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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  
VIA VIDEOCONFERENCE**

TIME: 10:33 A.M.

September 24, 2021

1                                    State Real Estate Commission  
2                                    September 24, 2021

3  
4  
5 COMMISSION MEMBERS:

6  
7 Joseph J. McGettigan, Chair, Industry Member  
8 Armand N. Ferrara Jr., Vice Chair, Industry Member  
9 Joseph Tarantino, Secretary, Industry Member  
10 Anne M. Rubin, Industry Member  
11 Jeffrey J. Johnson, Industry Member  
12 Jennifer Thomson, Esquire, Attorney General Designee  
13 Edward L. Seebeck, Cemetery Member - Absent  
14 Gaetano P. Piccirilli, Esquire, Public Member  
15 K. Kalonji Johnson, Commissioner, Bureau of  
16 Professional and Occupational Affairs  
17

18  
19 COMMISSION PERSONNEL:

20  
21 Juan A. Ruiz, Esquire, Commission Counsel  
22 Timothy A. Fritsch, Esquire, Commission Prosecution  
23 Liaison  
24 Ray Michalowski, Esquire, Senior Commission  
25 Prosecutor  
26 Caroline A. Bailey, Esquire, Commission Prosecutor  
27 Angela B. Lucci Solomon, Esquire, Commission  
28 Prosecutor  
29 Alice Glasser, Esquire, Commission Prosecutor  
30 Krista Linsenbach, Commission Administrator  
31 Marc Farrell, Deputy Policy Director, Department of  
32 State  
33

34  
35 ALSO PRESENT:

36  
37 Christopher G. Raad, President, Pennsylvania  
38 Association of Realtors  
39 Henry (Hank) Lerner, Esquire, General Counsel/Director  
40 of Law & Policy, Pennsylvania Association of  
41 Realtors  
42 Jerry J. Livingston, Democratic Executive Director,  
43 Senate Consumer Protection & Professional Licensure  
44 Committee  
45 Lisa Aaron, Professional Standards and Education  
46 Manager, Pennsylvania Association of Realtors  
47 Michael McGee, CAE, Chief Executive Officer,  
48 Pennsylvania Association of Realtors  
49  
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State Real Estate Commission  
September 24, 2021

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ALSO PRESENT: (cont.)

Wayne C. Crawford, Esquire, Public Policy Manager,  
Pennsylvania Association of Realtors  
Wesley J. Rish, Esquire, Rish Law Office, LLC

1 \*\*\*

2 State Real Estate Commission

3 September 24, 2021

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 Juan A. Ruiz, 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 Meeting Instructions

14 [Krista Linsenbach, Commission Administrator, provided  
15 instructions to be followed during the virtual  
16 meeting.

17 Ms. Linsenbach also noted the meeting was being  
18 recorded, and those who continued to participate were  
19 giving their consent to be recorded.]

20 \*\*\*

21 The regularly scheduled meeting of the State Real  
22 Estate Commission was held on Friday, September 24,  
23 2021. Joseph J. McGettigan, Chairman, Industry  
24 Member, officially called the meeting to order at  
25 10:33 a.m.

1 \*\*\*

2 Roll Call

3 [Joseph J. McGettigan, Chairman, Industry Member,  
4 provided a roll call of Commission members.]

5 \*\*\*

6 Introduction of Attendees

7 [Krista Linsenbach, Commission Administrator, provided  
8 an introduction of those in attendance.]

9 \*\*\*

10 Pledge of Allegiance

11 [The Pledge of Allegiance was recited.]

12 \*\*\*

13 Approval of minutes of the August 17, 2021 meeting

14 CHAIR MCGETTIGAN:

15 I will entertain a motion to approve the  
16 draft minutes of our August 17 meeting.

17 MR. FERRARA:

18 So moved.

19 MR. PICCIRILLI:

20 Second.

21 CHAIR MCGETTIGAN:

22 Discussion? All in favor? Against?

23 [The motion carried unanimously.]

24 \*\*\*

25 Report of Prosecutorial Division

1 [Alice Glasser, Esquire, Commission Prosecutor,  
2 presented the Consent Agreement for Case No. 19-56-  
3 015212.]

4 \*\*\*

5 [Caroline A. Bailey, Esquire, Commission Prosecutor,  
6 presented the Consent Agreements for Case No. 20-56-  
7 006536 and Case Nos. 21-56-003653 & 21-56-004145.]

8 \*\*\*

9 [Timothy A. Fritsch, Esquire, Commission Prosecution  
10 Liaison, presented the Consent Agreement for Case Nos.  
11 19-56-010972 & 20-56-007896.

12 Wesley J. Rish, Esquire, Rish Law Office, LLC,  
13 counsel for the respondent, was present.

14 Ray Michalowski, Esquire, Senior Commission  
15 Prosecutor, noted attending a legal panel last week  
16 with one of the attorneys from the Pennsylvania  
17 Association of Realtors (PAR) and Brett Woodburn,  
18 where they did a presentation for the Realtors  
19 Association of Metropolitan Pittsburgh. He also noted  
20 attending a presentation by one of the Board members  
21 of the Board of Real Estate Appraisers and one of the  
22 members of the Appraisal Qualifications Board to the  
23 Realtors Association of Metropolitan Pittsburgh. He  
24 mentioned both presentations went very well and were  
25 well received.]

1 \*\*\*

2 [Juan A. Ruiz, Esquire, Commission Counsel, informed  
3 everyone that the Commission met in Executive Session  
4 prior to the start of public session to consider all  
5 of the items on the agenda.]

6 \*\*\*

7 Report of Commission Counsel

8 [Juan A. Ruiz, Esquire, Commission Counsel, noted the  
9 Commission considered four proposed adjudications and  
10 orders, one final adjudication and order, two motions  
11 to enter default, and one appeal to a citation case.

12 Mr. Ruiz announced House Bill 1849 regarding  
13 distance education to allow livestreaming courses was  
14 introduced and has gone to the Senate after passing in  
15 the House unanimously.

16 Mr. Ruiz asked Commission members whether anyone  
17 wished to go back into Executive Session to discuss  
18 any of the consent agreements.]

19 \*\*\*

20 MR. RUIZ:

21 Is there a motion to approve the Consent  
22 Agreements at Case No. 19-56-015212?

23 MR. FERRARA:

24 So moved.

25 COMMISSIONER JOHNSON:

1 Second.

2 CHAIR MCGETTIGAN:

3 Call for the vote. All in favor?

4 Against?

5 [The motion carried unanimously. The Respondent's  
6 name is William A. Spingler.]

7 \*\*\*

8 MR. RUIZ:

9 Is there a motion to deny the following  
10 Consent Agreements as being too lenient:  
11 Case No. 20-56-006536 and Case Nos. 21-  
12 56-003653 & 21-56-004145?

13 MR. FERRARA:

14 So moved.

15 MS. RUBIN:

16 Second.

17 CHAIR MCGETTIGAN:

18 Discussion? Call for the vote. All in  
19 favor? Against?

20 [The motion carried unanimously.]

21 \*\*\*

22 MR. RUIZ:

23 Is there a motion to approve the Consent  
24 Agreement at Case No. 19-56-010972 & 20-  
25 56-007896?



1 MS. RUBIN:

2                               So moved.

3 MR. TARANTINO:

4                               Second.

5 CHAIR MCGETTIGAN:

6                               Discussion? All in favor? Against?

7 [The motion carried unanimously. The Respondent's  
8 name is Jenny Sue Stoner and GA Property Management,  
9 LLC.]

10   \*\*\*

11 MR. RUIZ:

12                               Is there a motion to approve the  
13                               Proposed Adjudication and Order for  
14                               Chestnut Grove Cemetery at Case No. 20-  
15                               56-009214 with the edits to the  
16                               conclusion of the law as discussed in  
17                               Executive Session?

18 MR. JOHNSON:

19                               So moved.

20 MR. FERRARA:

21                               Second.

22 CHAIR MCGETTIGAN:

23                               Discussion? All in favor? Against?

24 [The motion carried unanimously.]

25   \*\*\*

1 MR. RUIZ:

2 Is there a motion to direct counsel to  
3 draft a Final Adjudication and Order in  
4 accordance with discussions in Executive  
5 Session for the case of Dinesh Desai &  
6 DDS Real Estate LLC at Case Nos 19-56-  
7 001359 & 20-56-008739?

8 MR. TARANTINO:

9 So moved.

10 MR. PICCIRILLI:

11 Second.

12 CHAIR MCGETTIGAN:

13 Discussion? All in favor? Against?

14 [The motion carried unanimously.]

15 \*\*\*

16 MR. RUIZ:

17 Is there a motion to approve the  
18 Proposed Adjudication and Order in the  
19 application case of Michael B. Hess at  
20 Case No. 21-56-002428?

21 MS. RUBIN:

22 So moved.

23 MR. FERRARA:

24 Second.

25 CHAIR MCGETTIGAN:

1 Discussion? All in favor? Against?

2 [The motion carried unanimously.]

3 \*\*\*

4 MR. RUIZ:

5 Is there a motion to direct counsel to  
6 draft a Final Adjudication and Order  
7 consistent with discussions in Executive  
8 Session in the case of Kelly X. Huang,  
9 Xiong Huang & HK99 Realty LLC at Case  
10 Nos. 16-56-12500, 18-56-010755 & 18-56-  
11 010906?

12 MR. JOHNSON:

13 So moved.

14 CHAIR MCGETTIGAN:

15 Do I have a second in that?

16 MR. TARANTINO:

17 Second.

18 CHAIR MCGETTIGAN:

19 Discussion? All in favor? Against?

20 [The motion carried unanimously.]

21 \*\*\*

22 MR. RUIZ:

23 Is there a motion to approve the Final  
24 Adjudication and Order in the case of  
25 Victor Trub at Case No. 20-56-001929?

1 MR. FERRARA:

2 Motion.

3 MR. TARANTINO:

4 Second.

5 CHAIR MCGETTIGAN:

6 Discussion? All in favor? Against?

7 [The motion carried unanimously.]

8 \*\*\*

9 MR. RUIZ:

10 Is there a motion to grant the Motion to  
11 Enter Default in the cases of Jeremy  
12 Pratt Jr. at Case No. 19-56-008896 and  
13 David Bryan Soriano at Case No. 19-56-  
14 004347.

15 MS. RUBIN:

16 So moved.

17 MR. TARANTINO:

18 Second.

19 CHAIR MCGETTIGAN:

20 Discussion? All in favor? Against?

21 [The motion carried unanimously.]

22 \*\*\*

23 MR. RUIZ:

24 Is there a motion to deny the Citation  
25 Appeal of Lauren Visnansky at Case No.

1 20-56-004218?

2 MR. FERRARA:

3 So moved.

4 MR. TARANTINO:

5 Second.

6 CHAIR MCGETTIGAN:

7 Discussion? All in favor? Against?

8 [The motion carried unanimously.]

9 \*\*\*

10 Report of Commission Chairperson - No Report

11 \*\*\*

12 Report of Commissioner

13 [K. Kalonji Johnson, Commissioner, Bureau of  
14 Professional and Occupational Affairs, noted September  
15 30 marks the expiration of the emergency declaration  
16 and many of the regulatory suspensions, including  
17 public board meetings. He stated the Commission would  
18 be returning to Penn Center for the next meeting.

19 Commissioner Johnson noted all Commonwealth of  
20 Pennsylvania employees are required to wear masks and  
21 that members of the public will be encouraged to wear  
22 masks, along with observing social distancing. He  
23 also noted personal protective equipment (PPE) and  
24 sanitizer will be provided. He mentioned discussions  
25 in the general assembly about possibly providing a

1 virtual application alongside physical presence, but  
2 everyone will be expected to return to Penn Center at  
3 the present time. He mentioned that further  
4 information will be provided to Commission members  
5 this weekend or early next week with regards to the  
6 Office of Administration policies.]

7

\*\*\*

8 Report of Commission Administrator

9 [Krista Linsenbach, Commission Administrator, informed  
10 the Commission that education providers are current in  
11 renewals with about a 30-50 percent return already.  
12 She reminded providers that renewals end October 31,  
13 2021, and there is no longer a grace period. She  
14 stated that anyone who does not complete their  
15 renewals by November 1, 2021, will have to reactivate  
16 their license for approval and may contact the  
17 Commission for instructions.]

18

\*\*\*

19 Report of Commission Administrator - Election of  
20 Officers

21 CHAIR MCGETTIGAN:

22 Would anyone like to start for chairman?

23 MR. TARANTINO:

24 I'll make a motion to nominate Armand  
25 Ferrara for chairman for 2022.

1 MR. JOHNSON:

2 I'll second that.

3 CHAIR MCGETTIGAN:

4 Any discussion? Call for the vote. All  
5 in favor? Against?

6 [The motion carried unanimously.]

7 \*\*\*

8 CHAIR MCGETTIGAN:

9 Vice chair nominations?

10 MR. FERRARA:

11 I'd like to nominate Joseph Tarantino  
12 for vice chair.

13 MR. JOHNSON:

14 I'll second that motion.

15 CHAIR MCGETTIGAN:

16 Discussion? All in favor? Against?

17 [The motion carried unanimously.]

18 \*\*\*

19 CHAIR MCGETTIGAN:

20 For secretary?

21 MS. THOMSON:

22 I'd like to nominate Anne Rubin.

23 CHAIR MCGETTIGAN:

24 Do I have a second?

25 COMMISSIONER JOHNSON:

1                   Second.

2 CHAIR MCGETTIGAN:

3                   Discussion?

4 MR. TARANTINO:

5                   I'd like to nominate Jeffery Johnson  
6                   also for secretary.

7 CHAIR MCGETTIGAN:

8                   Very good. Do I have a second?

9 MR. PICCIRILLI:

10                  Second.

11 CHAIR MCGETTIGAN:

12                  Are there any other nominations?

13 MR. RUIZ:

14                  I will do a roll call for the vote.

15

16                  Armand Ferrara, Johnson; Joseph  
17                  Tarantino, Johnson; Anne Rubin, Rubin;  
18                  Jeffery Johnson, Johnson; Jennifer  
19                  Thomson, Rubin; Gaetano Piccirilli,  
20                  Johnson; Commissioner Johnson, Rubin.

21

22                  The results are four to three in favor  
23                  of Jeffery Johnson.

24

25 CHAIR MCGETTIGAN:





1 Estate Commission Meetings in 2022 for  
2 January 18, March 1, April 6, May 3,  
3 June 1, August 2, September 15, November  
4 3, and December 20?

5 MR. FERRARA:

6 So moved.

7 CHAIR MCGETTIGAN:

8 Do I have a second?

9 MS. RUBIN:

10 Second.

11 CHAIR MCGETTIGAN:

12 Discussion? All in favor? Against?

13 [The motion carried unanimously.]

14 \*\*\*

15 Report of Committees - Enforcement (Application  
16 Reviews)

17 MR. TARANTINO:

18 The Enforcement Committee had two  
19 applicants. I'd like to make a motion  
20 that we approve the Application of  
21 Maryann El-Haddad conditioned upon her  
22 submitting a broker letter.

23 MR. FERRARA:

24 Second.

25 CHAIR MCGETTIGAN:

1 Call for the vote. All in favor?  
2 Against?

3 [The motion carried unanimously.]

4 \*\*\*

5 MR. TARANTINO:

6 I'd like to make a motion that we deny  
7 the Application of Erich Helmick and  
8 advise him of his right to an informal  
9 conference.

10 CHAIR MCGETTIGAN:

11 Second?

12 MS. RUBIN:

13 Second.

14 CHAIR MCGETTIGAN:

15 Discussion? All in favor? Against?

16 [The motion carried unanimously.]

17 \*\*\*

18 [Anne M. Rubin, Industry Member, announced she would  
19 not be at the November 2021 meeting and possibly the  
20 December meeting if there is not another option to in  
21 person. She commented that this meeting may be her  
22 last meeting of this year and wanted to thank Chair  
23 McGettigan for leading the Commission through another  
24 interesting year as a Commission and doing a splendid  
25 job.]

1 Ms. Rubin also thanked Chris Raad for his service  
2 to the association because it may be their last  
3 meeting together with him as president.]

4

\*\*\*

5 Public Session

6 [Michael McGee, CAE, Chief Executive Officer,  
7 Pennsylvania Association of Realtors, offered remarks  
8 on behalf of Mr. Raad. He also commented on House  
9 Bill 1849, noting it was introduced by Representative  
10 Todd Polinchock and that PAR has been working closely  
11 with him to get that bill through the legislature to  
12 allow livestream education.

13 Mr. McGee stated real estate licensees were able  
14 to earn continuing education credits through  
15 livestream education when the Department of State  
16 issued an emergency waiver during the pandemic, but  
17 the waiver is due to expire next week. He noted that  
18 the proposed statutory change is in line with the  
19 Commission's proposed revision to their general  
20 regulations by amending the Real Estate Licensing and  
21 Registration Act (RELRA).

22 Mr. McGee commented that PAR continues to hear  
23 from real estate schools, where licensees have  
24 embraced remote learning, and both the schools and  
25 licensees would like to see it continue. He stated

1 PAR was strongly advocating for the passage of House  
2 Bill 1849 and fully expect the Senate to consider it  
3 when they return to session next week.

4 Mr. McGee stated PAR anxiously awaits the  
5 distribution of the Commission's proposed changes to  
6 the regulations to all stakeholders. He mentioned  
7 that PAR notified local associations and leadership of  
8 the proposed changes and will work through their  
9 internal procedures to provide feedback on the  
10 suggested provisions.

11 Mr. McGee announced PAR recently launched a new  
12 brand identity. He commented that members have had to  
13 shift to respond to the changing needs of their  
14 clients, and PAR is responding to that change as well.  
15 He stated PAR's new brand reflects the association's  
16 ability to adapt, provide the foundation for realtors  
17 to build successful businesses, better serve their  
18 clients, and be strong members of their communities.

19 Mr. McGee stated PAR's new brand identity  
20 reinforces the value that their members have come to  
21 expect. He noted foundational services like their  
22 legal hotline, standard forms, and advocacy give  
23 realtors the tools to focus on their future while PAR  
24 helps them get there. He encouraged everyone to visit  
25 [parealtors.org](http://parealtors.org) to see their new brand identity.]

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Adjournment

CHAIR MCGETTIGAN:

I'll entertain a motion to adjourn.

MR. TARANTINO:

Motion to adjourn.

CHAIR MCGETTIGAN:

All in favor? Thank you for attending.

We'll see you in November

[The motion carried unanimously.]

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[There being no further business, the State Real  
Estate Commission Meeting adjourned at 11:23 a.m.]

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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.



Samantha Sabatini,  
Minute Clerk  
Sargent's Court Reporting  
Service, Inc.

STATE REAL ESTATE COMMISSION  
REFERENCE INDEX

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TIME	AGENDA
9:00	Executive Session
10:30	Return to Open Session
10:33	Official Call to Order
10:33	Roll Call
10:33	Introduction of Attendees
10:38	Pledge of Allegiance
10:38	Approval of Minutes
10:39	Report of Prosecutorial Division
10:47	Report of Commission Counsel
10:55	Report of Commissioner
10:59	Report of Commission Administrator
11:15	Report of Committees
11:16	Miscellaneous
11:20	Public Session
11:23	Adjournment