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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: 11:30 A.M.

Room B

One Penn Center

2601 North Third Street

Harrisburg, PA 17110

September 10, 2019

1 ***

2 State Real Estate Commission

3 September 10, 2019

4 ***

5 The regularly scheduled meeting of the State Real
6 Estate Commission was held on Tuesday, September 10,
7 2019. Joseph Tarantino, Chair, Industry Member,
8 officially called the meeting to order at 11:30 a.m.
9 The Pledge of Allegiance was recited. A roll call was
10 taken. K. Kalonji Johnson, Acting Commissioner,
11 Bureau of Professional and Occupational Affairs, was
12 not present at the commencement of the meeting.

13 ***

14 [Joseph Tarantino, Chair, Industry Member, noted that
15 the hearing scheduled for today at 1:30 p.m. has been
16 continued.]

17 ***

18 Approval of minutes of the July 23, 2019 meeting

19 CHAIR TARANTINO:

20 Can I get a motion to approve the draft
21 minutes for July's meeting?

22 MS. RUBIN:

23 So moved.

24 CHAIR TARANTINO:

25 Second?

1 MR. FERRARA:

2 Second.

3 CHAIR TARANTINO:

4 On the question, all in favor, say aye.

5 Any opposed?

6 [The motion carried unanimously.]

7 ***

8 Report of Prosecutorial Division

9 [Caroline A. Bailey, Esquire, Commission Prosecutor,
10 presented the Consent Agreements for File No. 16-56-
11 01032 and File No. 17-56-05302.]

12 ***

13 [Timothy Fritsch, Esquire, Commission Prosecutor,
14 presented the Consent Agreements for Case Nos. 17-56-
15 06822, 16-56-06304 & 19-56-006528.]

16 ***

17 [K. Kalonji Johnson, Acting Commissioner, Bureau of
18 Professional and Occupational Affairs, entered the
19 meeting at 11:40 a.m.]

20 ***

21 Report of Commission Counsel

22 [Juan A. Ruiz, Esquire, Commission Counsel, noted one
23 proposed Adjudication and Order, two final
24 Adjudications and Orders, a Motion to Enter Default,
25 and a case for deliberation for discussion during

1 Executive Session.

2 Mr. Ruiz mentioned two formal hearings scheduled
3 for later in the meeting, noting the hearing scheduled
4 for 1:30 p.m. had been continued.]

5 ***

6 Report of Commission Chair

7 [Joseph Tarantino, Chair, Industry Member, noted
8 meeting date changes for 2020. He also noted the next
9 meeting is scheduled for October 23, 2019, in
10 Philadelphia.]

11 ***

12 Report of Acting Commissioner

13 [K. Kalonji Johnson, Acting Commissioner, Bureau of
14 Professional and Occupational Affairs, informed the
15 Commission that renewals for education providers
16 recently opened. He noted extra time being allowed
17 for renewals.

18 Acting Commissioner Johnson thanked the
19 Commission for assuring compliance with the provisions
20 of Act 41, which went into effect on August 29,
21 allowing out-of-state endorsement for active licensees
22 in other jurisdictions.]

23 ***

24 Report of Commission Administrator

25 [Krista Linsenbach, Commission Administrator,

1 addressed education provider renewals, noting one
2 waiting for her review.

3 Ms. Linsenbach recognized the Commission staff
4 for their hard work in decreasing the application
5 processing time to one to two weeks.]

6

7 Public Session

8 [William McFalls Jr., ABR, CRS, Green, GRI,
9 President, Pennsylvania Association of Realtors,
10 stated the Pennsylvania Association of Realtors (PAR)
11 will be working to pass House Bill 523 regarding the
12 Private Road Act. He commented that federally backed
13 mortgages were having difficulty with closing on
14 properties located on private roadways if a Private
15 Road Maintenance Agreement was not in place.

16 Mr. McFalls noted that PAR was hearing from
17 realtors throughout the state, both rural and urban,
18 with this problem. He stated Pennsylvania lacks
19 statutory requirements for private roadways, but House
20 Bill 523 would amend the Private Road Act to provide
21 basic maintenance for a private roadway in the absence
22 of an agreement between homeowners. He described the
23 state-wide basic agreement as simply providing shared
24 responsibility among all homeowners along the roadway
25 unless any prewritten agreement states otherwise.

1 Commission and to receive the advice of counsel. The
2 Commission returned to open session at 1:52 p.m.]

3 ***

4 [K. Kalonji Johnson, Acting Commissioner, Bureau of
5 Professional and Occupational Affairs, exited the
6 meeting during Executive Session.]

7 ***

8 MOTIONS

9 MR. RUIZ:

10 The Real Estate Commission was just in
11 Executive Session conducting
12 quasi-judicial deliberations on a number
13 of matters currently pending before the
14 Commission.

15 Is there a motion to approve the
16 Consent Agreements at File No. 16-56-
17 01032 and Case Nos. 17-56-06822, 16-56-
18 06304 & 19-56-006528?

19 MR. MCGETTIGAN:

20 So moved.

21 CHAIR TARANTINO:

22 Second?

23 MS. BARBIERI:

24 Second.

25 CHAIR TARANTINO:

1 On the motion, all in favor, say aye.

2 Any opposed?

3 [The motion carried unanimously. The Respondent's
4 name is for File No. 16-56-01032 is Linda Gavio. The
5 Respondents' names for Case No. 17-56-06822 and Case
6 Nos. 16-56-06304 & 19-56-006528 is Peter A. Hewett and
7 Northampton County Regional Realty, LLC & Theresa M.
8 Calantoni.]

9 ***

10 MR. RUIZ:

11 Is there a motion to deny the Consent
12 Agreement at File No. 17-56-05302 as
13 being too lenient?

14 MR. FERRARA:

15 So moved.

16 CHAIR TARANTINO:

17 Second?

18 MS. BARBIERI:

19 Second.

20 CHAIR TARANTINO:

21 On the motion, all in favor, say aye.

22 Any opposed?

23 [The motion carried unanimously.]

24 ***

25 MR. RUIZ:

1 Is there a motion to direct Commission
2 counsel to draft a final Adjudication
3 and Order consistent with discussions in
4 Executive Session in the case of Raymon
5 Collins Harris at File No. 15-56-008071?

6 MR. MCGETTIGAN:

7 So moved.

8 CHAIR TARANTINO:

9 Second?

10 MR. FERRARA:

11 Second.

12 CHAIR TARANTINO:

13 On the question, everybody in favor, say
14 aye. Any opposed?

15 [The motion carried unanimously.]

16 ***

17 MR. RUIZ:

18 Is there a motion to approve the final
19 Adjudication and Order in the case of
20 Christina M. Sica at Case No. 17-56-
21 08607 and Nancy J. Steranka-Dickson &
22 Resi-Comm Realty Services, Inc., at Case
23 Nos. 15-56-05791 & 15-56-05792?

24 CHAIR TARANTINO:

25 Motion to approve?

1 MR. MCGETTIGAN:

2 So moved.

3 CHAIR TARANTINO:

4 Second?

5 MS. RUBIN:

6 Second.

7 CHAIR TARANTINO:

8 On the question, all in favor, say aye.

9 Any opposed?

10 [The motion carried unanimously.]

11 ***

12 MR. RUIZ:

13 Is there a motion to grant the Motion to
14 Enter Default and Deem Facts Admitted in
15 the case of Lindsay Yetter and Y Real
16 Estate, Inc., at File Nos. 14-56-14533 &
17 14-56-14534?

18 CHAIR TARANTINO:

19 Motion?

20 MS. RUBIN:

21 So moved.

22 CHAIR TARANTINO:

23 Second?

24 MR. FERRARA:

25 Second.

1 CHAIR TARANTINO:

2 On the question, all in favor, say aye.

3 Any opposed?

4 [The motion carried unanimously.]

5 ***

6 MR. RUIZ:

7 Is there a motion to grant the License

8 Application for Ginger Siobhan Coleman

9 at File No. 19-56-006524?

10 MR. MCGETTIGAN:

11 So moved.

12 CHAIR TARANTINO:

13 Second?

14 MS. BARBIERI:

15 Second.

16 CHAIR TARANTINO:

17 On the question, all in favor, say aye.

18 Any opposed?

19 [The motion carried unanimously.]

20 ***

21 Education/Examination Committee

22 ***

23 MS. RUBIN:

24 The Education Committee met and reviewed

25 the Broker Exam Application for Kari

1 Elizabeth Panza, and we are
2 preliminarily denying it as she does not
3 meet the experience requirements.

4 CHAIR TARANTINO:

5 Second?

6 MS. BARBIERI:

7 Second.

8 CHAIR TARANTINO:

9 On the question, all in favor, say aye.

10 Any opposed?

11 [The motion carried unanimously.]

12 * * *

13 MS. RUBIN:

14 For the Application for a CE course
15 Digital Marketing: Creating Leads in
16 our Online World, we move to deny it as
17 it does not meet the CE requirements.
18 The contents focuses on marketing.

19 CHAIR TARANTINO:

20 Second?

21 MR. MCGETTIGAN:

22 Second.

23 CHAIR TARANTINO:

24 On the question, all in favor, say aye.

25 Any opposed?

1 [The motion carried unanimously.]

2 ***

3 MS. RUBIN:

4 For the CE course for Drones, Nannycams,
5 Security Cameras: Privacy Issues and
6 Ethical Considerations for Real Estate
7 Professionals, we move to approve this
8 course.

9 CHAIR TARANTINO:

10 Second?

11 MR. FERRARA:

12 Second.

13 CHAIR TARANTINO:

14 On the question, all in favor, say aye.
15 Any opposed?

16 [The motion carried unanimously.]

17 ***

18 MS. RUBIN:

19 For the course Managing a
20 Multigenerational Business, we deny as
21 it does not meet the CE requirements.
22 It is focused on recruiting.

23 CHAIR TARANTINO:

24 Second?

25 MS. BARBIERI:

1 Second.

2 CHAIR TARANTINO:

3 On the question, all in favor, say aye.

4 Any opposed?

5 [The motion carried unanimously.]

6 ***

7 MS. RUBIN:

8 For the course Social Media: Instagram
9 Business Account, we recommend denying
10 as it does not meet the CE requirements
11 and focuses on marketing.

12 CHAIR TARANTINO:

13 Second?

14 MR. MCGETTIGAN:

15 Second.

16 CHAIR TARANTINO:

17 On the question, all in favor, say aye.

18 Any opposed?

19 [The motion carried unanimously.]

20 ***

21 MS. RUBIN:

22 For the course The NEW Real Estate
23 Market Understanding the Influential
24 Impact of Generational Trends, we move
25 to approve the course.

1 CHAIR TARANTINO:

2 Second?

3 MS. BARBIERI:

4 Second.

5 CHAIR TARANTINO:

6 On the question, all in favor, say aye.

7 Any opposed?

8 [The motion carried. Mr. McGettigan opposed the
9 motion.]

10 ***

11 MS. RUBIN:

12 On the course the Ultimate REALTOR App:
13 Realtors Property Resource (RPR), we
14 deny that as it does not meet the CE
15 requirements. Its product is specific
16 to realtors only.

17 CHAIR TARANTINO:

18 Second?

19 MR. FERRARA:

20 Second.

21 CHAIR TARANTINO:

22 On the question, all in favor, say aye.

23 Any opposed?

24 [The motion carried unanimously.]

25 ***

1 MR. FERRARA:

2 Second.

3 CHAIR TARANTINO:

4 On the question, all in favor, say aye.

5 Any opposed?

6 [The motion carried unanimously.]

7 ***

8 MR. MCGETTIGAN:

9 I make the motion that we approve to
10 place the licenses on probation through
11 criminal probation and/or payment of
12 restitution for Desiree Q. Walker,
13 Nicole Amanda Mahoney, Tucker A. Glick,
14 Staci Emilia Clark, and Austin Elliot
15 Dructor.

16 CHAIR TARANTINO:

17 Do I have a second?

18 MS. BARBIERI:

19 Second.

20 CHAIR TARANTINO:

21 On the question, all in favor, say aye.

22 Any opposed?

23 [The motion carried unanimously.]

24 ***

25 MR. MCGETTIGAN:

1 We had one informal conference tabled,
2 and we had one no show and will pass
3 them back to the Commission.

4 ***

5 Enforcement Committee (Application Reviews)

6 MR. MCGETTIGAN:

7 We reviewed the following Application
8 for Licensure of Shilvosky Buffalo. I
9 make a motion that we approve the
10 application with no barriers.

11 CHAIR TARANTINO:

12 Second?

13 MS. RUBIN:

14 Second.

15 CHAIR TARANTINO:

16 On the question, all in favor, say aye.

17 Any opposed?

18 [The motion carried unanimously.]

19 ***

20 MR. MCGETTIGAN:

21 The application of Rebecca Jean Straley.
22 I move for no barrier toward licensure.

23 CHAIR TARANTINO:

24 Second?

25 MS. RUBIN:

1 Second.

2 CHAIR TARANTINO:

3 On the question, all in favor, say aye.

4 Any opposed?

5 [The motion carried unanimously.]

6 ***

7 MR. MCGETTIGAN:

8 I make a motion that the application of
9 Mary Jane Milich-Pagan be approved with
10 no barrier toward licensure.

11 CHAIR TARANTINO:

12 Do I have a second?

13 MR. FERRARA:

14 Second.

15 CHAIR TARANTINO:

16 On the question, all in favor, say aye.

17 Any opposed?

18 [The motion carried. Ms. Thomson opposed the motion.]

19 ***

20 MR. MCGETTIGAN:

21 I make a motion that the application of
22 Joel Deserio be denied and advise the
23 applicant of the right to an informal
24 conference.

25 CHAIR TARANTINO:

1 Second?

2 MS. BARBIERI:

3 Second.

4 CHAIR TARANTINO:

5 On the question, all in favor, say aye.

6 Any opposed?

7 [The motion carried unanimously.]

8 ***

9 MR. MCGETTIGAN:

10 I make a motion that the application of
11 James Crowley Jr. be preliminarily
12 denied and advise the applicant of the
13 right to an informal conference.

14 CHAIR TARANTINO:

15 Do I have a second on that?

16 MR. FERRARA:

17 Second.

18 CHAIR TARANTINO:

19 On the question, all in favor, say aye.

20 Any opposed?

21 [The motion carried unanimously.]

22 ***

23 Miscellaneous

24 [Joseph Tarantino, Chair, Industry Member, mentioned
25 changes to meeting dates for January, March, and April

1 to be posted on the website.]

2 ***

3 [The Commission recessed from 2:02 p.m. until
4 2:13 p.m.]

5 ***

6 [A formal hearing was held from 2:13 p.m. until
7 2:33 p.m. in the matter of the Petition for
8 Reinstatement of Licensure of Shaheed Ali Sanders,
9 Case No. 19-56-010456.]

10 ***

11 [Pursuant to Section 708(a)(5) of the Sunshine Act, at
12 2:33 p.m. the Commission entered into Executive
13 Session with Juan A. Ruiz, Esquire, Commission
14 Counsel, for the purpose of conducting quasi-judicial
15 deliberations on matters currently pending before the
16 Commission and to receive the advice of counsel. The
17 Commission returned to open session at 2:40 p.m.]

18 ***

19 MR. RUIZ:

20 The Commission was just in Executive
21 Session conducting deliberations on the
22 matter of the hearing for Reinstatement
23 Licensure of Shaheed Ali Sanders.

24 Is there a motion to grant
25 reinstatement to Shaheed Ali Sanders?

1 MS. RUBIN:

2 So moved.

3 MS. BARBIERI:

4 Second.

5 CHAIR TARANTINO:

6 On the question, all in favor, say aye.

7 Any opposed?

8 [The motion carried unanimously.]

9 ***

10 Adjournment

11 CHAIR TARANTINO:

12 Do I have a motion to adjourn?

13 MS. RUBIN:

14 So moved.

15 MS. BARBIERI:

16 Second.

17 CHAIR TARANTINO:

18 We're adjourned. Thank you everybody.

19 [The motion carried unanimously.]

20 ***

21 [There being no further business, the State Real
22 Estate Commission Meeting adjourned at 2:41 p.m.]

23 ***

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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.



Bridget Hockenbroch,
Minute Clerk
Sargent's Court Reporting
Service, Inc.

STATE REAL ESTATE COMMISSION
REFERENCE INDEX

September 10, 2019

	TIME	AGENDA
1		
2		
3		
4		
5		
6		
7		
8		
9	11:30	Official Call to Order
10		
11	11:30	Pledge of Allegiance
12		
13	11:30	Roll Call
14		
15	11:32	Approval of Minutes
16		
17	11:32	Report of Prosecutorial Division
18		
19	11:42	Report of Commission Counsel
20		
21	11:42	Report of Commission Chair
22		
23	11:43	Report of Acting Commissioner
24		
25	11:45	Report of Commission Administrator
26		
27	11:46	Public Session
28		
29	11:50	Executive Session
30	1:52	Return to Open Session
31		
32	1:53	Motions
33		
34	1:57	Report of Committees
35		
36	2:02	Recess
37	2:13	Return to Open Session
38		
39	2:13	Miscellaneous
40		
41	2:13	Formal Hearing - Shaheed Ali Sanders
42	2:33	
43		
44	2:33	Executive Session
45	2:40	Return to Open Session
46		
47	2:41	Adjournment
48		
49		
50		