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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 MICROSOFT TEAMS**

TIME: 10:32 A.M.

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

May 3, 2022

State Real Estate Commission
May 3, 2022

COMMISSION MEMBERS:

Armand N. Ferrara Jr., Chair, Industry Member
Joseph Tarantino, Vice Chair, Industry Member
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 Commission Counsel
Timothy A. Fritsch, Esquire, Commission Prosecution
Liaison
Alice Glasser, Esquire, Commission Prosecutor
Angela L. Solomon, Esquire, Commission Prosecutor
Krista Linsenbach, Commission Administrator
Danie Bendesky, Director of Intergovernmental Affairs,
Department of State
Andrew LaFratte, MPA, Executive Policy Specialist,
Department of State

ALSO PRESENT:

Henry (Hank) Lerner, Esquire, Chief Legal Officer,
Pennsylvania Association of Realtors
Christopher Beadling, President, Pennsylvania
Association of Realtors
Christopher G. Raad, Pennsylvania Association of
Realtors

1 ***

2 State Real Estate Commission

3 May 3, 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 Tuesday, May 3, 2022.
15 Armand Ferrara, Chair, Industry Member, officially
16 called the meeting to order at 10:32 a.m.

17 ***

18 Roll Call

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

21 ***

22 Pledge of Allegiance

23 [The Pledge of Allegiance was recited.]

24 ***

25 Approval of minutes of the April 6, 2022 meeting

1 CHAIR FERRARA:

2 We're looking for approval of the draft
3 minutes from our April 6 meeting.

4 MR. MCGETTIGAN:

5 So moved.

6 MS. RUBIN:

7 Second.

8 CHAIR FERRARA:

9 Any questions on the motion?

10

11 Armand Ferrara, yes; Joseph Tarantino,
12 abstain; Jeffery Johnson, yes; Anne
13 Rubin, aye; Joseph McGettigan, aye;
14 Jennifer Thomson, aye; Gaetano
15 Piccirilli, aye; Arion Claggett, aye.

16 [The motion carried. Joseph Tarantino abstained from
17 voting on the motion.]

18

19 Report of Prosecutorial Division

20 [Alice Glasser, Esquire, Commission Prosecutor,
21 presented the Consent Agreement for Case No. 19-56-
22 015744.]

23

24 [Timothy A. Fritsch, Esquire, Commission Prosecutor,
25 presented the Consent Agreement for Case No. 21-56-

1 001078.]

2

3 Report of Commission Counsel

4 [Juan A. Ruiz, Esquire, Commission Counsel, asked
5 whether any Commission members wished to return to
6 Executive Session to discuss any of the consent
7 agreements.

8 Mr. Ruiz informed everyone that the Commission
9 met prior to the start of the meeting to discuss
10 matters currently pending before the Commission and
11 listed on the agenda.

12 Mr. Ruiz noted the Commission considered two
13 Final Adjudications and Orders and two Motions to
14 Enter Default and Deem Facts Admitted.]

15 MR. RUIZ:

16 Is there a motion to approve the Consent
17 Agreement at Case No. 19-56-015744?

18 MR. MCGETTIGAN:

19 So moved.

20 MS. RUBIN:

21 Second.

22 MS. LINSENBACH:

23 Armand Ferrara, aye; Joseph Tarantino,
24 aye; Jeffery Johnson, aye; Anne Rubin,
25 aye; Joseph McGettigan, aye; Jennifer

1 Thomson, aye; Gaetano Piccirilli, aye;
2 Arion Claggett, aye.

3 [The motion carried unanimously. The Respondent's
4 name is Jose F. Collazo.]

5 ***

6 MR. RUIZ:

7 Is there a motion to approve the Consent
8 Agreement at Case No. 21-56-001078,
9 noting Gaetano Piccirilli and Jennifer
10 Thomson are both recused from voting and
11 all deliberations on this matter?

12 MR. MCGETTIGAN:

13 So moved.

14 MS. RUBIN:

15 Second.

16 MS. LINSENBACH:

17 Call for the vote.

18
19 Armand Ferrara, aye; Joseph Tarantino,
20 aye; Jeffery Johnson, aye; Anne Rubin,
21 aye; Joseph McGettigan, aye; Arion
22 Claggett, aye.

23 [The motion carried. Jennifer Thomson and Gaetano
24 Piccirilli recused themselves from deliberations and
25 voting on the motion.]

1 ***

2 MR. RUIZ:

3 Is there a motion to approve the Final
4 Adjudication and Order in the case of
5 Markea Golphin at Case No. 21-56-007015?

6 MR. MCGETTIGAN:

7 So moved.

8 MS. RUBIN:

9 Second.

10 MS. LINSENBACH:

11 Call for the vote.

12

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

18 [The motion carried unanimously.]

19

20 MR. RUIZ:

21 Is there a motion to approve the Final
22 Adjudication and Order in the case of
23 the Commonwealth of Pennsylvania v.
24 Jeremy Pratt Jr. at Case No. 19-56-
25 008896?

1 MR. MCGETTIGAN:

2 So moved.

3 MS. RUBIN:

4 Second.

5 MS. LINSENBACH:

6 Call for the vote.

7

8 Armand Ferrara, aye; Joseph Tarantino,

9 aye; Jeffery Johnson, aye; Anne Rubin,

10 aye; Joseph McGettigan, aye; Jennifer

11 Thomson, aye; Gaetano Piccirilli, aye;

12 Arion Claggett, aye.

13 [The motion carried unanimously.]

14

15 MR. RUIZ:

16 Is there a motion to grant the following

17 Motions to Enter Default and Deem Facts

18 Admitted in the cases of John Sullivan

19 at Case No. 19-56-008001 and Christina

20 Wilson at Case No. 20-56-000827?

21 MR. MCGETTIGAN:

22 So moved.

23 MS. RUBIN:

24 Second.

25 MS. LINSENBACH:

1 Call for the vote.

2

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

8 [The motion carried unanimously.]

9

10 Report of Commission Counsel

11 [Juan A. Ruiz, Esquire, Commission Counsel, announced
12 this would be his last day as Commission Counsel.

13 Commission members wished Mr. Ruiz good luck, and
14 Chair Ferrara thanked him for his years of service on
15 the Commission.]

16

17 Report of Acting Commissioner - No Report

18

19 Report of Commission Administrator

20 [Krista Linsenbach, Commission Administrator, provided
21 a renewal update, noting emails were sent on Saturday
22 to everyone whose renewal has not been processed yet.
23 She mentioned receiving a large number of phone calls
24 and support tickets over the weekend and is currently
25 doing their best to work through those quickly. She

1 reported about 30 percent of real estate salespeople
2 and 50 percent of real estate brokers have renewed.

3 Ms. Linsenbach addressed the increased volume of
4 inquiries, including salespeople who have already put
5 in their renewal but received an email that it did not
6 go through because their employer has not successfully
7 completed their renewal.

8 Ms. Linsenbach encouraged salespeople and
9 associate brokers whose renewals did not go through to
10 check with their employing broker to make sure their
11 part was completed correctly. She explained that
12 employing brokers are responsible for both the company
13 license and the broker of record license if it is a
14 corporation.

15 Ms. Linsenbach informed everyone that renewals
16 expire on June 1 there is no grace period. She stated
17 real estate brokerages, brokers of record, and company
18 licenses will not be able to reactivate. She noted
19 all broker corporation, limited liability company
20 (LLC), or limited liability partnership (LLP) license
21 and its related broker of record license will be
22 directed to file an initial application if their
23 license was not renewed.

24 Ms. Linsenbach stated broker sole-proprietor
25 licenses will still be permitted to be reactivate as

1 will associate brokers and real estate salespersons,
2 but strongly encouraged anyone with any type of
3 renewal issue to remedy the issue as early as
4 possible.

5 Ms. Linsenbach reminded Commission members to
6 file their Statement of Financial Interest information
7 by the end of the month. She noted sending the
8 information out but encouraged those who need
9 information on how to do it to reach out to her.

10 Ms. Linsenbach congratulated Mr. Ruiz on his new
11 position.]

12 ***

13 Report of Committees - Education/Examination

14 MR. MCGETTIGAN:

15 The first request was permission to take
16 the Broker Examination of Curtis Niles,
17 and we denied him for not having enough
18 sales experience at less than 50 points.

19 I'd like to make a motion that we
20 deny him.

21 MS. RUBIN:

22 Second.

23 MS. LINSENBACH:

24 Call for the vote.

25

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

6 [The motion carried unanimously.]

7 ***

8 MR. MCGETTIGAN:

9 I'd like to make a motion that the
10 Education Provider Director Approval of
11 Leigh W. Price be approved.

12 MS. RUBIN:

13 Second.

14 CHAIR FERRARA:

15 Roll call vote.

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

22 [The motion carried unanimously.]

23 ***

24 MR. MCGETTIGAN:

25 I'd like to make a motion that the

1 Salesperson Examination of Hannah Fizer
2 who asked to waive the \$75 initial
3 education, that her request be denied.

4 MS. RUBIN:

5 Second.

6 CHAIR FERRARA:

7 Roll call vote.

8
9 Armand Ferrara, aye; Joseph Tarantino,
10 aye; Jeffery Johnson, aye; Anne Rubin,
11 aye; Joseph McGettigan, aye; Jennifer
12 Thomson, aye; Gaetano Piccirilli, aye;
13 Arion Claggett, aye.

14 [The motion carried unanimously.]

15 ***

16 Report of Committees - Enforcement (Application
17 Review)

18 MR. TARANTINO:

19 I'd like to make a motion that we
20 preliminarily deny the Application of
21 Yvonne Diggs and advise the applicant of
22 the right to an informal conference.

23 MS. RUBIN:

24 Second.

25 CHAIR FERRARA:

1 Roll call vote.

2

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

8 [The motion carried unanimously.]

9

10 MR. TARANTINO:

11 I would also make a motion to
12 preliminarily deny the Application of
13 Ashley Maletto and advise the applicant
14 of the right to an informal conference.

15 MS. RUBIN:

16 Second.

17 CHAIR FERRARA:

18 Roll call vote.

19

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

25 [The motion carried unanimously.]

1 ***

2 Old/New Business

3 [Juan A. Ruiz, Esquire, Commission Counsel, noted the
4 comments received from the Pennsylvania Association of
5 Realtors (PAR) concerning the mandatory education
6 topic were discussed during Executive Session.]

7 ***

8 MS. RUBIN:

9 I want to revise our motion from the
10 last meeting for the mandatory education
11 to state that we have one course at a
12 minimum of 3 hours in a topic that
13 covers the responsibilities of the
14 broker and the responsibilities of their
15 licensees in regard to property
16 management, advertising, and general
17 supervision which would include, but not
18 be limited to, commissions and fees and
19 will utilize case studies that the
20 Commission will provide.

21 MR. MCGETTIGAN:

22 Second.

23 CHAIR FERRARA:

24 We have a motion and a second. Are
25 there questions on the motion? Seeing

1 none. Roll call vote.

2

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

8 [The motion carried unanimously.]

9

10 Old/New Business

11 [Anne M. Rubin, Industry Member, read an email she
12 received from a past president of the Bucks County
13 Association of Realtors, Eric Rehling, recognizing Ms.
14 Linsenchach for responding empathetically and with
15 clear and fluent communication to an error he made
16 utilizing the Pennsylvania Licensing System (PALS).

17 Ms. Rubin noted Mr. Rehling thanked Ms.
18 Linsenchach for correcting the error in the system
19 within 24 hours, stating her willingness to help was
20 evident throughout the process.

21 Christopher Beadling, President, Pennsylvania
22 Association of Realtors, mentioned that most of his
23 remarks for today were centered on the letter PAR sent
24 to the Commission regarding the mandatory education
25 topic but has been resolved with the new motion. He

1 thanked the Commission for the change in the layout of
2 the mandatory course.

3 Mr. Beadling informed the Commission that the
4 Pennsylvania Association of Realtors has also been
5 hard at work getting the messages out to their 39,000
6 members that the broker of record and corporation must
7 be renewed first, continuing education must be
8 completed, and PALS must be used to renew their
9 license.

10 Mr. Beadling stated PAR has a webpage
11 specifically designed for members to check which
12 continuing education is required depending on their
13 license date and also helping them through PALS. He
14 mentioned that the number of calls from members had
15 decreased dramatically because of the information, and
16 PAR will continue to keep the number of calls coming
17 into the Commission as low as possible.

18 Mr. Beadling requested information regarding the
19 status of the revisions to the general regulations and
20 whether there is a timeline in place.

21 Mr. Ruiz noted there were some revisions that
22 needed to be done, including the definition of
23 "advertisement." He informed Mr. Beadling that he
24 would be meeting with new counsel very shortly and
25 would have counsel place at least the annex on the

1 agenda for review and approval.

2 Mr. Beadling thanked Mr. Ruiz for all of his work
3 between the two organizations over the years and
4 wished him success.

5 Ms. Rubin thanked Mr. Beadling and PAR staff, on
6 behalf of the Commission, for his care and interest in
7 the Pennsylvania State Real Estate Commission.]

8 ***

9 Miscellaneous - Next Meeting Dates

10 [Armand Ferrara, Chair, Industry Member, noted the
11 next meeting is scheduled for June 1, 2022.]

12 ***

13 Adjournment

14 CHAIR FERRARA:

15 I need a motion to adjourn.

16 MR. MCGETTIGAN:

17 So moved.

18 MS. RUBIN:

19 Second.

20 CHAIR FERRARA:

21 All in favor, say aye.

22 [The motion carried unanimously.]

23 ***

24 [There being no further business, the State Real
25 Estate Commission Meeting adjourned at 11:01 a.m.]

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.



Amber Garbinski,

Minute Clerk

Sargent's Court Reporting
Service, Inc.

STATE REAL ESTATE COMMISSION
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TIME	AGENDA
9:00	Executive Session
10:30	Return to Open Session
10:32	Official Call to Order
10:32	Roll Call
10:33	Pledge of Allegiance
10:33	Approval of Minutes
10:34	Report of Prosecutorial Division
10:39	Report of Commission Counsel
10:43	Report of Commission Chair
10:44	Report of Commission Administrator
10:48	Report of Committees
10:52	Old/New Business
11:01	Miscellaneous
11:01	Adjournment