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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
VIA VIDEOCONFERENCE**

TIME: 10:35 A.M.

PENNSYLVANIA DEPARTMENT OF STATE
2601 North Third Street
One Penn Center, Board Room C
Harrisburg, Pennsylvania 17110

April 6, 2022

State Real Estate Commission
April 6, 2022

COMMISSION MEMBERS:

Armand N. Ferrara Jr., Chair, Industry Member
Joseph Tarantino, Vice Chair, Industry Member - Absent
Jeffrey J. Johnson, Secretary, Industry Member
Anne M. Rubin, Industry Member
Joseph J. McGettigan, Industry Member
Jennifer Thomson, Esquire, Attorney General Designee
Edward L. Seebeck, Cemetery Member - Absent
Gaetano P. Piccirilli, Esquire, Public Member
Arion R. Claggett, Acting Commissioner, Bureau of
Professional and Occupational Affairs

COMMISSION PERSONNEL:

Juan A. Ruiz, Esquire, Commission Counsel
Dean F. Picarella, Esquire, Senior Counsel Nicole L.
VanOrder, Esquire, Prosecuting Attorney
Ray Michalowski, Esquire, Senior Commission Prosecutor
Timothy A. Fritsch, Esquire, Commission Prosecution
Liaison
Alice Glasser, Esquire, Commission Prosecutor
Angela L. Solomon, Esquire, Commission Prosecutor
Caroline A. Bailey, Esquire, Commission Prosecutor
Jessica Zukowski, Law Clerk
Krista Linsenbach, Commission Administrator
Danie Bendesky, Director of Intergovernmental Affairs,
Department of State
Andrew LaFratte, MPA, Executive Policy Specialist,
Department of State
Michelle Witmer, Bureau of Finance and Operations,
Department of State
Amanda Richards, Acting Fiscal Chief, Bureau of
Finance and Operations, Department of State

ALSO PRESENT:

Henry (Hank) Lerner, Esquire, Chief Legal Officer,
Pennsylvania Association of Realtors
Christopher Beadling, President, Pennsylvania
Association of Realtors
Michael McGee, CAE, Chief Executive Officer,
Pennsylvania Association of Realtors

State Real Estate Commission
April 6, 2022

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ALSO PRESENT: (cont.)

Jamie Farnam, Professional Development Director,
Pocono Mountains Association of Realtors
Mike Prushnok
Kari Orchard, Democratic Executive Director, House
Professional Licensure Committee
Joseph Brett
Chris Hagget
Elizabeth Hickman

1 ***

2 State Real Estate Commission

3 April 6, 2022

4 ***

5 [Pursuant to Section 708(a)(5) of the Sunshine Act, at
6 9:00 a.m. the Commission entered into Executive
7 Session with Juan A. Ruiz, Esquire, Commission
8 Counsel, for the purpose of conducting quasi-judicial
9 deliberations on matters currently pending before the
10 Commission that are listed on the agenda. The
11 Commission returned to open session at 10:30 a.m.]

12 ***

13 The regularly scheduled meeting of the State Real
14 Estate Commission was held on Wednesday, April 6,
15 2022. Armand Ferrara, Chair, Industry Member,
16 officially called the meeting to order at 10:35 a.m.

17 ***

18 Roll Call

19 [Armand Ferrara, Chair, Industry Member, provided a
20 roll call of Commission members.]

21 ***

22 Introduction of Attendees

23 [Krista Linsenbach, Commission Administrator, provided
24 an introduction of those in attendance.]

25 ***

1 Meeting Instructions

2 [Krista Linsenbach, Commission Administrator, noted
3 the meeting was being recorded, and those who
4 continued to participate were giving their consent to
5 be recorded.]

6 ***

7 Pledge of Allegiance

8 [The Pledge of Allegiance was recited.]

9 ***

10 Approval of minutes of the March 1, 2022 meeting

11 CHAIR FERRARA:

12 I will need an approval for the draft
13 minutes of March 1, 2022.

14 MR. MCGETTIGAN:

15 So moved.

16 MR. RUIZ:

17 We need a second. Do we have a second
18 for the minutes?

19 MR. JOHNSON:

20 Second.

21 CHAIR FERRARA:

22 Roll call.

23

24 Anne Rubin, approve; Joseph McGettigan,
25 approve; Jen Thomson, aye; Arion

1 Claggett, abstain.

2 [The motion carried. Gaetano Piccirilli and Arion
3 Claggett abstained from voting on the motion.]

4 ***

5 Report of Prosecutorial Division

6 [Angela L. Solomon, Esquire, Commission Prosecutor,
7 presented the Consent Agreements for Case No. 20-56-
8 005167 and 20-56-012318.]

9 ***

10 [Caroline A. Bailey, Esquire, Commission Prosecutor,
11 presented the Consent Agreements for Case No. 19-56-
12 003042 and Case No. 19-56-003650.]

13 ***

14 [Timothy A. Fritsch, Esquire, Commission Prosecutor,
15 presented the Consent Agreement for Case Nos. 19-56-
16 015018 & 21-56-005614 and Case No. 21-56-010994.]

17 ***

18 Appointment - Bureau of Finance and Operations Annual
19 Budget Presentation

20 [Michelle Witmer, Bureau of Finance and Operations,
21 Department of State, provided the 2021-2022 budget
22 presentation. She addressed the licensee population
23 for the Board, noting the Bureau of Finance and
24 Operations (BFO) looks at the licensee population on a
25 biennial basis to provide renewal and nonrenewal

1 information from a revenue standpoint. She compared
2 previous renewal years, noting continued growth in the
3 licensee population.

4 Ms. Witmer reported an increase of 4,454
5 licensees from FY15-16 to FY17-18 and an increase of
6 3,400 licensees from FY17-18 to FY19-20. She noted
7 there were 62,199 licensees as of the date the report
8 was prepared on March 30 with a decrease of 6
9 licensees this morning, giving a total of 62,193.

10 Ms. Witmer asked what the difference is in the
11 rental listing referral license between RR and SR.

12 Ms. Linsenbach explained that the RR type is a
13 corporation and SR is a sole proprietor.

14 Ms. Witmer noted revenue for FY19-20 and FY20-21.
15 She mentioned the Board normally renews in May of even
16 years, which would have been May 2020, but due to
17 COVID, the license renewal period was extended through
18 August 31, 2020. She reported a biennial total of
19 revenue of \$8,089,200.66. She noted 96 percent of
20 revenue is from renewals and applications and the
21 other 4 percent varies.

22 Ms. Witmer reported expenses in FY19-20 of
23 \$3,873,442.19, FY20-21 of \$3,761,554.62, and
24 \$2,563,674.90 as of March 30. She noted the Board
25 incurs expenses through direct costs, timesheets, and

1 licensees. She mentioned an increase in expenses as
2 of this morning to \$2,616,012.46. She noted the
3 Bureau of Finance and Operations (BFO) is increasing
4 the budget this year to \$4,132,000.

5 Ms. Witmer reported Commission revenue is a steady
6 source of income and keeping in line with expenses.
7 She provided a projected balance of \$6,121,272.05.

8 Ms. Witmer noted Board member expenses for FY19-20
9 of \$17,720.33, FY20-21 of \$11,024.83, and currently at
10 \$5,041.69. She noted BFO is going to continue the
11 \$35,000 budget.]

12 ***

13 Report of Commission Counsel

14 [Juan A. Ruiz, Esquire, Commission Counsel, asked
15 whether any Commission members wished to return to
16 Executive Session to discuss any of the consent
17 agreements.

18 Mr. Ruiz noted the Board discussed one proposed
19 adjudication and order, two final adjudications and
20 orders, one motion to enter default, and an appeal
21 case during Executive Session prior to the start of
22 this meeting.]

23 MR. RUIZ:

24 Is there a motion to approve the Consent
25 Agreement at Case No. 20-56-005167?

1 MR. PICCIRILLI:

2 So moved.

3 ACTING COMMISSIONER CLAGGETT:

4 Second.

5 CHAIR FERRARA:

6 I have a motion and a second. Roll call
7 vote.

8

9 Anne Rubin, aye; Arion Claggett, aye;
10 Jennifer Thomson, aye; Jeffery Johnson,
11 aye; Joseph McGettigan, no; Gaetano
12 Piccirilli, aye.

13 [The motion carried. Joseph McGettigan opposed the
14 motion. The Respondent's name is John Cannon.]

15 ***

16 MR. RUIZ:

17 Is there a motion to deny the Consent
18 Agreement at Case No. 20-56-012318 as
19 being too harsh?

20 MR. MCGETTIGAN:

21 So moved.

22 MR. PICCIRILLI:

23 Second.

24 CHAIR FERRARA:

25 I have a motion and a second. Roll call

1 vote.

2

3 Anne Rubin, aye; Arion Claggett, aye;
4 Jennifer Thomson, aye; Jeffery Johnson,
5 aye; Joseph McGettigan, aye; Gaetano
6 Piccirilli, aye.

7 [The motion carried unanimously.]

8

9 MR. RUIZ:

10 Is there a motion to approve the Consent
11 Agreement at Case No. 19-56-003042?

12 MR. MCGETTIGAN:

13 So moved.

14 MR. PICCIRILLI:

15 Second.

16 CHAIR FERRARA:

17 I have a motion and a second. Roll call
18 vote.

19

20 Anne Rubin, aye; Arion Claggett, aye;
21 Jennifer Thomson, aye; Jeffery Johnson,
22 aye; Joseph McGettigan, aye; Gaetano
23 Piccirilli, aye.

24 [The motion carried unanimously. The Respondent's
25 name is Providence Real Estate Corporation.]

1 ***

2 MR. RUIZ:

3 Is there a motion to deny the Consent
4 Agreement at Case No. 19-56-003650 as
5 being too lenient?

6 MR. MCGETTIGAN:

7 So moved.

8 MR. PICCIRILLI:

9 Second.

10 CHAIR FERRARA:

11 I have a motion and a second. Roll call
12 vote.

13

14 Anne Rubin, aye; Arion Claggett, aye;
15 Jennifer Thomson, aye; Jeffery Johnson,
16 aye; Joseph McGettigan, aye; Gaetano
17 Piccirilli, aye.

18 [The motion carried unanimously.]

19

20 MR. RUIZ:

21 Is there a motion to approve the Consent
22 Agreement at Case No. 19-56-015018 & 21-
23 56-005614?

24 MR. MCGETTIGAN:

25 So moved.

1 MR. PICCIRILLI:

2 Second.

3 CHAIR FERRARA:

4 I have a motion and a second. Roll call
5 vote.

6

7 Anne Rubin, aye; Arion Claggett, aye;
8 Jennifer Thomson, aye; Jeffery Johnson,
9 aye; Joseph McGettigan, aye; Gaetano
10 Piccirilli, aye.

11 [The motion carried unanimously. The Respondent's
12 name is Vladimir I. Jablokov & Apple Professionals.]

13

14 MR. RUIZ:

15 Is there a motion to approve the Consent
16 Agreement at Case No. 21-56-010994?

17 MR. MCGETTIGAN:

18 So moved.

19 MR. PICCIRILLI:

20 Second.

21 CHAIR FERRARA:

22 I have a motion and a second. Roll call
23 vote.

24

25 Anne Rubin, aye; Arion Claggett, aye;

1 Jennifer Thomson, aye; Jeffery Johnson,
2 aye; Joseph McGettigan, aye; Gaetano
3 Piccirilli, aye.

4 [The motion carried unanimously. The Respondent's
5 name is Joanne G. Van Saun.]

6 ***

7 MR. RUIZ:

8 Is there a motion to direct Commission
9 counsel to draft a Final Adjudication
10 and Order consistent with the
11 discussions in Executive Session in the
12 case of Donald Kuntz at Case Nos. 18-56-
13 008428 & 20-56-007533?

14 MR. MCGETTIGAN:

15 So moved.

16 MR. PICCIRILLI:

17 Second.

18 CHAIR FERRARA:

19 I have a motion and a second. Roll call
20 vote.

21
22 Anne Rubin, aye; Arion Claggett, aye;
23 Jennifer Thomson, aye; Jeffery Johnson,
24 aye; Joseph McGettigan, aye; Gaetano
25 Piccirilli, aye.

1 [The motion carried unanimously.]

2 ***

3 MR. RUIZ:

4 Is there a motion to approve the
5 following Adjudication and Order in the
6 Case of Dinesh Desai and DDS Real Estate
7 at Case Nos. 19-56-001359 & 20-56-
8 008738?

9 MR. PICCIRILLI:

10 So moved.

11 MR. MCGETTIGAN:

12 Second.

13 CHAIR FERRARA:

14 I have a motion and a second. Roll call
15 vote.

16
17 Anne Rubin, aye; Arion Claggett, aye;
18 Jennifer Thomson, aye; Jeffery Johnson,
19 aye; Joseph McGettigan, aye; Gaetano
20 Piccirilli, aye.

21 [The motion carried unanimously.]

22 ***

23 MR. RUIZ:

24 Is there a motion to approve the Final
25 Adjudication and Order in the Case of

1 Kelly Huang, Xiong Huang, and HK99
2 Realty at Case Nos. 16-56-12500, 18-56-
3 010755, and Case No. 18-56-010906?

4 MR. MCGETTIGAN:

5 So moved.

6 MR. PICCIRILLI:

7 Second.

8 CHAIR FERRARA:

9 I have a motion and a second. Roll call
10 vote.

11

12 Anne Rubin, aye; Arion Claggett, aye;
13 Jennifer Thomson, aye; Jeffery Johnson,
14 aye; Joseph McGettigan, aye; Gaetano
15 Piccirilli, aye.

16 [The motion carried unanimously.]

17

18 MR. RUIZ:

19 Is there a motion to grant the Motion to
20 Enter Default and Deem Facts Admitted in
21 the Case of Edward Knee at Case No. 17-
22 56-03630?

23 MR. MCGETTIGAN:

24 So moved.

25 MR. PICCIRILLI:

1 Second.

2 CHAIR FERRARA:

3 I have a motion and a second. Roll call
4 vote.

5

6 Anne Rubin, aye; Arion Claggett, aye;
7 Jennifer Thomson, aye; Jeffery Johnson,
8 aye; Joseph McGettigan, aye; Gaetano
9 Piccirilli, aye.

10 [The motion carried unanimously.]

11

12 MR. RUIZ:

13 Is there a motion to grant Commission
14 counsel settlement authority consistent
15 with discussions in Executive Session in
16 the case of Wendell I. Huyard at Case
17 No. 17-56-04031?

18 MR. MCGETTIGAN:

19 So moved.

20 MR. PICCIRILLI:

21 Second.

22 CHAIR FERRARA:

23 I have a motion and a second. Roll call
24 vote.

25

1 Anne Rubin, aye; Arion Claggett, aye;
2 Jennifer Thomson, aye; Jeffery Johnson,
3 aye; Joseph McGettigan, aye; Gaetano
4 Piccirilli, aye.

5 [The motion carried unanimously.]

6 ***

7 Report of Commission Chair

8 [Armand Ferrara, Chair, Industry Member, welcomed
9 everyone back, noting that the in-person and virtual
10 meeting seems to be working out pretty well.]

11 ***

12 Report of Acting Commissioner

13 [Arion R. Claggett, Acting Commissioner, Bureau of
14 Professional and Occupational Affairs, informed Board
15 members that the department is currently in the
16 process of replacing the Pennsylvania Licensing System
17 (PALS) and should have that in place by the end of
18 2023.]

19 ***

20 Report of Commission Administrator

21 [Krista Linsenbach, Commission Administrator,
22 expressed her appreciation to the IT department.

23 Ms. Linsenbach reported an excellent response
24 regarding renewals that opened on March 25 with 30 to
25 50 percent of licensees responding across all

1 licensing categories. She mentioned not being
2 overwhelmed with phone calls and support tickets this
3 year.

4 Ms. Linsenbach encouraged everyone to submit
5 their Statement of Financial Interests form and Ethics
6 Commission statements by May 1. She reminded
7 Commissioners to report next year whether they were on
8 the Commission or not.

9 Ms. Linsenbach also reminded everyone that they
10 need to display their employee badge if attending
11 meetings at Penn Center in the future. She requested
12 those who needs a badge to email her, so she can make
13 the appropriate arrangements.]

14

15 Report of Committees - Education/Examination

16 MR. MCGETTIGAN:

17 For the Request for Broker Examination
18 for Keana Nunes, I make a motion that we
19 preliminarily deny and give them a right
20 to an Informal Conference.

21 MR. PICCIRILLI:

22 Second.

23 CHAIR FERRARA:

24 I have a motion and a second. Roll call
25 vote.

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Anne Rubin, aye; Arion Claggett, aye;
Jennifer Thomson, aye; Jeffery Johnson,
aye; Joseph McGettigan, aye; Gaetano
Piccirilli, aye.

[The motion carried unanimously.]

MR. RUIZ:

Prior to that, item 13, there was a
Broker Examination Application where an
informal conference was held for David
Michael Prushnok.

MR. MCGETTIGAN:

I make a motion that we provisionally
deny and give him the right to a formal
hearing.

MR. PICCIRILLI:

Second.

CHAIR FERRARA:

I have a motion and a second. Roll call
vote.

Anne Rubin, aye; Arion Claggett, aye;
Jennifer Thomson, aye; Jeffery Johnson,
aye; Joseph McGettigan, aye; Gaetano

1 Piccirilli, aye.

2 [The motion carried unanimously.]

3 ***

4 MR. MCGETTIGAN:

5 We also had a CE course zipForm and
6 DocuSign Training. It is a 3.5-hour
7 course. I make a motion that we approve
8 this course.

9 MR. PICCIRILLI:

10 Second.

11 CHAIR FERRARA:

12 I have a motion and a second. Roll call
13 vote.

14
15 Anne Rubin, aye; Arion Claggett, aye;
16 Jennifer Thomson, aye; Jeffery Johnson,
17 aye; Joseph McGettigan, aye; Gaetano
18 Piccirilli, aye.

19 [The motion carried unanimously.]

20 ***

21 MR. MCGETTIGAN:

22 We had a CE Waiver Request from Nancy
23 Fox who is undergoing rehab for a brain
24 aneurysm. I make a motion we grant her
25 Request for a CE Waiver.

1 MR. PICCIRILLI:

2 Second.

3 CHAIR FERRARA:

4 I have a motion and a second. Roll call
5 vote.

6

7 Anne Rubin, aye; Arion Claggett, aye;
8 Jennifer Thomson, aye; Jeffery Johnson,
9 aye; Joseph McGettigan, aye; Gaetano
10 Piccirilli, aye.

11 [The motion carried unanimously.]

12

13 MR. MCGETTIGAN:

14 We had a Request for Education Review
15 for a Salesperson's License for Anthony
16 Jreije, and we have denied his request
17 to accept his education for the
18 fundamentals part of his prelicensure
19 course. I make that in the form of a
20 motion.

21 MS. RUBIN:

22 I second that.

23 CHAIR FERRARA:

24 I have a motion and a second. Roll call
25 vote.

1

2

Anne Rubin, aye; Arion Claggett, nay;

3

Jennifer Thomson, nay; Jeffery Johnson,

4

aye; Joseph McGettigan, aye; Gaetano

5

Piccirilli, nay; Ferrara, aye.

6

[The motion carried. Arion Claggett, Jennifer

7

Thomson, and Gaetano Piccirilli opposed the motion.]

8

9

Miscellaneous

10

[Juan A. Ruiz, Esquire, Commission Counsel, noted the

11

invitation the Commission received from eXp Realty.

12

Christopher Beadling, President, Pennsylvania

13

Association of Realtors, mentioned PAR continues to

14

communicate with their 39,000 members regarding the

15

renewal cycle that ends next month and informed

16

everyone of a resource page on Pennsylvania

17

Association of Realtors (PAR) website to assist

18

members.

19

Mr. Beadling recognized Ms. Linsenbach and her

20

team for their efforts in creating videos explaining

21

the online license renewal process. He noted PAR was

22

glad to hear the General Assembly and that governor

23

approved another 3-month waiver for livestream

24

continuing education.

25

Mr. Beadling stated PAR would continue to

1 advocate for Representative Todd Polinchock's House
2 Bill 1849, which would create an allowance for
3 livestreaming continuing education while the
4 Commission approves its revisions to their general
5 regulations. He mentioned PAR continues to be willing
6 to work with everyone regarding the provisions to the
7 general regulations as the process moves forward.

8 Mr. Beadling mentioned April is Fair Housing
9 Month and that he is hosting a webinar on April 19
10 with Richard Rothstein, the author of *The Color of*
11 *Law: A Forgotten History of How Our Government*
12 *Segregated America*. He invited everyone to attend the
13 webinar.

14 Mr. Beadling stated PAR's legal team developed a
15 flowchart explaining services and support to help
16 realtors better understand fair housing. He noted
17 PAR's legal hotline attorneys field numerous calls on
18 the issue on a monthly basis, and the association is
19 working to provide members with resources. He noted
20 Hank Lerner also posted an article about fair housing.

21 Henry (Hank) Lerner, Esquire, Chief Legal
22 Officer, Pennsylvania Association of Realtors,
23 referred to the prior conversation with the Commission
24 at the last meeting regarding broker supervision and
25 the lanes of the broker and agents. He stated PAR put

1 together some internal thoughts based on the prior
2 discussion with the Commission and conversations with
3 schools and comments from the PAR hotline. He noted
4 PAR developed a broad proposal that gave everybody
5 flexibility on topics.

6 Mr. Lerner commented that teaching with case
7 studies is the most effective, noting regulations are
8 vague on supervision and what exactly that means. He
9 stated the actual case shows the hazards of doing
10 something and shows that somebody got caught and
11 fined.

12 Mr. Ruiz asked whether PAR would be requesting a
13 case for each of the six topics.

14 Mr. Lerner explained that the six topics were
15 based on what the Commission felt were problems, and
16 the subtopics would be cases from the Commission.

17 Mr. McGettigan referred to PAR's letter, where
18 the course must contain at least three topics, whether
19 a 3- or 4-hour course, and noted the importance of
20 each school teaching the same thing, rather than each
21 school having a different idea of brokerage
22 responsibility.

23 Mr. Lerner explained that the six topics would be
24 sort of a pick and choose for each school, where one
25 school might choose topics one, two, and three; and

1 another school might choose topics three, four, and
2 six. He mentioned it would be efficient to
3 identifying which topics by a check box or request at
4 the top of the form.

5 Mr. McGettigan mentioned the importance of
6 licensees being able to identify the course.

7 Mr. Lerner explained that one course approval
8 would be submitted for each course.

9 Ms. Rubin thanked PAR for their work and
10 providing the input upfront so the Commission could be
11 proactive. She expressed concerned regarding allowing
12 schools to decide the topics, where agents may just
13 take the same things over and over again. She noted
14 being more comfortable with specific topics that have
15 to be included in the mandatory courses, so the
16 Commission knows they did the job of educating and
17 teaching when someone who has a violation comes before
18 them.

19 Mr. McGettigan commented that Mr. Ruiz or Mr.
20 Michalowski would have to carefully choose cases for
21 the topics and any reference to any company or
22 individual be redacted before using that case.

23 Mr. Ruiz mentioned utilizing a final adjudication
24 and order or a consent agreement that has been
25 accepted and are public documents but agreed the

1 material should be redacted.

2 Ms. Rubin disagreed, noting the violations are
3 from actual people and that it would be powerful to
4 have names and faces with the cases since it is public
5 knowledge.

6 Mr. McGettigan also commented that competitors
7 would use that information against individuals. He
8 believed those who have violations and have been
9 called out and paid by a fine, continuing education,
10 or probation should not be made public for teaching
11 purposes.

12 Mr. Lerner stated PAR may be willing to work with
13 the Commission to actually turn specific cases into
14 generic statements of policy because people are going
15 to look up redacted cases and try to figure out who it
16 is anyway. He offered to have the Commission write
17 that up if they wish.

18 Mr. Ruiz believed the best way to develop
19 something would be to take the actual cases, create a
20 summary, and leave identifying information out but
21 have actual fact patterns. He mentioned the biggest
22 hurdle is going to be identifying the cases and would
23 work with prosecution and Mr. Michalowski, where they
24 may be able to combine a few topics together and come
25 up with one solid topic.

1 Ms. Rubin recommended having a mandatory course
2 specific to brokers of record and managers and one
3 specific to licensees to cover the material in one
4 course that applies to both of them.

5 Mr. McGettigan mentioned that Maryland has
6 special courses for a broker of record and managers
7 that are mandatory for those two groups. He also
8 noted it does not have to be one specific course,
9 where 12 of their 15 hours are mandatory subjects. He
10 commented that the Commission is out of time to even
11 get one and suggested putting it in their rules and
12 regulations meeting for the following licensure
13 period.

14 Ms. Rubin suggested the Commission vote on the
15 topic. She noted every renewal period only had one
16 specific topic and three renewal periods that had a
17 mandatory topic and recommended there again be one
18 mandatory topic.

19 Mr. McGettigan reported employment and licensure
20 rules and broker supervisory duties and policies were
21 the most important issues discussed at previous
22 meetings.

23 Ray Michalowski, Esquire, Senior Commission
24 Prosecutor, recommended the Commission decide on
25 something, noting the law requires 14 hours and

1 authorizes the Commission to make a mandatory course.

2 Mr. McGettigan commented that broker supervisory
3 duties, policies, and risk management covers a lot of
4 stuff seen every day out in the field as brokers and
5 could certainly be the choice this time.

6 Ms. Rubin suggested placing the subtopics of
7 advertising and property management under broker
8 supervision if broker supervision is kept as the
9 topic.

10 Ms. Linsenbach asked whether Mr. Michalowski was
11 suggesting or supporting the idea of a separate course
12 for brokers and sales agents.

13 Mr. Michalowski commented that other states and
14 other boards that have a supervisory structure do
15 that, and it would be a good thing to do in the future
16 but believed it to be too late to come up with one of
17 those right now that just applies to brokers.

18 Mr. McGettigan stated it was in the best interest
19 of the licensees to decide and figure out the how in
20 the future. He commented that three topics were not
21 necessary, and the broker supervisory duties and what
22 was covered on the last page would provide more than
23 enough to do 4 hours of mandatory versus 3 hours.]

24

25 MS. RUBIN:

1 I'd like to make a motion that our
2 mandatory education topic for the next
3 renewal period of 2022 to 2024 be a 4-
4 hour course entitled Broker Supervisory
5 Duties, Policies, and Risk Management
6 and that it includes topics covering the
7 responsibilities of the broker and their
8 licensees in regard to property
9 management, advertising, and general
10 supervision.

11 MR. MCGETTIGAN:

12 I'll second that.

13 CHAIR FERRARA:

14 I have a motion and a second. Any
15 questions on the motion? Roll call
16 vote.

17
18 Anne Rubin, aye; Arion Claggett, aye;
19 Jennifer Thomson, aye; Jeffery Johnson,
20 aye; Joseph McGettigan, aye; Gaetano
21 Piccirilli, aye.

22 [The motion carried unanimously.]

23 ***

24 Miscellaneous - Next Meeting Dates

25 [Armand Ferrara, Chair, Industry Member, noted the

1 next meeting is scheduled for May 3.]

2 ***

3 Adjournment

4 CHAIR FERRARA:

5 The meeting is adjourned.

6 ***

7 [There being no further business, the State Real
8 Estate Commission Meeting adjourned at 12:08 p.m.]

9 ***

10

11 CERTIFICATE

12

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

18

19

20



21

Elizabeth Hickman,

22

Minute Clerk

23

Sargent's Court Reporting

24

Service, Inc.

25

26

STATE REAL ESTATE COMMISSION
REFERENCE INDEX

April 6, 2022

	TIME	AGENDA
1		
2		
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4		
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6		
7		
8		
9	9:00	Executive Session
10	10:30	Return to Open Session
11		
12	10:35	Official Call to Order
13		
14	10:36	Roll Call
15		
16	10:36	Introduction of Attendees
17		
18	10:39	Pledge of Allegiance
19		
20	10:40	Approval of Minutes
21		
22	10:41	Report of Prosecutorial Division
23		
24	11:01	Appointment - Bureau of Finance and Operations Annual Budget Presentation
25		
26		
27	11:06	Report of Commission Counsel
28		
29	11:24	Report of Commission Chair
30		
31	11:24	Report of Acting Commissioner
32		
33	11:25	Report of Commission Administrator
34		
35	11:28	Report of Committees
36		
37	11:35	Miscellaneous
38		
39	12:08	Adjournment
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