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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: 11:13 A.M.

PENNSYLVANIA DEPARTMENT OF STATE  
Board Room B  
One Penn Center  
2601 North Third Street  
Harrisburg, Pennsylvania 17110

December 5, 2017

State Real Estate Commission  
December 5, 2017

COMMISSION MEMBERS:

- Armand Ferrara, Chair, Industry Member
- Kathryn L. Waters, Deputy Commissioner, Bureau of Professional and Occupational Affairs (BPOA)
- Alexis L. Barbieri, Esquire, Vice Chair, Public Member
- Jennifer A. Thomson, Esquire, Attorney General Designee
- Annie Hanna Cestra, Industry Member
- Anne Rubin, Industry Member
- Vince Galko, Public Member
- Joseph Tarantino, Industry Member
- Joseph McGettigan, Industry Member - Absent
- Edward L. Seebeck, Secretary, Cemetery Member - Absent

COMMISSION PERSONNEL:

- Juan Ruiz, Esquire, Board Counsel
- Timothy Fritch, Esquire, Board Prosecution
- Krista Linsenbach, Board Administrator

MEMBERS OF THE PUBLIC

- Jennifer Shockley, PAR Realtors

1 \*\*\*

2 State Real Estate Commission

3 December 5, 2017

4 \*\*\*

5 The regularly scheduled meeting of the State Real  
6 Estate Commission was held on Tuesday, December 5,  
7 2017. Armand Ferrara, Chair, Industry Member,  
8 officially called the meeting to order at 11:13 a.m.  
9 A roll call was taken.

10 \*\*\*

11 Pledge of Allegiance

12 [The Pledge of Allegiance was recited.]

13 \*\*\*

14 Approval of Minutes of the October 17, 2017 meeting.

15 CHAIR FERRARA:

16 I'm looking for a motion to approve our  
17 Draft Minutes.

18 MS. BARBIERI:

19 So moved.

20 MS. RUBIN:

21 Second.

22 CHAIR FERRARA:

23 All in favor, aye? Opposed? Thank you.

24 [The motion carried. Mr. Galko, Ms. Cestra, and

25 Deputy Commissioner Waters abstained from voting on

1 the motion.]

2

\*\*\*

3 Report of Prosecutorial Division

4 [Timothy Fritsch, Esquire, Commission Prosecution  
5 Liaison, presented Consent Agreements for File No. 15-  
6 56-00718 and 17-56-03101, and File No. 16-56-05737.]

7

\*\*\*

8 Report of Commission Counsel

9 [Juan A. Ruiz, Esquire, Commission Counsel, noted a  
10 Proposed Adjudication and Order, a Final Adjudication  
11 and Order and two Motions to Enter Default for  
12 discussion during Executive Session.

13 Mr. Ruiz noted the scheduled formal hearing  
14 scheduled was continued.

15 He will also update the Commission on the status  
16 of an appeal during Executive Session.]

17

\*\*\*

18 Report of Commission Chair

19 [Armand Ferrara, Chair, Industry Member, thanked all  
20 the Commissioners for their support of him as Chairman  
21 this past year and expressed his excitement to work  
22 with Ms. Barbieri as the new Chair in 2018.]

23

\*\*\*

24 Report of Deputy Commissioner

25 [Kathryn L. Waters, Deputy Commissioner, Bureau of

1 Professional and Occupational Affairs, discussed  
2 Executive Order 2017-43 as signed by Governor Wolf on  
3 October 24, 2017. The Deputy Commissioner explained  
4 that an advisory group was compiled to review the  
5 licensing processes, including fees and criminal  
6 history, and will develop statistics and reports to be  
7 provided to the Governor for further review.

8 She stated an email outlining the Executive Order  
9 had been mailed previously and thus far 82 to 88  
10 percent of the Boards and Commissions had returned the  
11 attached confidential questionnaire. Deputy  
12 Commissioner Waters thanked Commission members for  
13 their cooperation.]

14 \*\*\*

15 Report of Commission Administrator  
16 [Krista Linsenbach, Commission Administrator, reported  
17 that renewals both online and through the Pennsylvania  
18 Licensing System (PALS) had begun for promotional  
19 properties that expire December 31, 2017, and cemetery  
20 companies that expire January 31, 2018.]

21 \*\*\*

22 [Pursuant to Section 708(a)(5) of the Sunshine Act, at  
23 11:26 a.m. the Board entered into Executive Session  
24 with Juan A. Ruiz, Esquire, for the purpose of  
25 conducting quasi-judicial deliberations and to receive

1 advice of Counsel. The Commission returned to open  
2 session at 12:26 p.m.]

3 \*\*\*

4 [Kathryn L. Waters, Deputy Commissioner, exited the  
5 meeting during Executive Session]

6 \*\*\*

7 [The Board recessed from 12:26 p.m. until 12:30 p.m.]

8 \*\*\*

9 MOTIONS

10 MR. RUIZ:

11 The Commission was just in Executive  
12 Session conducting quasi-judicial  
13 deliberations on matters currently  
14 pending before the Commission.

15 Is there a motion to approve the  
16 Consent Agreements at File Nos. 15-56-  
17 00718 and 17-56-03010 and File No. 16-  
18 56-05737?

19 MR. GALKO:

20 So moved.

21 MR. TARANTINO:

22 Second.

23 CHAIR FERRARA:

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

1 [The motion carried unanimously. The Respondent's  
2 name for File Nos. 15-56-00718 and 17-56-03010 is  
3 Caroline Huyard. The Respondent's name for File No.  
4 16-56-05737 is Casey Garrett Brenner.]

5 \*\*\*

6 MR. RUIZ:

7 Is there a motion to approve and adopt  
8 as the Commission's Final Order the  
9 Proposed Adjudication and Order in the  
10 case of Amanda Jane Milton, File No. 15-  
11 56-13050?

12 MS. BARBIERI:

13 So moved.

14 MR. GALKO:

15 Second.

16 CHAIR FERRARA:

17 I have a motion and a second. All in  
18 favor? Opposed? Thank you.

19 [The motion carried unanimously.

20 \*\*\*

21 MR. RUIZ:

22 Is there a motion to approve the  
23 Adjudication and Order in the case of  
24 George Semian, File No. 11-56-08385,  
25 noting for the record that Commissioner

1 Vince Galko has recused from all  
2 deliberations and voting on this  
3 matter?

4 MS. RUBIN:

5 So moved.

6 MS. BARBIERI:

7 Second.

8 CHAIR FERRARA:

9 We have a motion and a second. All in  
10 favor? Any opposed? Thank you.

11 [The motion carried. Mr. Galko recused from  
12 deliberations and voting on the motion.]

13 \*\*\*

14 MR. RUIZ:

15 Is there a motion to grant the Motion to  
16 Enter Default and Deem Facts Admitted  
17 in the following cases: Cynthia Evans-  
18 Herr Ascensions Group, File Nos. 16-56-  
19 09145 and 16-56-06029 and Jin Lee, File  
20 No. 16-56-12720?

21 MR. TARENTINO:

22 So moved.

23 MS. BARBIERI:

24 Second.

25 CHAIR FERRARA:





1 request additional information from Mr. McCreary. Ms.  
2 Pritzker did not attend the informal conference.]

3 \*\*\*

4 Broker Exam

5 [Annie Hanna Cestra, Industry Member, noted questions  
6 regarding experience and past licenses relating to two  
7 broker applications that were presented for  
8 licensure.]

9 MS. CESTRA:

10 I make the motion to preliminarily deny  
11 John Peruto, Jr. and William Neumyer.

12 MS. BARBIERI:

13 Second.

14 CHAIR FERRARA:

15 We have a motion and a second. All in  
16 favor? Opposed? Thank you.

17 [The motion carried unanimously.]

18 \*\*\*

19 CE Course

20 MS. CESTRA:

21 I would like to make a motion to approve  
22 the following courses: 2018-2019 USPAP  
23 Schlicher Kratz, National USPAP Update  
24 2018-2019 from McKissock; Beyond the  
25 Basics on Appraisals; and Leading and

1                   Communicating Effectively

2 MR. TARANTINO:

3                   Second.

4 CHAIR FERRARA:

5                   I have a motion and a second. All in  
6 favor? Opposed? Thank you.

7 [The motion carried unanimously.]

8   \*\*\*

9 MS. CESTRA:

10                   I'd like to make the motion to deny the  
11 Following courses: Introduction to  
12 Brokerage Management and Starting a  
13 Successful Brokerage.

14 MS. BARBIERI:

15                   Second.

16 CHAIR FERRARA:

17                   I have a motion and a second. All those  
18 in favor? Opposed? Thank you.

19 [The motion carried unanimously.]

20   \*\*\*

21 MS. CESTRA:

22                   We also had presented to us two requests  
23 for CE Waivers. We move to deny the  
24 requests from Paul Plovish and Thomas  
25 Cessna because they do not meet the

1 criteria for a waiver.

2 MS. BARBIERI:

3 Second.

4 CHAIR FERRARA:

5 I have a motion and a second. All those  
6 in favor? Opposed? Thank you.

7 [The motion carried unanimously.]

8 \*\*\*

9 Enforcement

10 MR. TARANTINO:

11 I make a motion that we approve the  
12 following Applicants with no  
13 restrictions: Justin Weber, Christine  
14 Hofstaedter, Steven Hartman.

15 MR. GALKO:

16 Second.

17 CHAIR FERRARA:

18 I have a motion and a second. All in  
19 favor? Opposed? Thank you.

20 [The motion carried unanimously.]

21 \*\*\*

22 MR. TARANTINO:

23 I make a motion that we approve the  
24 following Applicants and place their  
25 licenses on probation through criminal

1                   probation and/or payment of restitution:  
2                   William P. Lewis; Megan Cianfarini;  
3                   Stephen Schweizer; and Jasmine Parker.

4 MS. CESTRA:

5                   Second.

6 CHAIR FERRARA:

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

9 [The motion carried unanimously.]

10   \*\*\*

11 MR. TARANTINO:

12                   I make a motion that we find no barrier  
13                   towards licensure for Michael S. Martin,  
14                   Jr.

15 MS. BARBIERI:

16                   Second.

17 CHAIR FERRARA:

18                   We have a motion and a second. All in  
19                   favor? Opposed? Thank you.

20 [The motion carried unanimously.]

21   \*\*\*

22 MR. TARANTINO:

23                   I make a motion that we preliminarily  
24                   deny the following applications and ask  
25                   the Applicant for more information:

1 Gerald Alston and Keith Johnson.

2 MS. CESTRA:

3 Second.

4 CHAIR FERRARA:

5 We have a motion and a second. All in  
6 favor? Opposed? Thank you.

7 {The motion carried unanimously.]

8 \*\*\*

9 Other

10 [Commission members were referred to a letter from  
11 Senator Wayne D. Fontana. An email will be forwarded  
12 to Senator Fontana acknowledging receipt of the  
13 letter.

14 Jennifer Shockley, PAR Staff member, stated PAR  
15 is opposing the bill because what the Senator  
16 is requesting was already covered under federal  
17 standards.]

18 \*\*\*

19 CHAIR FERRARA:

20 I make a motion to preliminarily deny the  
21 application of Robert Kerns and advise  
22 the Applicant of his right to an informal  
23 conference.

24 MS. RUBIN:

25 Second.

1 CHAIR FERRARA:

2                   We have a motion and a second. All in  
3                   favor? Opposed? Thank you.

4 [The motion carried. Mr. Tarantino recused from  
5 deliberations and voting on the motion. Ms. Thomson  
6 abstained from voting on the motion.]

7   \*\*\*

8 [The formal hearing scheduled to be held at 1:30 p.m.  
9 was continued.]

10   \*\*\*

11 CHAIR FERRARA:

12                   No further business, I move we adjourn.

13 [There being no further business, the State Real  
14 Estate Commission meeting adjourned at 12:41 p.m.]

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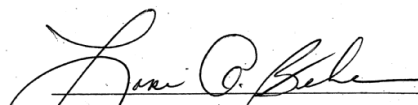
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CERTIFICATE

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.



Lori A. Behe

Minute Clerk

Sargent's Court Reporting  
Service, Inc.



STATE REAL ESTATE COMMISSION  
REFERENCE INDEX  
December 5, 2017

	TIME	AGENDA
1		
2		
3		
4		
5		
6		
7	11:13	Official Call to Order/Roll Call
8		
9	11:13	Pledge of Allegiance
10		
11	11:13	Approval of Minutes
12		
13	11:14	Report of Prosecutorial Division
14		
15	11:20	Report of Commission Counsel
16		
17	11:20	Report of Commission Chair
18		
19	11:21	Report of Deputy Commissioner
20		
21	11:24	Report of Commission Administrator
22		
23	11:26	Executive Session
24	12:26	Return to Open Session
25	12:26	Recess
26	12:30	Return to Open Session
27		
28	12:33	Report of Committees
29		
30	12:39	Other
31		
32	12:41	Adjournment
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