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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: 11:03 A.M.

PENNSYLVANIA DEPARTMENT OF STATE
Board Room B
2601 North Third Street
Harrisburg, Pennsylvania 17109

Tuesday, March 12, 2019

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State Real Estate Commission
March 12, 2019

COMISSION MEMBERS:

- Joseph Tarantino, Chair, Industry Member
- Anne Rubin, Vice Chair, Industry Member - Absent
- Joseph McGettigan, Secretary, Industry Member
- Alexis L. Barbieri, Esquire, Public Member
- Armand Ferrara, Industry Member - Absent
- Jennifer Thompson, Esquire, Attorney General
- Annie Hanna Cestra, Industry Member - Absent
- Edward L. Seebeck, Cemetery Member - Absent
- Katelin Lambert, Director of Operations, Bureau of Professional and Occupational Affairs

COMMISSION PERSONNEL:

- Juan Ruiz, Esquire, Board Counsel
- Ray Michalowski, Esquire, Board Prosecution Liaison
- Tiffany Raker, Esquire, Board Prosecutor
- Timothy Fritsch, Esquire, Board Prosecutor
- Caroline Bailey, Esquire, Board Prosecutor
- Krista Linsenbach, Board Administrator

ALSO PRESENT:

- William McFalls, Jr., President, Pennsylvania Realtors Association
- Tim Quintrell

1 ***

2 State Board of Real Estate Commission

3 March 12, 2019

4 ***

5 The regularly scheduled meeting of the State Board
6 of Real Estate Commission was held on March 12, 2019.
7 Chair Tarantino officially called the meeting to
8 order. A roll call was taken. The Pledge of
9 Allegiance was recited.

10 ***

11 Report of Prosecutorial Division

12 [Caroline Bailey, Esquire, Board Prosecutor, presented
13 Consent Agreements for File Nos. 17-56-04719 and 17-
14 56-06851.]

15 ***

16 [Tiffany Raker, Esquire, on behalf of Karl Geschwindt,
17 Esquire, presented Consent Agreements for File Nos.
18 12-56-00399 and 15-56-02710.]

19 ***

20 [Timothy Fritsch, Esquire, presented a Consent
21 Agreement for File No. 16-56-07614.]

22 ***

23 Report of Commission Counsel

24 [Juan A. Ruiz, Esquire, Board Counsel, stated the
25 hearing of Kevin Cybularz, File No. 19-56-001072, was

1 continued. He noted matters for discussion during the
2 Executive Session, as well as items on the agenda.
3 There was a brief discussion.]

4 ***
5 Report of Commission Chairperson - No Report

6 ***
7 Report of Commissioner - No Report

8 ***
9 Report of Commission Administrator
10 [Krista Linsenbach, Commission Administrator, stated
11 she will send out the prospective meeting dates. She
12 explained the details with regard to travel
13 specifications, and noted matters for discussion
14 during the Executive Session.]

15 ***
16 Public Session
17 [William McFalls, Jr., President, Pennsylvania
18 Association of Realtors (PAR), stated PAR's efforts to
19 provide a standard of practice for real estate teams.
20 He spoke on the importance of real estate teams in the
21 country and backed that with survey and study results.

22 He referred to specific language, as well as
23 requirements for real estate teams. He stated PAR
24 will release comments on aforementioned regulations
25 once they are released for public comment.

1 Mr. McFalls stated PAR wants to clarify the
2 amendments regarding a price opinion to assist all
3 licensees on the clear intent of the Commission.
4 He stated PAR believes the issues mentioned provide
5 opportunities for the Commission and PAR can work
6 together. Mr. McFalls agreed to provide a list of the
7 aforementioned points.]

8 ***
9 [Pursuant to Section 708(a)(5) of the Sunshine Act, at
10 11:26 a.m. the Board entered into Executive Session
11 with Juan Ruiz, Esquire, for the purpose of conducting
12 quasi-judicial deliberations. The Board returned to
13 open session at 12:38 a.m.]

14 ***
15 [Mr. Ruiz stated the Commission was in Executive
16 Session conducting quasi-judicial deliberations on
17 matters pending before the Commission.]

18 ***
19 Approval of Minutes of the January 29, 2019 meeting

20 CHAIR TARANTINO:

21 Do I have a motion to approve the draft
22 minutes of the January 29th meeting?

23 [The Board discussed corrections to the minutes.]

24 CHAIR TARANTINO:

25 Can I get a motion?

1 MS. BARBIERI:

2 Yeah. So moved, Barbieri.

3 CHAIR TARANTINO:

4 Second? You weren't here. Jenn, do you
5 want to second?

6 MS. THOMSON:

7 I second.

8 CHAIR TARANTINO:

9 Okay, thank you. On the question, all in
10 favor, say aye. Any opposed?

11 [The motion carried. Mr. McGettigan abstained.]

12 ***

13 MR. RUIZ:

14 Is there a motion to deny the following
15 Consent Agreements as being too lenient:
16 File No. 17-56-04719, File No. 17-56-
17 06851, and File No. 12-56-00399?

18 CHAIR TARANTINO:

19 Can I have a motion?

20 MS. BARBIERI:

21 So moved.

22 CHAIR TARANTINO:

23 Second?

24 MR. MCGETTIGAN:

25 McGettigan.

1 CHAIR TARANTINO:

2 On the question all in favor say aye. Any
3 opposed? Ayes have it.

4 [The motion carried unanimously.]

5 ***

6 MR. RUIZ:

7 Is there a motion to approve the Consent
8 Agreements at File No. 15-56-02710 and
9 File No. 16-56-07614?

10 MR. MCGETTIGAN:

11 McGettigan, motion.

12 CHAIR TARANTINO:

13 Second?

14 MS. THOMSON:

15 Second.

16 CHAIR TARANTINO:

17 Jenn Thompson. On the question, all in
18 favor say aye. Any opposed? Ayes have
19 it.

20 [The motion carried unanimously. The Respondent's
21 name for File No. 15-56-02710 is Gary J. Cevolsky.
22 The Respondent's name for 15-56-02710 is Bonnie M.
23 Gardner for 16-56-07614.]

24 ***

25 MR. RUIZ:

1 Is there a motion to direct Commission
2 Counsel to draft a Final Adjudication and
3 Order consistent with discussions in
4 Executive Session in the case of Daniel
5 A. Rosetti, Jr., File No. 16-56-4399?

6 MR. MCGETTIGAN:

7 So moved, McGettigan.

8 MS. BARBIERI:

9 Second.

10 CHAIR TARANTINO:

11 On the question, all in favor, say aye.

12 Any opposed? Ayes have it.

13 [The motion carried unanimously.]

14 ***

15 MR. RUIZ:

16 Is there a motion to approve the Final
17 Adjudication and Order in the case of Amy
18 Gipe, at File No. 15-56-10070?

19 MS. BARBIERI:

20 So moved.

21 MR. MCGETTIGAN:

22 Second.

23 CHAIR TARANTINO:

24 Any questions? All in favor say aye.

25 Any opposed? Ayes have it.

1 [The motion carried unanimously.]

2 ***

3 MS. THOMSON:

4 Concerning the Broker Examination
5 Approval for Joshua Reibstein, additional
6 information has been requested. That one
7 is tabled.

8 Regarding the course approval for
9 Omega Real Estate School, non-verbal
10 sales strategies, I make a motion to deny
11 this.

12 CHAIR TARANTINO:

13 Second?

14 MS. BARBIERI:

15 Second, Barbieri.

16 CHAIR TARANTINO:

17 On the question, all in favor say aye.
18 Any opposed? Ayes have it.

19 ***

20 MS. THOMSON:

21 And regarding the salesperson license for
22 Alexa Gorowska, I make a motion to
23 approve this request.

24 CHAIR TARANTINO:

25 Second?

1 MR. MCGETTIGAN:

2 Second, McGettigan.

3 CHAIR TARANTINO:

4 On the question, all in favor, say aye.

5 Any opposed? Ayes have it.

6 [The motion carried unanimously.]

7 ***

8 MR. MCGETTIGAN:

9 I make a motion that the following
10 applications be approved with no
11 restrictions: Abubakar Jallah, Martin
12 Jackson, Vernon Benton, Michael
13 Hennessey, Shannon Stewart, and Sara
14 Cowan.

15 CHAIR TARANTINO:

16 Second? Barbieri?

17 MS. BARBIERI:

18 Barbieri.

19 CHAIR TARANTINO:

20 On the question, all in favor say aye.

21 Any opposed? Ayes have it.

22 [The motion was carried unanimously.]

23 ***

24 MR. MCGETTIGAN:

25 I make a motion that the following

1 applications be approved and licenses put
2 on probation through criminal probation:
3 Bryce Morrison and Mica Dawkins.

4 CHAIR TARANTINO:

5 Second?

6 MS. BARBIERI:

7 Barbieri.

8 CHAIR TARANTINO:

9 On the question, all in favor say aye.

10 Any opposed? Ayes have it.

11 [The motion was carried unanimously.]

12 ***

13 MR. MCGETTIGAN:

14 We also reviewed the following
15 applications and the application of
16 Daniel Reinherz, I make a motion we
17 approve with no barrier towards
18 licensure.

19 MS. BARBIERI:

20 Second.

21 CHAIR TARANTINO:

22 Second, Barbieri. On the question, all
23 in favor say aye. Any opposed? Ayes
24 have it.

25 [The motion carried unanimously.]

1

2 MR. MCGETTIGAN:

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8 MS. BARBIERI:

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10 CHAIR TARANTINO:

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13 [The motion carried unanimously.]

14

15 [Ms. Katelin Lambert announced that K. Kalonji Johnson

16 is the new Acting Commissioner, who sent his

17 condolences for being unable to attend the meeting.

18 Ms. Lambert discussed the continuing transition to

19 PALS and the finalization of the Licensing

20 Modernization Project.

21 Ms. Lambert stated, at the prior meeting, she

22 reported on the call center help desk to further

23 assist the transition to the PALS system.]

24

25 [Mr. Ruiz discussed a letter from PAR concerning a

1 question regarding education for a BPO, stating the
2 Commission had approved an outline. He stated several
3 education providers had already submitted outlines.
4 He went into further detail regarding course
5 requirements.

6 Mr. Ruiz discussed and resolved questions and
7 concerns of the Board.]

8 ***

9 Adjournment

10 CHAIR TARANTINO:

11 Motion to adjourn?

12 MS. BARBIERI:

13 Motion to adjourn.

14 CHAIR TARANTINO:

15 Second?

16 MS. THOMSON:

17 I can.

18 CHAIR TARANTINO:

19 All in favor say aye. All right. We're
20 adjourned until April.

21 ***

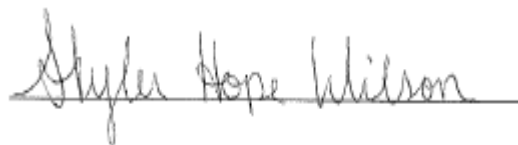
22 [There being no further business, the State Board of
23 Real Estate Commission Meeting adjourned at 12:56
24 p.m.]

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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.



Skyler Hope Wilson
Minute Clerk
Sargent's Court Reporting
Service, Inc.

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STATE REAL ESTATE COMMISSION
REFERENCE INDEX
March 12, 2019

TIME	AGENDA
11:03	Official Call to Order
11:03	Roll Call
11:04	Pledge of Allegiance
11:04	Report of Prosecutorial Division
11:11	Report of Board Counsel
11:16	Report of Board Chairman
11:16	Report of Board Administrators
11:19	Public Session
11:26	Executive Session
12:41	Report of Committees
12:56	Adjournment