COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF STATE

BUREAU OF PROFESSIONAL AND OCCUPATIONAL AFFAIRS

F I N A L M I N U T E S

MEETING OF:

STATE REAL ESTATE COMMISSION

TIME: 10:30 A.M.

Held at

PENNSYLVANIA DEPARTMENT OF STATE

2525 North 7th Street

CoPA HUB, Eaton Conference Room

Harrisburg, Pennsylvania 17110

as well as

VIA MICROSOFT TEAMS

September 16, 2026

State Real Estate Commission
September 16, 2026

COMMISSION MEMBERS:

Annie Hanna Cestra, Chair, Industry Member
Arion R. Claggett, Acting Commissioner of Professional and Occupational Affairs
Guy Saxton, Vice Chair, Cemetery Member
Armand N. Ferrara Jr., Secretary, Industry Member
Jeffrey J. Johnson, Industry Member
Anne Rubin, Real Estate Agent
Kyle Sampson, Public Member
Joseph Tarantino, Industry Member
Seth Miller, Esquire, on behalf of Jennifer Thomson, Esquire, Attorney General Designee

COMMISSION PERSONNEL:

Sean Barrett, Esquire, Commission Counsel
Marc Farrell, Esquire, Regulatory Counsel, Office of Chief Counsel
Timothy Fritsch, Esquire, Commission Prosecution Liaison
Ray J. Michalowski, Esquire, Senior Commission Prosecutor and Prosecution Liaison
Deon Bowers, Commission Administrator
Caroline Bailey, Esquire, Commission Prosecutor
Ashley Murphy, Esquire, Commission Prosecution Liaison
Jonathan Blake, Esquire, Commission Prosecutor
Jessica Zukoski, Senior Legal Analyst
Willow Marsh, Legislative Aide, Office of Legislative Affairs
Shana M. Walter, Esquire, Deputy Chief Counsel, Prosecution Division
Danie Bendesky, Special Assistant for Strategic Initiatives

ALSO PRESENT:

Lisa Aaron, Professional Standards & Education Manager, Pennsylvania Association of Realtors
Hank Lerner, Esquire, Chief Legal Officer, Pennsylvania Association of Realtors
Tracy Matroni, Director Member Services & Professional Development, Lancaster Association of Realtors
Francesca Tracy, Compliance Analyst, The CE Shop

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ALSO PRESENT (cont.):

Katelyn Taylor, Senior Regulatory Compliance Associate, Colibri Real Estate
Emme Reiser, Political Programs Manager, Pennsylvania Association of Realtors
Anne Marie Allen, Members Services and Operations Manager, Bucks County Association of Realtors
Dov Ratchkauskas, Respondent
Patrick Groner
Laurie Elliott, Sargent's Court Reporting Service, Inc.

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State Real Estate Commission

September 16, 2026

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[Pursuant to Section 708(a)(5) of the Sunshine Act, at 9:00 a.m. the Commission entered into Executive Session with Sean Barrett, Esquire, Commission Counsel, for the purpose of conducting quasi-judicial deliberations on a number of matters currently pending before the Commission and to receive advice of counsel. The Commission returned to open session at 10:30 a.m.]

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The regularly scheduled meeting of the State Real Estate Commission was held on Tuesday, September 15, 2026. Annie Hanna Cestra, Chair, officially called the meeting to order at 10:30 a.m.

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Roll Call

[Deon Bowers, Commission Administrator, provided a roll call of Commission members. A quorum of Commission members was present.]

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[Sean Barrett, Esquire, Commission Counsel, informed everyone that the meeting was being recorded and

voluntary participation constituted consent to be recorded.

Mr. Barrett noted the Commission at 9:00 a.m. entered into Executive Session for the purpose of conducting quasi-judicial deliberations on a number of matters currently pending before the Commission and to receive the advice of counsel.]

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Pledge of Allegiance

[The Pledge of Allegiance was recited.]

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Approval of Minutes - August 4, 2026

MR. TARANTINO:

Motion to approve the minutes of August 4th.

MR. JOHNSON:

Second, Johnson.

CHAIR CESTRA:

Okay. Now, can we call the roll?

Annie Hanna Cestra, aye; Arion Claggett, aye; Guy Saxton, abstain; Armand Ferrara, aye; Jeffrey Johnson, aye; Anne Rubin, aye; Kyle Sampson, abstain, Joseph Tarantino, aye; Seth Miller,

abstain.

[The motion carried. Guy Saxton, Kyle Sampson, and Seth Miller abstained from voting on the motion.]

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Report of Prosecutorial Division

[Caroline Bailey, Esquire, Commission Prosecutor, presented the Consent Agreements for Agenda Item No. 3, Case Nos. 23-56-017243, 26-56-001850, 24-56-019524, and 25-56-00131.]

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[Jonathan Blake, Esquire, Commission Prosecutor, presented the Consent Agreement for Agenda Item No. 4, Case No. 25-56-015941.]

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[Timothy Fritsch, Esquire, Commission Prosecution Liaison, presented the Consent Agreements for Agenda Item No. 5, Case Nos. 24-56-002084 and 25-56-002718 on behalf of Ashley Murphy; and Agenda Item No. 6, Case No. 25-56-006217 on behalf of Angela Solomon.]

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MR. BARRETT:

Based on the presentation of Prosecution, does any Member of the Commission wish to return to Executive Session for further deliberations?

Okay. Hearing none, based on Executive Session deliberations and the report of Prosecution, I believe the Commission Chair would entertain a motion to approve the Consent Agreements at Item No. 3, Case Nos. 23-56-017243, 26-56-001850, 24-56-019524, 25-56-000131; Agenda Item No. 4, Case No. 25-56-015941; and Agenda Item No. 6, Case No. 25-56-006217.

MS. RUBIN:

So moved, Rubin.

MR. SAMPSON:

Second, Sampson.

CHAIR CESTRA:

Any questions? Please call the roll.

Annie Hanna Cestra, aye; Arion Claggett, aye; Guy Saxton, aye; Armand Ferrara, aye; Jeffrey Johnson, aye; Anne Rubin, aye; Kyle Sampson, aye, Joseph Tarantino, aye; Seth Miller, aye.

[The motion carried unanimously. The Respondents are as follows: Item No. 3, Case Nos. 23-56-017243, 26-56-001850, 24-56-019524, 25-56-000131 Travis Wylie,

Pennwood Real Estate LLC and Greg Burston; Agenda Item No. 4, Case No. 25-56-015941, Michael C. Schroeder; and Agenda Item No. 6, Case No. 25-56-006217, Ryan Kumar Dhimal.]

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MR. BARRETT:

Based on Executive Session deliberations and the presentation of Prosecution, I believe the Commission Chair would entertain a motion to reject the Consent Agreement at Item No. 5, Case Nos. 24-56-002084 and 25-56-002718, as being too lenient.

MR. SAMPSON:

So moved, Sampson.

MR. FERRARA:

Second, Ferrara.

CHAIR CESTRA:

Any questions on the motion? If not, please call the roll.

Annie Hanna Cestra, aye; Arion Claggett, aye; Guy Saxton, aye; Armand Ferrara, aye; Jeffrey Johnson, aye; Anne Rubin, aye; Kyle Sampson, aye, Joseph

Tarantino, aye; Seth Miller, aye.

[The motion carried unanimously.]

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Report of Commission Counsel

MR. BARRETT:

So, moving on to Item No. 7, Dov Ratchkauskas, Case No. 25-56-015677, based on Executive Session deliberations, I believe the Commission Chair would entertain a motion to direct Counsel to draft an Adjudication and Order consistent with Executive Session discussions on this matter. And for the record, I will note that Chair Cestra did recuse herself from any consideration of this matter.

MR. TARANTINO:

So moved, Tarantino.

MS. RUBIN:

Second, Rubin.

CHAIR CESTRA:

Any questions? If none, please call the roll.

Annie Hanna Cestra, recuse; Arion

Claggett, aye; Guy Saxton, aye; Armand Ferrara, aye; Jeffrey Johnson, aye; Anne Rubin, aye; Kyle Sampson, aye, Joseph Tarantino, aye; Seth Miller, aye.

[The motion carried. Chair Cestra was recused from deliberations and voting on the motion.]

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MR. BARRETT:

And then for the Final Adjudications and Orders, based on Executive Session deliberations, I believe the Commission Chair would entertain a motion to adopt the Final Adjudications and Orders at Item No. 8, Asher Chancey, Case No. 21-56-005636; Item No. 9, Curteci Cureton, Case No. 25-56-006558; and Item No. 10, Betsy Marie Warfel, Case No. 25-56-007846.

MS. RUBIN:

So moved, Rubin.

MR. JOHNSON:

Second, Johnson.

CHAIR CESTRA:

Any questions on the motion? There being none, please do call the roll

call.

Annie Hanna Cestra, aye; Arion Claggett, aye; Guy Saxton, aye; Armand Ferrara, aye; Jeffrey Johnson, aye; Anne Rubin, aye; Kyle Sampson, aye, Joseph Tarantino, aye; Seth Miller, aye.

[The motion carried unanimously.]

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MR. BARRETT:

Then moving on to Item Nos. 11 and 12 under motions.

Based on Executive Session deliberations, I believe the Commission Chair would entertain a motion to deny the Motion to Deem Facts Admitted at Item No. 11, Jonathan Barach, Case No. 26-56-005448; and Item No. 12, Kal Lee Kelley, Case No. 25-56-006070.

MS. RUBIN:

So moved, Rubin.

MR. TARANTINO:

Second, Tarantino.

CHAIR CESTRA:

Any questions? Being none, please do

the roll call.

Annie Hanna Cestra, aye; Arion Claggett, aye; Guy Saxton, aye; Armand Ferrara, aye; Jeffrey Johnson, aye; Anne Rubin, aye; Kyle Sampson, aye, Joseph Tarantino, aye; Seth Miller, aye.

[The motion carried unanimously.]

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Report of Regulatory Counsel

[Marc Farrell, Esquire, Regulatory Counsel, Office of Chief Counsel, stated there were no action items. He reported Regulation 16A-5625, Licensure by Endorsement was published as final in the *Pennsylvania Bulletin* on August 22, 2026. He stated the Commission had four open packages; 16A-5616, General Revisions; 16A-5628, Schedule of Civil Penalties; 16A-5630, Fees; and 16A5629, Wholesaling.

Regarding 16A-5630, Fees, he noted the Commission had asked Regulatory Counsel to explore smoothing out fee increases over the next three biennium so there would be less of an increase in the first biennium. He reported Regulatory Counsel would be meeting with the Bureau of Finance and Procurement to discuss options. He hoped to report back at the next

meeting.]

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Report of Commission Chairperson - No Report

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Report of Acting Commissioner - No Report

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Report of Administrator - No Report

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Report of Committees - Education/Examination Committee

MS. RUBIN:

The Education Committee reviewed a file and we are recommending an extension granted for 30 days from today's date for the examination for Mark Wheeler.

CHAIR CESTRA:

Thank you. Can we use that as a motion?

MS. RUBIN:

Yes, I'm sorry. Motion to extend.

CHAIR CESTRA:

Can we have a second?

MR. JOHNSON:

Second, Johnson.

CHAIR CESTRA:

Any questions? Please call the roll.

Annie Hanna Cestra, aye; Arion Claggett, aye; Guy Saxton, aye; Armand Ferrara, aye; Jeffrey Johnson, aye; Anne Rubin, aye; Kyle Sampson, aye, Joseph Tarantino, aye; Seth Miller, aye.

[The motion carried unanimously.]

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Report of Committees - Enforcement Committee

MR. BARRETT:

So, we'll start with Item Nos. 14 and 15.

Based on Executive Session deliberations, I believe the Commission Chair would entertain a motion to provisionally deny the application of Item No. 14, Dory Sater; and Item No. 15, Joshua Maas.

MR. FERRARA:

So moved, Ferrara.

MR. TARANTINO:

Second, Tarantino.

CHAIR CESTRA:

Any questions? Please call the roll.

Annie Hanna Cestra, aye; Arion Claggett,

aye; Guy Saxton, aye; Armand Ferrara, aye; Jeffrey Johnson, aye; Anne Rubin, aye; Kyle Sampson, aye, Joseph Tarantino, aye; Seth Miller, aye.

[The motion carried unanimously.]

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MR. BARRETT:

And then at Item No. 16, based on Executive Session deliberations, I believe the Commission Chair would entertain a motion to offer the applicant Vincent Craven a license, subject to probationary conditions as discussed in Executive Session.

MR. TARANTINO:

So moved, Tarantino. That would be one year, correct?

MR. BARRETT:

Yes.

MR. FERRARA:

Second, Ferrara.

CHAIR CESTRA:

Any questions? If none, please call the roll.

Annie Hanna Cestra, aye; Arion Claggett, nay; Guy Saxton, aye; Armand Ferrara, aye; Jeffrey Johnson, aye; Anne Rubin, aye; Kyle Sampson, aye, Joseph Tarantino, aye; Seth Miller, aye.

[The motion carried. Acting Commissioner Claggett opposed the motion.]

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Public Comment - None

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Miscellaneous

[Annie Hanna Cestra, Chair, Industry Member, noted the Commission had discussed rescheduling a meeting in Philadelphia. She explained, in the past, meetings were held in Philadelphia and Pittsburgh to allow licensees the opportunity to address issues with the Commissioners. However, due to the virtual option, it was decided off-site meetings were not necessary and would no longer be planned.]

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Adjournment

CHAIR CESTRA:

Our next meeting is going to be October 21st in Harrisburg. That's how it will be for the future and do need a motion

to adjourn?

MR. JOHNSON:

Yeah, I'll make it.

MR. TARANTINO:

Second.

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[There being no further business, the State Real Estate Commission Meeting adjourned at 10:58 a.m.]

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CERTIFICATE

I hereby certify that the foregoing summary minutes of the State Real Estate Commission meeting, was reduced to writing by me or under my supervision, and that the minutes accurately summarize the substance of the State Real Estate Commission meeting.



Laurie Elliott,
Minute Clerk
Sargent's Court Reporting Service, Inc.

STATE REAL ESTATE COMMISSION
REFERENCE INDEX
September 16, 2026

TIME	AGENDA
9:00	Executive Session
10:30	Return to Open Session
10:30	Official Call to Order
10:30	Roll Call/Introduction of Attendees
10:33	Pledge of Allegiance
10:33	Approval of Minutes
10:35	Report of Prosecutorial Division
10:48	Report of Commission Counsel
10:52	Report of Regulatory Counsel
10:53	Report of Committees
10:57	Miscellaneous
10:58	Adjournment