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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: 10:30 A.M.

Held at

**PENNSYLVANIA DEPARTMENT OF STATE**

2601 North Third Street

One Penn Center, Board Room C

Harrisburg, Pennsylvania 17110

as well as

**VIA MICROSOFT TEAMS**

June 1, 2022



1 \*\*\*

2 State Real Estate Commission

3 June 1, 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 Gerard A. Leone, 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, June 1, 2022.  
15 Armand Ferrara, Chair, Industry Member, officially  
16 called the meeting to order at 10:30 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 May 3, 2022 meeting

1 CHAIR FERRARA:

2 We're looking for approval of the draft  
3 minutes from our May 3, 2022 meeting.

4 MR. TARANTINO:

5 So moved.

6 MR. MCGETTIGAN:

7 Second.

8 MS. LINSENBACH:

9 Call for the vote.

10

11 Armand Ferrara, aye; Joseph Tarantino,  
12 aye; Jeffery Johnson, aye; Joseph  
13 McGettigan, aye; Jennifer Thomson, aye;  
14 Arion Claggett, aye.

15 [The motion carried unanimously.]

16

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17 [Carole Clark-Smith, Counsel , noted the meeting was  
18 being recorded, and those who continued to participate  
19 were giving their consent to be recorded.

20 She also noted the Commission met in Executive  
21 Session prior to the public meeting.]

22

\*\*\*

23 Report of Prosecutorial Division

24 [Ray Michalowski, Esquire, Senior Commission

25 Prosecutor, informed Commission members that Timothy

1 Smith is moving to another agency but would be hiring  
2 someone fairly quickly. He also informed Commission  
3 members that Angela Solomon would be going on  
4 maternity leave soon and is currently transferring  
5 cases to Shawn Jayman. He noted he would be taking on  
6 Ms. Solomon's roles and working with new counsel in  
7 getting everything up to speed.]

8 \*\*\*

9 Report of Commission Counsel - No Report

10 [Gerard Leone, Esquire, Commission Counsel, provided a  
11 brief summary of his professional background.

12 Shawn Jayman was introduced as a new member of  
13 Commission counsel and that he is only attending the  
14 meeting to help.]

15 \*\*\*

16 Report of Commission Chairperson - No Report

17 \*\*\*

18 Report of Acting Commissioner - No Report

19 \*\*\*

20 Report of Commission Administrator

21 [Krista Linsenbach, Commission Administrator,  
22 announced renewals ended yesterday and went fairly  
23 smoothly this year. She reported over 80 percent of  
24 licensees have renewed across-the-board. She noted a  
25 small number who submitted renewals but their

1 prerequisite did not, including salespersons whose  
2 brokers did not renew, associate brokers whose brokers  
3 did not renew, and broker of record or broker of  
4 corporation licenses whose other license did not  
5 renew.

6 Ms. Linsench reported a total of 91  
7 applications still pending because the other licensee  
8 in a combination did not renew, 12 associate brokers  
9 whose employee broker did not renew, and 163  
10 salesperson licenses who submitted a renewal but their  
11 broker did not renew.

12 Ms. Linsench stated that the licensees would be  
13 allowed to transfer the renewal fee paid for the  
14 renewal application they submitted toward a  
15 reactivation or initial application. She noted  
16 individuals who want to use the fee toward their  
17 application to bring their license back to active  
18 status must contact Commission staff.

19 Ms. Linsench mentioned that staff would be  
20 sending out special applications, noting there is a  
21 60-day window, and individuals must reach out to staff  
22 directly to get those special applications. She  
23 stated that anyone who does it on the Pennsylvania  
24 Licensing System (PALS) without contacting them would  
25 not get the renewal fee applied. She commented that

1 individuals are not permitted to practice until their  
2 license is restored to active status, and their  
3 license is considered expired and should cease  
4 practice.

5 Ms. Linsenbach addressed support tickets, noting  
6 they were current with support tickets up until the  
7 end of last week and gave a shout-out to the Real  
8 Estate Commission staff for a fantastic job.

9 Christopher Beadling, President, Pennsylvania  
10 Association of Realtors, asked whether the Commission  
11 would be reaching out to the 200 or so people who  
12 would receive special treatment to explain what is  
13 happening.

14 Ms. Linsenbach offered to explore notification  
15 with her chain of command but could not guarantee that  
16 would happen based on all the other post-renewal  
17 issues.

18 Mr. Beadling stated that the Pennsylvania  
19 Association of Realtors (PAR) would be happy to do an  
20 email to help those people are in this situation  
21 because of their brokers.

22 Mr. Tarantino commented that it is the brokers'  
23 responsibility to make sure all their people are  
24 renewed as opposed to the Commission, noting they may  
25 be just licensees and not belong to the association.

1 Ms. Linsench offered to discuss the issue  
2 further with PAR.

3 Mr. Beadling suggested the Commission update the  
4 reactivation process on their website and/or PALS  
5 explaining the process as opposed to people calling  
6 the Commission or PAR and asked whether there would be  
7 information provided on the State Real Estate  
8 Commission website explaining the process to not  
9 renew. He mentioned not seeing a reactivation  
10 application on PALS that is causing confusion.

11 Ms. Linsench explained that individuals who did  
12 not renew are going to have to submit a full  
13 reactivation on PALS and believed the main Real Estate  
14 Commission website directs individuals to log into  
15 PALS for a reactivation application.

16 Acting Commissioner Claggett commented that the  
17 Commission could look at adding instructions for  
18 reactivation as far as renewals but thinks that is  
19 listed on the application checklist on the PALS  
20 homepage.

21 Ms. Linsench provided details when accessing  
22 any applications and making changes to the current  
23 license.

24 Mr. Beadling mentioned receiving a call at the  
25 PAR Solution Center, where someone had not renewed but



1 is still showing an active license and asked how long  
2 the process takes to change the status for future  
3 inquires.

4 Acting Commissioner Claggett noted it takes about  
5 seven days and offered to put an explanation on the  
6 Commission website.

7 Lisa Aaron, Professional Standards & Education  
8 Manager, Pennsylvania Association of Realtors,  
9 requested information regarding a timeline in the  
10 reactivation process.

11 Ms. Linsenbach explained that there are a myriad  
12 of factors that play into how long the process takes,  
13 noting working about two weeks behind. She noted the  
14 status could be checked by logging into PALS to see if  
15 it is active. She noted applicants would also receive  
16 an email if something is wrong on the application.]

17 \*\*\*

18 Report of Committees - Education/Examination

19 MR. LEONE:

20 Agenda item 2. Would the Commission,  
21 having met in Executive Session and  
22 having deliberated, entertain a motion  
23 to approve the Application of Danielle  
24 Rosado to sit for the Broker's Exam?

25 MR. TARANTINO:

1                   So moved.

2 MR. MCGETTIGAN:

3                   Second.

4 MS. LINSENBACH:

5                   Call for the vote.

6

7                   Armand Ferrara, aye; Joseph Tarantino,  
8                   aye; Jeffery Johnson, aye; Joseph  
9                   McGettigan, aye; Jennifer Thomson, aye;  
10                  Arion Claggett, aye.

11 [The motion carried unanimously.]

12

\*\*\*

13 MR. LEONE:

14                  Agenda item 3. Having met in Executive  
15                  Session for deliberation, would the  
16                  Commission entertain a motion to reject  
17                  the Broker Real Estate Academy CE titled  
18                  Market Like a Rock Star?

19 MR. TARANTINO:

20                  So moved.

21 MR. MCGETTIGAN:

22                  Second.

23 MS. LINSENBACH:

24                  Call for the vote.

25

1 Armand Ferrara, aye; Joseph Tarantino,  
2 aye; Jeffery Johnson, aye; Joseph  
3 McGettigan, aye; Jennifer Thomson, aye;  
4 Arion Claggett, nay.

5 [The motion carried. Arion Claggett opposed the  
6 motion.]

7 \*\*\*

8 MR. LEONE:

9 Agenda item 4. Having met in Executive  
10 Session for deliberation, would the  
11 Commission entertain a motion to table  
12 the Timeshare Course Outline?

13 MR. TARANTINO:

14 So moved.

15 MR. MCGETTIGAN:

16 Second.

17 MS. LINSENBACH:

18 Call for the vote.

19  
20 Armand Ferrara, aye; Joseph Tarantino,  
21 aye; Jeffery Johnson, aye; Joseph  
22 McGettigan, aye; Jennifer Thomson, aye;  
23 Arion Claggett, aye.

24 [The motion carried unanimously.]

25 \*\*\*

1 Report of Committees - Enforcement (Informal  
2 Conference)

3 MR. LEONE:

4                   Once again, having met in Executive  
5                   Session, would the Commission entertain  
6                   a motion to preliminarily deny the  
7                   Application of Ashley Maletto for a  
8                   License as a Salesperson and to give her  
9                   a right to an informal hearing?

10 MR. TARANTINO:

11                   So moved.

12 MR. MCGETTIGAN:

13                   Second.

14 MS. LINSENBACH:

15                   Call for the vote.

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

21 [The motion carried unanimously.]

22                   \*\*\*

23 Old/New Business

24 [Christopher Beadling, President, Pennsylvania  
25 Association of Realtors, congratulated everyone on a

1 smooth renewal process. He reported fewer calls  
2 concerning the renewal deadline this year than in  
3 previous cycles. He noted receiving many compliments  
4 regarding the renewal resource page created and  
5 thanked Ms. Linsenbach for all of her work helping to  
6 put that together.

7 Mr. Beadling commented that PAR is focused and  
8 moving forward on messaging their members as it  
9 relates to renewing or activating licenses and will be  
10 working to provide resources and take calls to keep  
11 the onus off Commission staff.

12 Mr. Beadling announced the hosting of the 2022 PA  
13 Realtor Day on the Hill and expect to have about 200  
14 realtors and visiting members of the General Assembly.  
15 He noted there would be 1031 lifetime exchange  
16 discussion, stating that Pennsylvania is the only  
17 state in the nation that does not recognize a 1031  
18 exchange for state tax purposes and puts them at a  
19 significant disadvantage when people are looking at  
20 reinvestment and redevelopment.

21 Mr. Beadling welcomed the Commission's new legal  
22 counsel, noting PAR, especially Chief Counsel Hank  
23 Lerner, is available for anything they may need going  
24 forward.]

25

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1 Adjournment

2 CHAIR FERRARA:

3 Motion to adjourn.

4 MR. TARANTINO:

5 So moved.

6 MR. MCGETTIGAN:

7 Second.

8 \*\*\*

9 [There being no further business, the State Real  
10 Estate Commission Meeting adjourned at 10:57 a.m.]

11 \*\*\*

12

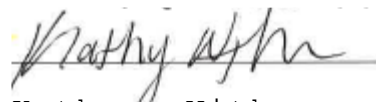
13 CERTIFICATE

14

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

20

21



22

Kathryn Witherow,

23

Minute Clerk

24

Sargent's Court Reporting

25

Service, Inc.

26

STATE REAL ESTATE COMMISSION  
REFERENCE INDEX

June 1, 2022

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TIME	AGENDA
9:00	Executive Session
10:30	Return to Open Session
10:30	Official Call to Order
10:30	Roll Call
10:31	Pledge of Allegiance
10:32	Approval of Minutes
10:34	Report of Prosecutorial Division
10:37	Report of Commission Administrator
10:50	Report of Committees
10:54	Old/New Business
10:57	Adjournment