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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: 11:00 A.M.

TEMPLE UNIVERSITY REAL ESTATE INSTITUTE  
1515 Market Street  
Room 206  
Philadelphia, Pennsylvania 19102

June 6, 2017

State Real Estate Commission  
June 6, 2017

COMMISSION MEMBERS:

Armand Ferrara, Chair, Industry Member  
Ian J. Harlow, Commissioner, Bureau of Professional  
and Occupational Affairs (BPOA) - Absent  
Alexis L. Barbieri, Esquire, Vice Chair, Public Member  
Nicole DiTomo, Esquire, Attorney General Designee  
Annie Hanna Cestra, Industry Member  
Anne Rubin, Industry Member  
Vince Galko, Public Member - Absent  
Joseph Tarantino, Industry Member  
Joseph McGettigan, Industry Member  
Edward L. Seebeck, Secretary, Cemetery Member - Absent

COMMISSION PERSONNEL:

Juan A. Ruiz, Esquire, Commission Counsel  
Krista Linsenbach, Commission Administrator  
Timothy Fritch, Esquire, Commission Prosecutor

MEMBERS OF THE PUBLIC

Rasheem Sanders  
Christopher Dockray  
Amy Rose Smith  
Gail Parke, Administrator, Association of Realtors  
School  
Robert Cowden  
Noushig Hovhannesian  
Christina Sica  
Henry Sniezek  
Tim O'Neill  
P. Timothy Quintrell, Director, Schlicher Kratz  
Institute  
Brian Brillman, Director, Temple Real Estate Institute  
Mooro El, Realtor  
Jeffrey Beer  
Ronald Kolla, Intern, Office of Attorney General  
Theresa Stigale

1 \*\*\*

2 State Real Estate Commission

3 June 6, 2017

4 \*\*\*

5 The regularly scheduled meeting of the State Real  
6 Estate Commission was held on Tuesday, June 6, 2017.  
7 Armand Ferrara, Chair, Industry Member, officially  
8 called the meeting to order at 11:06 a.m. A roll call  
9 was taken. The Pledge of Allegiance was recited.

10 \*\*\*

11 Approval of Minutes of the April 25, 2017 meeting.

12 CHAIRMAN FERRARA:

13 I'm looking for an approval of our  
14 April 25, 2017 Draft Minutes.

15 MR. MCGETTIGAN:

16 So moved.

17 [The Board discussed corrections to the Minutes.]

18 CHAIRMAN FERRARA:

19 I have a motion, a correction. Do I  
20 have a second?

21 MS. BARBIERI:

22 Second.

23 CHAIRMAN FERRARA:

24 All in favor? Opposed?

25 [The motion carried. Annie Hanna Cestra and Anne

1 Rubin abstained from voting on the motion.]

2 \*\*\*

3 Report of Prosecutorial Division

4 [Timothy Fritsch, Esquire, Prosecuting Attorney, on  
5 behalf of Ray Michalowski, Esquire, presented a  
6 Consent Agreement for File No. 11-56-01515 and  
7 11-56-01464, Docket No. 1496-56-16.]

8 \*\*\*

9 [Timothy Fritsch, Esquire, Prosecuting Attorney,  
10 presented a Consent Agreement for File No.  
11 13-56-02476, Docket No. 0380-56-14.]

12 \*\*\*

13 [Nicole DiTomo, Esquire, Attorney General Designee,  
14 exited the meeting at 11:11 a.m. and reentered at  
15 11:13 a.m.]

16 \*\*\*

17 Report of Commission Counsel

18 [Juan A. Ruiz, Esquire, Commission Counsel, noted  
19 Proposed Adjudication and Orders, Final Adjudication  
20 and Order, motions, and a Petition for Reconsideration  
21 to be discussed during Executive Session. Mr. Ruiz  
22 further noted the motions for George Kubini and Alex  
23 Pozo were tabled.

24 He also noted for review pending House Bills,  
25 including House Bills 573, 1006 and 1019, and Senate

1 Bills 50, 296, 603 and 727.

2 Mr. Ruiz discussed possibly amending the Burial  
3 Grounds Law.]

4 \*\*\*

5 Report of Commission Chair

6 [Armand Ferrara, Chair, Industry Member, welcomed new  
7 Board member, Anne Rubin.

8 Mr. Ferrara expressed his appreciation for the  
9 monthly meetings with the Rules and Regulations  
10 committee.]

11 \*\*\*

12 Report of Commissioner - No Report

13 \*\*\*

14 Report of Commission Administrator

15 [Krista Linsenbach, Commission Administrator, informed  
16 Commission members of a broker recommendation waiver  
17 request to be discussed in Executive Session.

18 She also updated members on the computer system  
19 and noted the targeted date for going live as the end  
20 of June.]

21 \*\*\*

22 [Chairman Ferrara requested the introduction of the  
23 guests in attendance.]

24 \*\*\*

25 Report of Committees

1 Rules and Regulations

2 [Alexis Barbieri, Esquire, Vice Chair, Public Member,  
3 reported that the committee reviewed and suggested  
4 revisions to sections of the Rules and Regulations.  
5 She indicated a report of the changes will be  
6 presented to Commission members.]

7 \*\*\*

8 [Pursuant to Section 708(a)(5) of the Sunshine Act, at  
9 11:26 a.m. the Board entered into Executive Session  
10 with Juan A. Ruiz, Esquire, for the purpose of  
11 conducting quasi-judicial deliberations and to receive  
12 advice of Counsel. The Commission returned to open  
13 session at 12:00 p.m.]

14 \*\*\*

15 [The Board recessed from 12:00 p.m. until 1:45 p.m.]

16 \*\*\*

17 [Annie Hanna Cestra, Industry Member, exited the  
18 meeting at 1:45 p.m.]

19 \*\*\*

20 MOTIONS

21 MR. RUIZ:

22 The Real Estate Commission was just in  
23 Executive Session conducting quasi-  
24 judicial deliberations on matters  
25 pending before the Commission.

1 Is there a motion to approve the  
2 Consent Agreement File No. 11-56-01515  
3 and 11-56-01464?

4 MS. DITOMO:

5 So moved

6 MR. TARANTINO:

7 Second.

8 CHAIRMAN FERRARA:

9 A motion and a second. All in favor?  
10 Opposed?

11 [The motion carried unanimously. The Respondent's  
12 name is Dov Ratchkauskas.]

13 \*\*\*

14 MR. RUIZ:

15 Is there a motion to deny the Consent  
16 Agreement File No. 13-56-02476 for being  
17 too lenient?

18 MS. DITOMO:

19 First motion.

20 MR. MCGETTIGAN:

21 Second.

22 CHAIRMAN FERRARA:

23 I have a motion and a second. All in  
24 favor? Opposed?

25 [The motion carried unanimously.]

1 \*\*\*

2 MR. RUIZ:

3 Is there a motion to approve the  
4 Proposed Adjudication and Order in the  
5 Commonwealth of Pennsylvania, Bureau of  
6 Professional and Occupational Affairs  
7 vs. Roy Brooks, Jr., File No.  
8 16-56-10812, Docket No. 2161-56-16?

9 MR. MCGETTIGAN:

10 So moved.

11 MS. DITOMO:

12 Second.

13 CHAIRMAN FERRARA:

14 I have a motion and a second. All in  
15 favor? Opposed?

16 [The motion carried unanimously.]

17 \*\*\*

18 MR. RUIZ:

19 Is there a motion to direct Commission  
20 Counsel to draft a Final Adjudication  
21 and Order in the Commonwealth of  
22 Pennsylvania, Bureau of Professional and  
23 Occupational Affairs vs. Bryan Hawes,  
24 File No. 13-56-07967, Docket No. 1053-  
25 56-16 and Commonwealth of Pennsylvania,



1                   Bureau of Professional and Occupational  
2                   Affairs vs. Julie Keilman, File No.  
3                   15-56-05478, Docket No. 1701-56-16?

4 MR. TARATINO:

5                   So moved.

6 MS. BARBIERI:

7                   Second.

8 CHAIRMAN FERRARA:

9                   I have a motion and a second. All in  
10                  favor? Opposed?

11 [The motion carried unanimously.]

12   \*\*\*

13 MR. RUIZ:

14                   Is there a motion to approve the Final  
15                   Adjudication and Order in the  
16                   Commonwealth of Pennsylvania, Bureau of  
17                   Professional and Occupational Affairs  
18                   vs. Brendan Ryan, File No. 15-56-03947,  
19                   Docket No. 0553-56-16?

20 MR. MCGETTIGAN:

21                   So moved.

22 MS. DITOMO:

23                   Second.

24 CHAIRMAN FERRARA:

25                   I have a motion and a second. All in

1 favor? Opposed?

2 [The motion carried unanimously.]

3 \*\*\*

4 MR. RUIZ:

5 Is there a motion to approve the Motion  
6 to Enter Default and Deem Facts Admitted  
7 in the Commonwealth of Pennsylvania,  
8 Bureau of Professional and Occupational  
9 Affairs vs. John Norris, File No. 14-56-  
10 07686.

11 MR. MCGETTIGAN:

12 So moved.

13 MR. TARANTINO:

14 Second.

15 CHAIRMAN FERRARA:

16 I have a motion and a second. All in  
17 favor? Opposed?

18 [The motion carried unanimously.]

19 \*\*\*

20 MR. RUIZ:

21 Is there a motion to direct Commission  
22 Counsel to draft a Final Adjudication  
23 and Order in the Commonwealth of  
24 Pennsylvania, Bureau of Professional and  
25 Occupational Affairs vs. Sharon Reese,

1 File No. 15-56-01719?

2 MS. DITOMO:

3 So moved.

4 MS. BARBIERI:

5 Second.

6 CHAIRMAN FERRARA:

7 I have a motion and a second. All in  
8 favor? Opposed?

9 [The motion carried unanimously.]

10 \*\*\*

11 MR. RUIZ:

12 Is there a motion to draft a new Order  
13 in the Commonwealth of Pennsylvania,  
14 Bureau of Professional and Occupational  
15 Affairs vs. Fayez Antonios, File No.  
16 14-56-01132, consistent with our  
17 discussions in Executive Session.

18 MR. MCGETTIGAN:

19 So moved.

20 MS. DITOMO:

21 Second.

22 CHAIRMAN FERRARA:

23 I have a motion and a second. All in  
24 favor? Opposed?

25 [The motion carried unanimously.]

1 \*\*\*

2 MR. RUIZ:

3 Is there a motion to approve the broker  
4 recommendation waiver request of  
5 Stephanie Smith?

6 MS. DITOMO:

7 So moved.

8 MS. BARBIERI:

9 Second.

10 CHAIRMAN FERRARA:

11 I have a motion and a second. All in  
12 favor? Opposed?

13 [The motion carried unanimously.]

14 \*\*\*

15 Education/Examination

16 MS. BARBIERI:

17 I move that the request by Noushig  
18 Hovhannesian to sit for the broker's  
19 examination be provisionally denied on  
20 the basis that the experience submitted  
21 was not under the supervision of a  
22 broker.

23 MR. MCGETTIGAN:

24 Second.

25 CHAIRMAN FERRARA:

1 I have a motion and a second. All in  
2 favor? Opposed?

3 [The motion carried unanimously.]

4 \*\*\*

5 MS. BARBIERI:

6 I make a motion that the request by  
7 Christine Sica to sit for the broker's  
8 examination be provisionally denied on  
9 the basis that she was not working under  
10 the supervision of a broker.

11 MR. TARANTINO:

12 Second.

13 CHAIRMAN FERRARA:

14 I have a motion and a second. All in  
15 favor? Opposed?

16 [The motion carried unanimously.]

17 \*\*\*

18 MS. BARBIERI:

19 I move that the request by Ronald Isgate  
20 to sit for the broker's examination be  
21 approved.

22 MS. RUBIN:

23 Second.

24 CHAIRMAN FERRARA:

25 I have a motion and a second. All in

1 favor? Opposed?

2 [The motion carried unanimously.]

3 \*\*\*

4 MS. BARBIERI:

5 I make a motion to that the request by  
6 Jessica Kalinoski to sit for the  
7 broker's examination be denied on the  
8 basis that experience submitted was not  
9 under the supervision of a broker.

10 MS. RUBIN:

11 Second.

12 CHAIRMAN FERRARA:

13 I have a motion and a second. All in  
14 favor? Opposed?

15 [The motion carried unanimously.]

16 \*\*\*

17 MS. BARBIERI:

18 I make a motion that the request of Lisa  
19 Rittenhouse for a waiver of the three-  
20 hour mandatory topic Rules and  
21 Regulations for the 2016-2018 cycle be  
22 approved.

23 MS. DITOMO:

24 Second.

25 CHAIRMAN FERRARA:

1 I have a motion and a second. All in  
2 favor? Opposed?

3 [The motion carried unanimously.]

4 \*\*\*

5 MS. BARBIERI:

6 I make a motion that the Commission  
7 approve the following courses: Managing  
8 Your Real Estate Business With Emotional  
9 Intelligence and Leading a Real Estate  
10 Office with Emotional Intelligence.

11 MR. TARANTINO:

12 Second.

13 CHAIRMAN FERRARA:

14 I have a motion and a second. All in  
15 favor? Opposed?

16 [The motion carried unanimously.]

17 \*\*\*

18 MS. BARBIERI:

19 I make a motion that the course  
20 Residential Applications Part 1 be  
21 denied, as this is a seven-hour course  
22 which is not enough related to the use  
23 of a real estate licensee.

24 MS. DITOMO:

25 Second.

1 CHAIRMAN FERRARA:

2 I have a motion and a second. All in  
3 favor? Opposed?

4 [The motion carried unanimously.]

5 \*\*\*

6 MS. BARBIERI:

7 I make a motion that the course  
8 Residential Applications Part 2 be  
9 denied based on this is a 7-hour course  
10 which is not enough material related to  
11 the use of a real estate licensee.

12 MS. DITOMO:

13 Second.

14 CHAIRMAN FERRARA:

15 I have a motion and a second. All in  
16 favor? Opposed?

17 [The motion carried unanimously.]

18 \*\*\*

19 Enforcement

20 MR. TARANTINO:

21 I'd like to make a motion that we  
22 approve the following applications  
23 without restrictions: Christopher  
24 Dockray, Amy Rose Smith, Robert Cowden,  
25 Henry Sniezek, and Timothy O'Neill.



1 MR. MCGETTIGAN:

2 Second.

3 CHAIRMAN FERRARA:

4 I have a motion and a second. All in  
5 favor? Opposed?

6 [The motion carried unanimously.]

7 \*\*\*

8 MR. TARANTINO:

9 I make a motion to approve the  
10 Application of Rasheem Sanders  
11 contingent upon submission of proof of  
12 full payment of all fines.

13 MS. DITOMO:

14 Second.

15 CHAIRMAN FERRARA:

16 I have a motion and a second. All in  
17 favor? Opposed?

18 [The motion carried unanimously.]

19 \*\*\*

20 MR. TARANTINO:

21 We have three initial Application  
22 requests. I make a motion that we have  
23 no barrier towards licensure for the  
24 application of Alvin Mark Johnston and  
25 Alan Tempkins.

1 MR. MCGETTIGAN:

2 Second.

3 CHAIRMAN FERRARA:

4 I have a motion and a second. All in  
5 favor? Opposed?

6 [The motion carried unanimously.]

7 \*\*\*

8 MR. TARANTINO:

9 I make a motion that we preliminarily  
10 deny the application and advise the  
11 applicant of his right to an informal  
12 conference of Michael Mayro and  
13 Claiborne Realty, LLC, with the  
14 inclusion of more information on his  
15 experience.

16 MR. MCGETTIGAN:

17 Second.

18 CHAIRMAN FERRARA:

19 I have a motion and a second. All in  
20 favor? Opposed?

21 [The motion carried unanimously.]

22 \*\*\*

23 Public Session

24 [Joseph McGettigan thanked Brian Brillman, Director,  
25 Temple University Real Estate Institute, for providing

1 the accommodations for the Commission's meeting.

2 Commission members and audience members offered  
3 introductions.

4 Mr. Ruiz stated the Commission will be reviewing  
5 the regulations to update them with current practices,  
6 which he noted may take two years.

7 Jeffrey Beer expressed his concerns regarding  
8 forthcoming regulations relating to naming teams  
9 properly.

10 Mr. Ruiz discussed changes to the House bills  
11 being reviewed, including Bill 533 which relates to  
12 right-of-way easements or access limitations to be  
13 added to the seller's disclosure statement.

14 There was discussion regarding amendments to  
15 House Bill 863, Real Estate Licensing Act.

16 Gail Parke discussed and answered questions  
17 regarding real estate broker licensure courses.

18 Ms. Linsenbach will provide clarification  
19 regarding the double-dipping of continuing education  
20 courses and broker courses to build course load for  
21 associate broker's licensure.]

22 \*\*\*

23 [Nicole DiTomo, Esquire, Attorney General Designee,  
24 exited the meeting at 2:26 p.m.]

25 \*\*\*

1 [Theresa Stigale, Temple University Real Estate  
2 Institute instructor, introduced herself to Commission  
3 members and guests.

4 Ms. Rubin discussed email security and scams.]

5 \*\*\*

6 [Anne Rubin, Industry member, exited the meeting at  
7 2:36 p.m. and reentered at 2:39]

8 \*\*\*

9 [Ms. Linsenbach reiterated the new computer system was  
10 almost ready to be launched. She noted Commission  
11 members will soon receive notifications with regard to  
12 the new website.

13 Ms. Linsenbach indicated that applicants will be  
14 able to upload application documents, exam scores,  
15 transcripts, and supporting documents regarding the  
16 application process. Tracking continuing education  
17 will eventually be able to be uploaded.]

18 \*\*\*

19 [The next meeting was noted to be scheduled for July  
20 19, 2017, in Harrisburg. All guests were thanked for  
21 their attendance at the meeting. Also the guests were  
22 invited to attend the next meeting in Harrisburg, as  
23 well as any Commission meeting as all are public  
24 meetings.]

25 \*\*\*

1 Adjournment

2 [The meeting adjourned at 2:48 p.m.]

3 \*\*\*

4

5

6 CERTIFICATE

7

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

13

14

15



16

Samantha Bramble,

17

Minute Clerk

18

Sargent's Court Reporting

19

Service, Inc.

20

21

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23

24

25

STATE REAL ESTATE COMMISSION  
REFERENCE INDEX  
June 6, 2017

	TIME	AGENDA
1		
2		
3		
4		
5		
6		
7	11:06	Official Call to Order/Roll Call
8		
9	11:06	Pledge of Allegiance
10		
11	11:07	Approval of Minutes
12		
13	11:09	Report of Prosecutorial Division
14		
15	11:17	Report of Commission Counsel
16		
17	11:20	Report of Commission Chair
18		
19	11:22	Report of Commission Administrator
20		
21	11:25	Report of Committees
22		
23	11:26	Executive Session
24	12:00	Return to Open Session
25		
26	12:00	Recess
27	1:45	Return to Open Session
28		
29	1:47	Motions
30		
31	2:00	Public Session
32		
33	2:48	Adjournment
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