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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: 11:06 A.M.

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

Wednesday, September 6, 2017

1 State Real Estate Commission
2 September 6, 2017

3
4 COMMISSION MEMBERS:

5
6 Armand Ferrara, Chair, Industry Member
7 Kathryn Waters, Deputy Commissioner of Professional
8 and Occupational Affairs
9 Alexis L. Barbieri, Esquire, Vice Chair, Public Member
10 Jennifer Thomson, Attorney General Designee
11 Annie Hanna Cestra, Industry Member
12 Anne Rubin, Industry Member
13 Vince Gallo, Public Member
14 Joseph Tarantino, Industry Member
15 Joseph McGettigan, Industry Member
16 Edward L. Seebeck, Secretary, Cemetery Member - Absent
17

18
19 COMMISSION PERSONNEL:

20
21 Juan A. Ruiz, Esquire, Commission Counsel
22 Ray Michalowski, Esquire, Commission Prosecution
23 Liaison
24 Timothy Fritch, Esquire, Commission Prosecutor
25 Timothy Smith, Esquire, Commission Prosecutor
26 Krista Linsenbach, Commission Administrator
27 John Karl Geschwindt, Esquire, Commission Prosecutor
28

29
30 MEMBERS OF THE PUBLIC

31
32 Kathy McQuilkin, President of the Pennsylvania
33 Association of Realtors
34 Hank Lerner, Esquire, Pennsylvania Association of
35 Realtors, Director of Law & Policy
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1 ***

2 State Real Estate Commission

3 September 6, 2017

4 ***

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

11 ***

12 Approval of Minutes of the July 19, 2017 meeting.

13 CHAIRMAN FERRARA:

14 We need approval of our Minutes from
15 July's meeting.

16 MR. MCGETTIGAN:

17 So moved.

18 MS. BARBIERI:

19 Second.

20 CHAIRMAN FERRARA:

21 All in favor? Opposed? Thank you.

22 [The motion carried. Annie Hanna Cestra, Industry
23 Member, abstained from voting on the motion.]

24 ***

25 Report of Prosecutorial Division

1 [Ray Michalowski, Esquire, Commission Prosecution
2 Liaison, presented a Consent Agreement for File No.
3 17-56-08808.]

4 ***

5 [John Karl Geschwindt, Esquire, Commission Prosecutor,
6 presented a Consent Agreement for File No. 14-56-
7 12610.]

8 ***

9 [Timothy Fritsch, Esquire, Commission Prosecutor,
10 presented Consent Agreements for File Nos. 15-56-05010
11 and 15-56-06384.]

12 ***

13 [Timothy Smith, Esquire, Commission Prosecutor,
14 presented a Consent Agreement for File No. 15-56-
15 12063.]

16 ***

17 Report of Commission Counsel

18 [Juan Ruiz, Esquire, Commission Counsel, noted a Final
19 Adjudication and Order and three motions for
20 discussion during Executive Session. Mr. Ruiz stated
21 the hearing scheduled for 1:30 p.m. would be
22 rescheduled for the December meeting. He noted the
23 hearing scheduled for 2:00 p.m.

24 Mr. Ruiz discussed Senate Bill 835.]

25 ***

1 Report of Commission Chair - No Report

2 ***

3 Report of Commissioner - No Report

4 ***

5 Report of Commission Administrator

6 [Krista Linsenbach, Commission Administrator, informed
7 Commission members that the 2014 to 2016 continuing
8 education audit will be open for one more week.

9 Ms. Linsenbach also updated Commission members on
10 education provider renewals.]

11 ***

12 Pennsylvania Association of Realtors Report

13 [Kathy McQuilkin, President of the Pennsylvania
14 Association of Realtors, discussed the third-quarter
15 results of the Welcome Home survey from homebuyers as
16 well as stressors for both the buyer and seller. She
17 noted additional survey results may be viewed at
18 WelcomeHomePA.org.]

19 ***

20 [Hank Lerner, Esquire, Director of Law & Policy,
21 highlighted changes and adjustments in policy and
22 procedure recommendations with regard to the
23 definitions of team, team oversight, and team
24 director.

25 Mr. Lerner discussed the pros and cons for the

1 need to set up rules to guide individuals to the most
2 beneficial model.]

3 ***

4 [The Commission recessed from 11:58 a.m. to 12:08
5 p.m.]

6 ***

7 [Pursuant to Section 708(a)(5) of the Sunshine Act, at
8 12:08 p.m. the Commission entered into Executive
9 Session with Juan A. Ruiz, Esquire, for the purpose of
10 conducting quasi-judicial deliberations and to receive
11 advice of Counsel. The Commission returned to open
12 session at 1:51 p.m.]

13 ***

14 [Kathryn Waters, Deputy Commissioner, exited the
15 meeting at 1:51 p.m.]

16 ***

17 [Alexis L. Barbieri, Esquire, Vice Chair, exited the
18 meeting at 1:55 p.m. and re-entered at 1:56 p.m.]

19 ***

20 MOTIONS

21 MR. RUIZ:

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

1 All in favor? Opposed? Thank you.

2 [The motion carried unanimously.]

3 ***

4 MR. RUIZ:

5 Is there a motion to approve the Final
6 Adjudication and Order in the case of
7 Mario DeJesse at File No. 16-56-05067?

8 MR. MCGETTIGAN:

9 So moved.

10 MR. GALKO:

11 Second.

12 CHAIRMAN FERRARA:

13 All in favor? Opposed?

14 [The motion carried unanimously.]

15 ***

16 MR. RUIZ:

17 Is there a motion to grant the Motions
18 to Enter Deem Fault and Deem Facts
19 Admitted in the following cases:
20 Vasili G. Barbounis at 15-56-01661,
21 Melquisedec Caraballo at 14-56-00273,
22 and Rikki Salzman at 16-56-05844?

23 MS. CESTRA

24 So moved.

25 MR. TARANTINO:

1 Second.

2 CHAIRMAN FERRARA:

3 All in favor? Opposed?

4 [The motion carried unanimously.]

5 ***

6 Report of Committees - Education/Examination

7 {Annie Hanna Cestra, Industry Member, requested a

8 motion for approval of three new continuing education

9 courses, which include Tax Strategies Business

10 Planning for Real Estate Professionals, He Who Has The

11 Money Sets The Rules - RESYAC, and He Who Has The

12 Money Sets the Rules - PRI.]

13 MS. RUBIN:

14 I make a motion.

15 MR. TARANTINO:

16 Second.

17 MS. CESTRA:

18 All those in favor? All those opposed?

19 [The motion carried unanimously.]

20 ***

21 MS. CESTRA:

22 I'll make the motion for Tyler Glass to

23 preliminarily deny his request for this

24 course he took in college be submitted

25 in lieu of real estate practices.

1 MS. RUBIN:

2 Second.

3 CHAIRMAN FERRARA:

4 All in favor? Opposed?

5 [The motion carried unanimously.]

6 ***

7 MS. CESTRA:

8 I make the motion that Brent Moon
9 requesting his experience as an
10 attorney qualified to meet the
11 experience required to take the
12 broker's exam be denied.

13 MS. RUBIN:

14 Second.

15 CHAIRMAN FERRARA:

16 All in favor? Opposed?

17 [The motion carried unanimously.]

18 ***

19 MR. TARANTINO:

20 I'd like to make a motion that we
21 approve, with no restrictions, the
22 applications of John Turssline and
23 Christopher Liccketto.

24 MR. MCGETTIGAN:

25 Second.

1 CHAIRMAN FERRARA:

2 All in favor? Opposed?

3 [The motion carried unanimously.]

4 ***

5 MR. TARANTIO:

6 I'd like to make the motion to approve
7 and place the license on probation
8 through the criminal probation and
9 payment of restitution for Melissa
10 Perez.

11 MR. GALKO:

12 Second.

13 CHAIRMAN FERRARA:

14 All in favor? Opposed?

15 [The motion carried unanimously.]

16 ***

17 MR. TARANTINO:

18 I make the motion we provisionally deny
19 the application of Michael Mayro and
20 allow him to come in before the full
21 Commission.

22 MS. RUBIN:

23 Second.

24 CHAIRMAN FERRARA:

25 All in favor? Opposed?

1 [The motion carried unanimously.]

2 ***

3 MR. TARANTINO:

4 I make the motion that we preliminarily
5 deny and advise the applicant of the
6 right to an informal conference for
7 Bruno Nonanotte, Steven Hartman, and
8 Susan Candiello.

9 MS. CESTRA:

10 Second.

11 CHAIRMAN FERRARA:

12 All in favor? Opposed?

13 [The motion carried unanimously.]

14 ***

15 MR. TARANTIONO:

16 I make the motion we approve with no
17 barrier towards licensure the
18 application of Joseph Lawrence Driver.

19 MS. MCGETTIGAN:

20 Second.

21 CHAIRMAN FERRARA:

22 All in favor? Opposed?

23 [The motion carried unanimously.]

24 ***

25 [A Formal Hearing was held from 2:01 p.m. until 2:41

1 p.m. In the Matter of the Commonwealth of Pennsylvania
2 Bureau of Professional and Occupational Affairs vs.
3 Noushig Hovhannesian; File No. 17-56-08608, Docket No.
4 1507-56-17.]

5 ***

6 [Pursuant to Section 708(a)(5) of the Sunshine Act, at
7 2:42 p.m. the Commission entered into Executive
8 Session with Juan A. Ruiz, Esquire, for the purpose of
9 conducting quasi-judicial deliberations and to receive
10 advice of Counsel. The Commission returned to open
11 session at 2:50 p.m.]

12 ***

13 Rules & Regulations Committee Report
14 [Alexis L. Barbieri, Esquire, Vice Chair, Public
15 Member, discussed Section 35.271 and Section 35.292.
16 Ms. Barbieri stated the next Rules & Regulations
17 Committee meeting would be scheduled in the near
18 future.]

19 ***

20 Adjournment

21 CHAIRMAN FERRARA:

22 There being no further business.

23 MR. TARANTINO:

24 I move we adjourn.

25 MR. GALKO:

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Second.

CHAIRMAN FERRARA:

See you in Pittsburgh.

[The motion carried unanimously.]

[There being no further business, the State Real Estate Commission meeting adjourned at 2:51 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.



Adam Beck,

Minute Clerk

Sargent's Court Reporting
Service, Inc.

STATE REAL ESTATE COMMISSION
REFERENCE INDEX
September 6, 2017

	TIME	AGENDA
1		
2		
3		
4		
5		
6		
7	11:06	Official Call to Order/Roll Call
8		
9	11:07	Pledge of Allegiance
10		
11	11:07	Approval of Minutes
12		
13	11:07	Report of Prosecutorial Division
14		
15	11:29	Report of Commission Counsel
16		
17	11:30	Report of Commission Administrator
18		
19	11:34	PA Association of Realtors Report
20		
21	11:58	Recess
22	12:08	Executive Session
23	1:51	Return to Open Session
24		
25	1:51	Motions
26		
27	1:54	Education/Examination Committee
28		
29	2:01	Formal Hearing - Noushig Hovhannesia
30		
31	2:42	Executive Session
32	2:50	Return to Open Session
33		
34	2:50	Rules & Regulations Committee
35		
36	2:51	Adjournment
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