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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: 10:32 A.M.

November 3, 2021

State Real Estate Commission
November 3, 2021

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ALSO PRESENT: (cont.)

Lisa Aaron, Professional Standards and Education
Manager, Pennsylvania Association of Realtors
Marlene A. Wilson, Democratic Executive Director,
House Professional Licensure Committee
Michael McGee, CAE, Chief Executive Officer,
Pennsylvania Association of Realtors
Randolph Freed Jr.
Samantha Sabatini

1 ***

2 State Real Estate Commission

3 November 3, 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, and Nicole L. VanOrder, Esquire, Commission
9 Counsel, for the purpose of conducting quasi-judicial
10 deliberations on matters currently pending before the
11 Commission that are listed on the agenda. The
12 Commission returned to open session at 10:30 a.m.]

13 ***

14 Meeting Instructions

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

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

21 ***

22 The regularly scheduled meeting of the State Real
23 Estate Commission was held on Wednesday, November 3,
24 2021. Joseph J. McGettigan, Chairman, Industry
25 Member, officially called the meeting to order at

1 10:32 a.m.

2 ***

3 Roll Call

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

6 ***

7 Pledge of Allegiance

8 [The Pledge of Allegiance was recited.]

9 ***

10 Approval of minutes of the September 24, 2021 meeting

11 CHAIR MCGETTIGAN:

12 I will entertain an approval of the
13 draft minutes from our September 24
14 meeting.

15 MR. FERRARA:

16 So moved.

17 MR. JOHNSON:

18 Second.

19 CHAIR MCGETTIGAN:

20 Any discussion? All in favor? Against?

21 [The motion carried unanimously.]

22 ***

23 Introduction of Attendees

24 [Krista Linsenbach, Commission Administrator, provided
25 an introduction of those in attendance.]

1 ***

2 Report of Prosecutorial Division

3 [Steven A. Mimm, Esquire, Commission Prosecutor,

4 presented the Consent Agreement for Case No. 17-56-

5 05015.]

6 ***

7 [Timothy A. Fritsch, Esquire, Commission Prosecution

8 Liaison, presented the Consent Agreements for Case

9 Nos. 18-56-002581 & 20-56-008892.]

10 CHAIR MCGETTIGAN:

11 Do I have a motion to accept number 2,

12 the Consent Agreement with Steven Mimm

13 from prosecution?

14 MR. SEEBECK:

15 So moved.

16 MR. JOHNSON:

17 Second.

18 CHAIR MCGETTIGAN:

19 Any discussion? All in favor? Against?

20 [The motion carried unanimously. The Respondent's

21 name in Case No. 17-56-05015 is Helene M. Senior.]

22 ***

23 CHAIR MCGETTIGAN:

24 Do I have a motion to accept the Consent

25 Agreement presented by Timothy Fritsch,

1 number 3 on our agenda?

2 MR. TARANTINO:

3 So moved.

4 CHAIR MCGETTIGAN:

5 Do we have a second?

6 MR. JOHNSON:

7 Second.

8 CHAIR MCGETTIGAN:

9 Discussion? All in favor? Against?

10 [The motion carried unanimously. The Respondent's
11 name in Case Nos. 18-56-002581 & 20-56-008892 is Tony
12 O. Goodman & Benchmark Realtors, Incorporated.]

13 ***

14 [Juan A. Ruiz, Esquire, Commission Counsel, informed
15 everyone that the Commission met in Executive Session
16 prior to the start of the meeting to discuss all of
17 the matters listed on the agenda.]

18 ***

19 Report of Commission Counsel

20 [Juan A. Ruiz, Esquire, Commission Counsel, noted one
21 proposed adjudication and order and four final
22 adjudications and orders discussed during Executive
23 Session.]

24 ***

25 MR. RUIZ:

1 Is there a motion to direct counsel to
2 draft an Adjudication and Order
3 consistent with discussions in Executive
4 Session in the case of Markea Golphin,
5 Case No. 21-56-007015?

6 MR. FERRARA:

7 So moved.

8 MR. SEEBECK:

9 Second.

10 CHAIR MCGETTIGAN:

11 All in favor? Against?

12 [The motion carried unanimously.]

13 ***

14 MR. RUIZ:

15 Is there a motion to approve the Final
16 Adjudications and Orders in the
17 following cases: Randolph Freed, Case
18 No. 20-56-014459; GraySkye Property
19 Management Services LLC and Sonya
20 Bolling, Case Nos. 18-56-03027 & 18-56-
21 007912; Jennifer Hartzel, Case Nos. 19-
22 56-015691 & 20-56-003549; and Lawrence
23 A. Pennington, Case No. 19-5-006354?

24 MR. JOHNSON:

25 So moved.

1 MR. TARANTINO:

2 Second.

3 CHAIR MCGETTIGAN:

4 Any discussion? All in favor?

5 [The motion carried unanimously.]

6 ***

7 [Juan A. Ruiz, Esquire, Commission Counsel, referred
8 to item 9 on the agenda, Jasmine Williams, regarding a
9 Commonwealth Court opinion upholding a previous
10 Commission decision for the Commission's information.]

11 ***

12 Report of Commission Chairperson - No Report

13 ***

14 Report of Commissioner

15 [K. Kalonji Johnson, Commissioner, Bureau of
16 Professional and Occupational Affairs, noted the
17 virtual platform would continue through March 2022.
18 He addressed travel requests and Sunshine amendments
19 requiring travel requests be on the agenda in time to
20 be able to provide the proper accommodations and
21 administrative approvals. He mentioned that the
22 virtual option allows more Commission participation
23 and the Department to bypass some of those concerns.]

24 ***

25 Report of Commission Administrator

1 [Krista Linsenbach, Commission Administrator, informed
2 the Commission that education provider renewals
3 concluded with approximately an 85 percent response to
4 renewals. She mentioned that a few schools did not
5 make it in time, but she would provide any information
6 on how to reactivate their school if asked to do so.

7 Ms. Linsenbach reported not receiving any
8 response yet from promotional property renewals, which
9 expire on December 31, 2021.

10 Ms. Linsenbach also noted testing cemetery
11 company renewals, which will expire on January 31,
12 2022, and should be put into production and available
13 for those cemetery companies 60 days prior to that
14 date. She will provide more information at the next
15 meeting.

16 Ms. Linsenbach reported two conflicts with the
17 meeting dates chosen at last month's meeting. She
18 noted that the September meeting will now be held on
19 September 22, 2022, and the October meeting will now
20 be held on October 20, 2022.

21 Chairman McGettigan requested Ms. Linsenbach read
22 all of the meeting dates into the record for the
23 motion for approval.

24 Ms. Linsenbach noted the meeting dates for 2022
25 are January 18, March 1, April 6, May 3, June 1,

1 August 2, September 22, October 20, and December 20.
2 She also noted June 1 was selected as the Philadelphia
3 public meeting, August 2 as the Harrisburg public
4 meeting, and September 22 as the Pittsburgh public
5 meeting.]

6 CHAIR MCGETTIGAN:

7 Could I have a motion to approve and
8 accept these dates?

9 MR. FERRARA:

10 So moved.

11 MR. PICCIRILLI:

12 Second.

13 CHAIR MCGETTIGAN:

14 Any discussion? Call for the vote. All
15 in favor? Against?

16 [The motion carried unanimously.]

17 ***

18 Report of Committees - Education/Examination

19 MR. JOHNSON:

20 There were two continuing ed courses
21 marked number 11 on the agenda,
22 Expanding Your Global Reach Building and
23 International Real Estate Business and
24 number 12, a continuing ed course,
25 Starting a Real Estate Company - Your

1 renewals go as smoothly as possible for almost 30,000
2 members. He noted that PAR looks forward to working
3 with all parties involved in maintaining an open line
4 of communication and developing an action plan to
5 resolve any issues that come up, including technology
6 system concerns in advance of all of the upcoming
7 renewal cycles.

8 Mr. Raad mentioned PAR would be reaching out to
9 the Bureau of Professional and Occupational Affairs
10 (BPOA) leadership and staff and looked forward to
11 collaborating however necessary to ensure a smooth
12 license renewal cycle.

13 Ms. Linsenbach commented that she had no issues
14 inviting PAR to participate in the user acceptance
15 testing for renewals but had concerns from a legal
16 standpoint. She mentioned developing an FAQ
17 screenshot tutorial-type document or a brief video.
18 She noted having a bullet point list of things and
19 offered to share those with PAR.

20 Mr. Raad noted being open to whatever role PAR
21 would need to play.

22 Mr. Ruiz noted there may be a contract issue
23 there. He mentioned not being sure what that entails
24 with Acclaim and the property right interest from the
25 intellectual property side of it.

1 Estate Commission Meeting adjourned at 10:57 a.m.]

2 ***

3

4 CERTIFICATE

5

6 I hereby certify that the foregoing summary
7 minutes of the State Real Estate Commission meeting,
8 was reduced to writing by me or under my supervision,
9 and that the minutes accurately summarize the
10 substance of the State Real Estate Commission meeting.

11

12

13



14

Samantha Sabatini,

15

Minute Clerk

16

Sargent's Court Reporting

17

Service, Inc.

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STATE REAL ESTATE COMMISSION
REFERENCE INDEX

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TIME	AGENDA
9:00	Executive Session
10:30	Return to Open Session
10:32	Official Call to Order
10:32	Roll Call
10:33	Pledge of Allegiance
10:34	Approval of Minutes
10:34	Introduction of Attendees
10:38	Report of Prosecutorial Division
10:43	Report of Commission Counsel
10:46	Report of Commissioner
10:48	Report of Commission Administrator
10:51	Report of Committees
10:52	Public Session
10:52	Miscellaneous
10:57	Adjournment