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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: 11:10 A.M.

BOARD ROOM B  
One Penn Center  
2601 North Third Street  
Harrisburg, Pennsylvania 17110

Tuesday, August 21, 2018

1                                    State Real Estate Commission  
2                                    August 21, 2018

3  
4  
5 COMMISSION MEMBERS:  
6

7 Alexis L. Barbieri, Esquire, Chair, Public Member  
8 Joseph Tarantino Jr., Vice Chair, Industry Member  
9 Anne M. Rubin, Secretary, Industry Member - Absent  
10 Ian J. Harlow, Commissioner of Professional  
11        and Occupational Affairs - Absent  
12 Armand Ferrara Jr., Industry Member  
13 Jennifer A. Thomson, Esquire, Attorney General  
14        Designee  
15 Annie Hanna Cestra, Industry Member  
16 Vincent A. Galko, Public Member  
17 Joseph J. McGettigan, Industry Member  
18 Edward L. Seebeck, Cemetery Member  
19  
20

21 COMMISSION PERSONNEL:  
22

23 Juan A. Ruiz, Esquire, Commission Counsel  
24 Ray Michalowski, Esquire, Commission Prosecution  
25        Liaison  
26 Glenn P. Masser, Esquire, Commission Prosecutor  
27 Caroline A. Bailey, Esquire, Commission Prosecutor  
28 Codi M. Tucker, Esquire, Commission Prosecutor  
29 Krista Linsenbach, Commission Administrator  
30  
31  
32

33 ALSO PRESENT:  
34

35 Todd Umbenhauer, CRB, CRS, GRI, President,  
36        Pennsylvania Association of Realtors  
37 Jack Gombach, Manager of Public Policy Outreach,  
38        Pennsylvania Association of Realtors  
39 Michael McGee, CAE, Chief Executive Officer,  
40        Pennsylvania Association of Realtors  
41 William Festa, CRS, First Vice President, Pennsylvania  
42        Association of Realtors  
43 Phyllis Engart, Long & Foster Real Estate  
44 George DeJesus, Respondent  
45  
46  
47  
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1 \*\*\*

2 State Real Estate Commission

3 August 21, 2018

4 \*\*\*

5 The regularly scheduled meeting of the State Real  
6 Estate Commission was held on Tuesday, August 21,  
7 2018. Alexis L. Barbieri, Chair, Public Member,  
8 officially called the meeting to order at 11:10 a.m.  
9 A roll call was taken. The Pledge of Allegiance was  
10 recited.

11 \*\*\*

12 Approval of Minutes of the July 10, 2018 meeting

13 CHAIR BARBIERI:

14 Do I have a motion to approve the draft  
15 minutes of the July 10, 2018 meeting?

16 [The Commission discussed corrections to the minutes.]

17 CHAIR BARBIERI:

18 Any other corrections or additions? The  
19 motion would need to be approved as  
20 corrected.

21 MR. MCGETTIGAN:

22 So moved.

23 MR. TARANTINO:

24 Second.

25 CHAIR BARBIERI:

1 All in favor? Opposed?

2 [The motion carried unanimously.]

3 \*\*\*

4 Report of Prosecutorial Division

5 [Caroline A. Bailey, Esquire, Commission Prosecutor,  
6 presented the Consent Agreements for File No. 16-56-  
7 12046, and File No. 17-56-06851.]

8 \*\*\*

9 [Glenn P. Masser, Esquire, Commission Prosecutor,  
10 presented the Consent Agreements for File No. 17-56-  
11 12071, File No. 17-56-12062, and File No. 17-56-  
12 13060.]

13 \*\*\*

14 [Ray Michalowski, Esquire, Commission Prosecution  
15 Liaison, introduced and welcomed Codi Tucker, Esquire,  
16 as a new Commission prosecutor. Ms. Tucker provided a  
17 brief summary of her professional background.]

18 \*\*\*

19 Report of Commission Counsel

20 [Juan A. Ruiz, Esquire, Commission Counsel, noted two  
21 proposed Adjudications and Orders, three final  
22 Adjudications and Orders, two Motions to Enter  
23 Default, and a Citation Appeal to be discussed during  
24 Executive Session.

25 Mr. Ruiz also noted two scheduled formal hearings

1 for later in the meeting.]

2 \*\*\*

3 Rules & Regulations Committee Report

4 [Armand Ferrara Jr., Industry Member, reviewed the  
5 verbiage changes for clarification regarding the  
6 definition of broker price opinion for the new law.]

7 \*\*\*

8 Report of Commission Chair - No Report

9 \*\*\*

10 Report of Commissioner - No Report

11 \*\*\*

12 Report of Commission Administrator

13 [Krista Linsenbach, Commission Administrator,  
14 discussed the use of the Pennsylvania Licensing System  
15 (PALS) for the renewal period for the first time. Ms.  
16 Linsenbach reviewed her involvement in training new  
17 staff, noting that the whole division will soon be up  
18 to full complement. She stated there will be changes  
19 and reactivations on PALS within the next couple of  
20 weeks.

21 Ms. Linsenbach also stated education provider  
22 renewals would be completed through PALS this year.  
23 Notices and instructions will be sent to the providers  
24 by mail.

25 Ms. Linsenbach referred to the Volunteer

1 Education Advisory Committee, noting a strategy to be  
2 discussed during Executive Session.

3 Ms. Linsenbach stated the change of employers and  
4 reactivation applications were not available on PALS  
5 and must be submitted by mail. She explained all of  
6 that work would be done by the applicant or licensee  
7 once PALS is fully integrated.

8 Ms. Linsenbach explained that the delays, phone  
9 calls, and staffing issues were slowing things down.  
10 She estimated an 8- to 10-week time frame for all  
11 applications being submitted.

12 Mr. McGettigan suggested providing additional  
13 information on the website. Mr. Tarantino suggested  
14 the Pennsylvania Association of Realtors (PAR) also  
15 place an announcement on their website.

16 Ms. Linsenbach will investigate administratively  
17 additional sources to provide the information to the  
18 public.]

19 \*\*\*

20 [Commission Chair Barbieri requested the introduction  
21 of guests in attendance.]

22 \*\*\*

23 [Todd Umbenhauer, CRB, CRS, GRI, President,  
24 Pennsylvania Association of Realtors, noted also  
25 receiving phone calls and speaking with Mr. McGee to

1 assure the information is sent out through the  
2 membership.

3 Mr. Umbenhauer discussed the progress that PAR  
4 has made with first-time homebuyers legislation,  
5 working with Representatives Bizzarro and Brown in the  
6 House along with Senators Mensch and Fontana in  
7 advancing these bills. He noted a press conference  
8 highlighting the barriers that first-time homebuyers  
9 encounter and how this legislation would address that.  
10 He noted an interest from several media outlets over  
11 the past few months focused on young homebuyers.

12 Mr. Umbenhauer stated that House Bill 1981 had  
13 been voted out of the Urban Affairs Committee and was  
14 awaiting second consideration. He also noted that  
15 Senate Bill 1066 was currently in Appropriations and  
16 expected movement on these bills when the General  
17 Assembly returns in September.

18 Mr. Umbenhauer stated PAR began the process of  
19 reviewing language for team legislation, noting that  
20 PAR's Legislative Committee will be meeting to discuss  
21 this issue. He stated, following the business  
22 meetings at the end of September, PAR should have a  
23 position on moving forward.

24 Mr. Umbenhauer stated PAR was excited to see  
25 movement with the Volunteer Education Advisory

1 Committee (VEAC). This will provide educators a forum  
2 to contribute their expertise to the creation of  
3 course content that will address practical topics like  
4 real estate contracts, advertising, online activities,  
5 and common disciplinary issues seen by the  
6 Commission.]

7

\*\*\*

8 [Pursuant to Section 708(a)(5) of the Sunshine Act, at  
9 11:39 a.m. the Commission entered into Executive  
10 Session with Juan A. Ruiz, Esquire, Commission  
11 Counsel, for the purpose of conducting quasi-judicial  
12 deliberations and to receive advice of Counsel. The  
13 Commission returned to open session at 1:29 p.m.]

14

\*\*\*

15 MOTIONS

16 MR. RUIZ:

17 The Real Estate Commission was just in  
18 Executive Session conducting  
19 quasi-judicial deliberations on matters  
20 currently pending before the Commission.

21 Is there a motion to approve the  
22 Consent Agreements at File No. 16-56-  
23 12046, File No. 17-56-12071, File No.  
24 17-56-12062, and File No. 17-56-13060?

25 MR. MCGETTIGAN:



1                   So moved.

2 MR. FERRARA:

3                   Second.

4 CHAIR BARBIERI:

5                   All in favor? All opposed?

6 [The motion carried unanimously. The Respondent's  
7 name for File No. 16-56-12046 is Stephen N. Walden.  
8 The Respondent's name for File No. 17-56-12071 is  
9 Lorrie Ann Hess. The Respondent's name for File No.  
10 17-56-12062 is Gus B. Klaus. The Respondent's name  
11 for File No. 17-56-13060 is Shawn R. Morrow.]

12   \*\*\*

13 MR. RUIZ:

14                   Is there a motion to reject the Consent  
15 Agreement at File No. 17-56-06851 as  
16 being too lenient?

17 MR. FERRARA:

18                   So moved.

19 MR. TARANTINO:

20                   Second.

21 CHAIR BARBIERI:

22                   All in favor? Opposed?

23 [The motion carried unanimously.]

24   \*\*\*

25 MR. RUIZ:

1 Is there a motion to direct Counsel to  
2 draft a final Adjudication and Order in  
3 the case of John R. Cassel, File No. 16-  
4 56-09075?

5 MR. SEEBECK:

6 So moved.

7 MS. CESTRA:

8 Second.

9 CHAIR BARBIERI:

10 All in favor? Opposed?

11 [The motion carried unanimously.]

12 \*\*\*

13 MR. RUIZ:

14 Is there a motion to approve the  
15 proposed Adjudication and Order in the  
16 case of Ryan K. Gehris, File No. 16-56-  
17 14323?

18 MR. MCGETTIGAN:

19 So moved.

20 MS. CESTRA:

21 Second.

22 CHAIR BARBIERI:

23 All in favor? Opposed?

24 [The motion carried unanimously.]

25 \*\*\*

1 MR. RUIZ:

2 Is there a motion to approve the  
3 following final Adjudications and Orders  
4 of Melquisidec Caraballo, File No. 14-  
5 56-00273; Thomas S. Pedersen, File No.  
6 14-56-11133; and Lara Pietras, File No.  
7 15-56-01706?

8 MS. CESTRA:

9 So moved.

10 MR. TARANTINO:

11 Second.

12 CHAIR BARBIERI:

13 All in favor? Opposed?

14 [The motion carried unanimously.]

15 \*\*\*

16 MR. RUIZ:

17 The Motion to Enter Default in the case  
18 of James E. Lignelli has been tabled.

19 Is there a motion to grant the  
20 Motion to Enter Default and Deem Facts  
21 Admitted in the case of Locust Grove  
22 Cemetery Association at File No. 14-56-  
23 07941?

24 MR. SEEBECK:

25 So moved.

1 MR. MCGETTIGAN:

2                   Second.

3 CHAIR BARBIERI:

4                   All in favor? Opposed?

5 [The motion carried unanimously.]

6   \*\*\*

7 MR. RUIZ:

8                   Is there a motion to deny the Citation  
9                   Appeal of Svetlana Tamam d/b/a Service  
10                   World Realty at File No. 18-56-03247?

11 MR. MCGETTIGAN:

12                   So moved.

13 MR. FERRARA:

14                   Second.

15 CHAIR BARBIERI:

16                   All in favor? Opposed?

17 [The motion carried unanimously.]

18   \*\*\*

19 Education/Examination

20 MS. CESTRA:

21                   The Education Committee had three  
22                   brokers' applications presented to us,  
23                   and we move that the broker application  
24                   for Brian D. McKenzie be approved?

25 CHAIR BARBIERI:

1                   Second?

2 MR. MCGETTIGAN:

3                   So moved.

4 CHAIR BARBIERI:

5                   All in favor? Opposed?

6 [The motion carried unanimously.]

7                                   \*\*\*

8 MS. CESTRA:

9                   We have two other applications. One is  
10                   Kevin Cybularz. We would like to ask  
11                   for additional information. The  
12                   experience needs to be certified by a  
13                   supervising broker.

14                                   For Therese Farrow, we need  
15                   additional information, specifically  
16                   details of the specific transactions and  
17                   her involvement in those transactions.

18                                   I move that we send those back for  
19                   more information.

20 MR. FERRARA:

21                   Second.

22 CHAIR BARBIERI:

23                   All in favor? Opposed?

24 [The motion carried unanimously.]

25                                   \*\*\*

1 Enforcement

2 MR. TARANTINO:

3 I'd like to make a motion that we  
4 approve, with no restrictions, the  
5 application of Rayshon Richardson and  
6 Barry England Jr.

7 MR. FERRARA:

8 Second.

9 CHAIR BARBIERI:

10 All in favor? Opposed?

11 [The motion carried unanimously.]

12 \*\*\*

13 MR. TARANTINO:

14 I'd like to make a motion that we  
15 approve the applications and approve  
16 their license on probation through their  
17 criminal probation and/or payment of  
18 restitution of Salvatore Albert Salvio,  
19 Derek Shawn Radesky, Peter O'Connor, and  
20 Antwyn R. Ennis.

21 MR. SEEBECK:

22 Second.

23 CHAIR BARBIERI:

24 All in favor? Opposed?

25 [The motion carried. Joseph McGettigan opposed the

1 motion.]

2

\*\*\*

3 Enforcement (Application Reviews)

4 MR. TARANTINO:

5

We have the initial application review.

6

I make a motion that we approve with no

7

barrier towards license, the application

8

of Jabbar Hakim Sease and Daniel A.

9

O'Connell.

10 MR. FERRARA:

11

Second.

12 CHAIR BARBIERI:

13

All in favor? Opposed?

14 [The motion carried unanimously.]

15

\*\*\*

16 MR. TARANTINO:

17

I make a motion that we preliminarily

18

deny the application and advise the

19

applicant of his/her right to an

20

informal conference of Kelly M. Sandora,

21

Sara Nichole Cowan, Maxine Andre Foster,

22

Matthew A. Potts, and Cheron Carol

23

Russell.

24 CHAIR BARBIERI:

25

Second?

1 MS. CESTRA:

2                               Second.

3 CHAIR BARBIERI:

4                               All in favor? Opposed?

5 [The motion carried unanimously.]

6   \*\*\*

7 MR. TARANTINO:

8                               We tabled the application of Fannye L.  
9                               Hunt.

10   \*\*\*

11 MR. MCGETTIGAN:

12                               We have one additional informal meeting  
13                               with Daniel J. Schum. Mr. Schum has  
14                               been in front of us a couple of times.  
15                               We felt it was prudent that rather than  
16                               the Enforcement Committee make a  
17                               decision on this that the entire  
18                               Commission vote as discussed in  
19                               Executive Session.

20   I'd like to move that the license  
21                               application of Daniel J. Schum be  
22                               approved with no restrictions.

23 CHAIR BARBIERI:

24                               Second?

25 MR. SEEBECK:



1 Second.

2 CHAIR BARBIERI:

3 Roll call.

4

5 Cestra, aye; Thomson, no; McGettigan,

6 aye; Tarantino, no; Ferrara, no;

7 Seebeck, aye; and Barbieri, aye.

8 [The motion carried. Jennifer Thomson, Joseph

9 Tarantino, and Armand Ferrara opposed the motion.]

10 \*\*\*

11 [A Formal Hearing was held from 1:37 p.m. until

12 2:03 p.m. in the matter of the Application for

13 Salesperson License of George Roberto DeJesus, File

14 No. 18-56-005453.

15 \*\*\*

16 MR. RUIZ:

17 This would be the time and place for the

18 hearing in the Matter of the Application

19 for a Salesperson License of Daniel Luis

20 Quinones, File No. 18-56-005427. Ms.

21 Linsenbach has checked the email account

22 for the Real Estate Commission. I

23 checked my personal email. I checked my

24 personal voicemail and have not received

25 any word from Mr. Quinones. The hearing

1 was scheduled for 2:00. It is now 2:16.  
2 Mr. Quinones has not appeared for the  
3 hearing, so we will move forward and not  
4 have the hearing, obviously as there is  
5 no party.

6 Is there a motion to deny the  
7 application of Mr. Quinones?

8 MR. MCGETTIGAN:

9 So moved.

10 CHAIR BARBIERI:

11 Second?

12 MR. TARANTINO:

13 Second.

14 CHAIR BARBIERI:

15 All in favor? Opposed?

16 [The motion carried unanimously.]

17 \*\*\*

18 Adjournment

19 CHAIR BARBIERI:

20 Motion to adjourn the meeting?

21 MR. SEEBECK:

22 So moved.

23 MR. TARANTINO:

24 Second.

25 CHAIR BARBIERI:

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All in favor?

[The motion carried unanimously.]

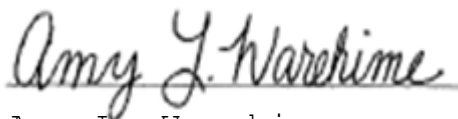
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[There being no further business, the State Real Estate Commission Meeting adjourned at 2:38 p.m.]

\*\*\*

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.



Amy L. Warehime,

Minute Clerk

Sargent's Court Reporting  
Service, Inc.

STATE REAL ESTATE COMMISSION  
REFERENCE INDEX

August 21, 2018

TIME	AGENDA
11:10	Official Call to Order
11:11	Roll Call
11:11	Pledge of Allegiance
11:12	Approval of Minutes
11:12	Report of Prosecutorial Division
11:23	Report of Commission Administrator
11:39	Executive Session
1:29	Return to Open Session
1:29	Motions
1:32	Report of Committees
1:37	Formal Hearing - George Roberto DeJesus
2:38	Adjournment