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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: 11:02 A.M.

Held at

**PENNSYLVANIA DEPARTMENT OF STATE**

2525 North 7th Street

CoPA HUB, Eaton Conference Room

Harrisburg, Pennsylvania 17110

as well as

**VIA MICROSOFT TEAMS**

July 10, 2024

State Real Estate Commission  
July 10, 2024

COMMISSION MEMBERS:

Gaetano P. Piccirilli, Esquire, Chair, Public  
Member - Absent  
Kyle Sampson, Vice Chair, Public Member  
Annie Hanna Cestra, Secretary, Industry Member  
Joseph Tarantino, Industry Member  
Jeffrey J. Johnson, Industry Member  
Anne M. Rubin, Industry Member  
Guy Saxton, Cemetery Member - Absent  
Jennifer Thomson, Esquire, Attorney General designee  
Arion R. Claggett, Acting Commissioner, Bureau of  
Professional and Occupational Affairs

COMMISSION PERSONNEL:

Dean F. Picarella, Esquire, Commission Counsel  
Timothy A. Fritsch, Esquire, Commission Prosecution  
Liaison  
Ray Michalowski, Esquire, Senior Commission  
Prosecutor and Commission Prosecution Liaison  
Tyesha C. Miley, Esquire, Commission Prosecutor  
Ashley P. Murphy, Esquire, Commission Prosecutor  
Angela L. Solomon, Esquire, Commission Prosecutor  
Deon Bowers, Commission Administrator  
Marc Farrell, Esquire, Regulatory Counsel,  
Office of Chief Counsel, Department of State  
Jessica Zukoski, Senior Legal Analyst, Department of  
State  
Madison Long, Legal Intern

ALSO PRESENT:

Lisa Aaron, Professional Standards & Education  
Manager, Pennsylvania Association of Realtors  
Michael McGee, CAE, RCE, Chief Executive Officer,  
Pennsylvania Association of Realtors  
Marcus Huertas, Advocacy Manager, Pennsylvania  
Association of Realtors  
Jenna ??? 5:12  
Anne Marie Click, Brunswick County Association of  
Realtors  
Francesca Tracy, Compliance Analyst, The CE Shop

State Real Estate Commission

July 10, 2024

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ALSO PRESENT: (cont.)

Henry (Hank) Lerner, Esquire, Chief Legal Officer,  
Pennsylvania Association of Realtors  
Katelyn Taylor  
Lisa F.  
Nicole Murray, RCE, Association Executive, Pocono  
Mountains Association of Realtors  
Tracy Matroni, Education & Member Services at  
Lancaster County Association of Realtors/Keystone  
Chapter of the Appraisal Institute  
David D'Esposito  
Lex Colon, Manager, Apple Tree Marketing and Realty  
Janis Brenstock, Janis Brenstock Real Estate Academy  
Laila Donald  
Tim Quintrell, National Business Development  
Director, Colibri Group  
Della Csehoski, Cambria Somerset Association of  
Realtors  
Christine Wilkins, President/General Manager, Better  
Homes and Gardens Real Estate Wilkins &  
Associates,  
Wayne Evans, Wayne Evans Realty  
Ian Weeber, Sargent's Court Reporting Service, Inc.

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2 State Real Estate Commission

3 July 10, 2024

4 \*\*\*

5 [Pursuant to Section 708(a)(5) of the Sunshine Act,  
6 at 9:00 a.m. the Commission entered into Executive  
7 Session with Dean F. Picarella, 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 11:00 a.m.]

12 \*\*\*

13 The regularly scheduled meeting of the State Real  
14 Estate Commission was held on Wednesday, July 10,  
15 2024. Kyle Sampson, Vice Chair, Public Member,  
16 officially called the meeting to order at 11:02 a.m.

17 Jeffrey Johnson, Industry Member, experienced  
18 technical difficulties.

19 \*\*\*

20 Roll Call

21 [Kyle Sampson, Vice Chair, Public Member, requested a  
22 roll call of Commission members. A quorum was  
23 present.]

24 \*\*\*

25 Introduction of Attendees

1 [Deon Bowers, Commission Administrator, also  
2 requested an introduction of attendees.]

3 \*\*\*

4 [Dean F. Picarella, Esquire, Commission Counsel,  
5 informed everyone that the meeting was being  
6 recorded, and voluntary participation constituted  
7 consent to be recorded.]

8 Mr. Picarella also noted the Commission entered  
9 into Executive Session for the purpose of conducting  
10 quasi-judicial deliberations on a number of matters  
11 currently pending before the Commission and to  
12 receive the advice of counsel.]

13 \*\*\*

14 Introduction of Virtual Attendees

15 [Deon Bowers, Commission Administrator, read the  
16 names of virtual attendees.]

17 \*\*\*

18 Approval of minutes of the May 22, 2024 meeting

19 VICE CHAIR SAMPSON:

20 We'll have the approval of the minutes.  
21 Jennifer Thomson was absent at the last  
22 meeting, so she will abstain.

23 MR. PICARELLA:

24 Before we go to approval, I will note  
25 there is an addendum or a change to the

1 meeting from May 22, 2024, at page 10  
2 right before line 12. It should read  
3 "agenda item 14, Scott Barnes, Case No.  
4 20-56-005242."

5 \*\*\*

6 Pledge of Allegiance

7 [The Pledge of Allegiance was recited.]

8 \*\*\*

9 Approval of minutes of the May 22, 2024 meeting

10 VICE CHAIR SAMPSON:

11 With the exception of Jennifer Thomson,  
12 who will abstain, is there a motion to  
13 accept the minutes from the last  
14 meeting?

15 MR. PICARELLA:

16 As amended by my prior statement.

17 MR. TARANTINO:

18 So moved.

19 VICE CHAIR SAMPSON:

20 Is there a second?

21 MS. RUBIN:

22 Second.

23 VICE CHAIR SAMPSON:

24 Any discussion?

25

1 Kyle Sampson, aye; Annie Hanna Cestra,  
2 here; Joseph Tarantino, aye; Anne  
3 Rubin, yes; Jennifer Thomson, abstain;  
4 Arion Claggett, aye.

5 [The motion carried. Jennifer Thomson abstained from  
6 voting on the motion.]

7 \*\*\*

8 Report of Prosecutorial Division

9 [Timothy A. Fritsch, Esquire, Commission Prosecution  
10 Liaison, on behalf of Caroline Bailey, presented the  
11 Consent Agreements for Case No. 23-56-012320, Case  
12 Nos. 23-56-015988 & 24-56-002418, and Case No. 24-56-  
13 002416 & 24-56-002417.]

14 \*\*\*

15 [Timothy A. Fritsch, Esquire, Commission Prosecution  
16 Liaison, presented the Consent Agreement for Case No.  
17 21-56-012685.]

18 MR. PICARELLA:

19 Based upon that, is there any member of  
20 the Commission that wishes to go back  
21 into Executive Session? Seeing none.

22 Based upon discussions in Executive  
23 Session, I believe the Chair would  
24 entertain a motion to approve the  
25 Consent Agreements at agenda item 3,

1 Case No. 23-56-012320; agenda item 4,  
2 Case Nos. 23-56-015988 & 24-56-002418;  
3 agenda item 5, Case Nos. 24-56-002416 &  
4 24-56-002417; and agenda item 6, Case  
5 No. 21-56-012685.

6 VICE CHAIR SAMPSON:

7 Is there a motion?

8 MR. TARANTINO:

9 So moved.

10 VICE CHAIR SAMPSON:

11 Second?

12 MS. RUBIN:

13 Second.

14 VICE CHAIR SAMPSON:

15 Any discussion? Madam administrator,  
16 please call the roll.

17

18 Kyle Sampson, aye; Annie Hanna Cestra,  
19 yes; Joseph Tarantino, aye; Jeffrey  
20 Johnson, aye; Anne Rubin, aye; Jennifer  
21 Thomson, aye; Arion Claggett, aye.

22 [The motion carried unanimously. The Respondent's  
23 name at item 3, Case No. 23-56-012320 is KLNB, LLC;  
24 agenda item 4, Case Nos. 23-56-015988 & 24-56-002418,  
25 Ethel Street Management & John Joseph Lord Jr.;



1 agenda item 5, Case Nos. 24-56-002416 & 24-56-002417,  
2 Rudolph G. Amelio, Jr. & Rudy Amelio, Inc.; and  
3 agenda item 6, Case No. 21-56-012685, Jason J.  
4 Mazzei.]

5 \*\*\*

6 Report of Commission Counsel - Proposed Adjudications  
7 and Orders

8 MR. PICARELLA:

9 Item 7 on the agenda, Michael Friedman,  
10 Case No. 21-56-009467.

11 Based upon discussions in Executive  
12 Session, I believe the Chair would  
13 entertain a motion to adopt the hearing  
14 examiner's Proposed Adjudication and  
15 Order in this matter and direct counsel  
16 to prepare the Commission's Final  
17 Order.

18 VICE CHAIR SAMPSON:

19 Is there a motion?

20 MS. CESTRA:

21 So moved.

22 MR. TARANTINO:

23 Second.

24 VICE CHAIR SAMPSON:

25 Discussion? Madam administrator,

1 please call the roll.

2

3 Kyle Sampson, aye; Annie Hanna Cestra,  
4 aye; Joseph Tarantino, aye; Jeffrey  
5 Johnson, aye; Anne Rubin, aye; Jennifer  
6 Thomson, aye; Arion Claggett, aye.

7 [The motion carried unanimously.]

8

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9 MR. PICARELLA:

10 Item 8 on the agenda, Glenn W. Grau,  
11 Case No. 23-56-014404.

12 Based upon discussions in Executive  
13 Session, I believe the Chair would  
14 entertain a motion to adopt the hearing  
15 examiner's Proposed Adjudication and  
16 Order in this matter and direct counsel  
17 to prepare the Commission's Final  
18 Order.

19 VICE CHAIR SAMPSON:

20 Is there a motion?

21 MS. CESTRA:

22 So moved.

23 MR. TARANTINO:

24 Second.

25 VICE CHAIR SAMPSON:

1 Any discussion? Madam administrator,  
2 please call the roll.

3  
4 Kyle Sampson, aye; Annie Hanna Cestra,  
5 aye; Joseph Tarantino, aye; Jeffrey  
6 Johnson, aye; Anne Rubin, aye; Jennifer  
7 Thomson, aye; Arion Claggett, aye.

8 [The motion carried unanimously.]

9 \*\*\*

10 MR. PICARELLA:

11 Item 9 on the agenda, Kelly L. Spayd,  
12 Case No. 21-56-005532 and item 10 on  
13 the agenda, Hope R. Feldman, Case No.  
14 19-56-018353.

15 Based upon discussions in Executive  
16 Session, I believe the Chair would  
17 entertain a motion to direct counsel to  
18 draft the Final Adjudication and Order  
19 in these matters consistent with the  
20 discussions in Executive Session as the  
21 Final Order in this matter.

22 VICE CHAIR SAMPSON:

23 Is there a motion?

24 MR. TARANTINO:

25 So moved.

1 VICE CHAIR SAMPSON:

2                   Is there a second?

3 ACTING COMMISSIONER CLAGGETT:

4                   Second

5 VICE CHAIR SAMPSON:

6                   Any discussion? Madam administrator,  
7                   please call the roll.

8

9                   Kyle Sampson, aye; Annie Hanna Cestra,  
10                  aye; Joseph Tarantino, aye; Jeffrey  
11                  Johnson, aye; Anne Rubin, aye; Jennifer  
12                  Thomson, aye; Arion Claggett, aye.

13 [The motion carried unanimously.]

14

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15 Report of Commission Counsel - Final Adjudications  
16       and Orders

17 MR. PICARELLA:

18                  Item 11 on the agenda is the Final  
19                  Adjudication and Order of Michael John  
20                  Baxter, Michael Baxter and Associates,  
21                  Inc. & Michael Baxter and Associates  
22                  Property Management LLC, at Case Nos.  
23                  22-56-018371, 23-56-000711, 23-56-  
24                  002829, 23-56-002830, 23-56-003957, 23-  
25                  56-003958, 23-56-004324, and 23-56-

1 005306.

2 Based upon discussions in Executive  
3 Session, I believe the Chair would  
4 entertain a motion to approve the Final  
5 Adjudication and Order in this matter  
6 and direct counsel to issue it as the  
7 Final Order of the Commission.

8 VICE CHAIR SAMPSON:

9 Is there a motion?

10 MR. TARANTINO:

11 So moved.

12 VICE CHAIR SAMPSON:

13 Is there a second?

14 MS. CESTRA:

15 Second

16 VICE CHAIR SAMPSON:

17 Madam administrator, please call the  
18 roll.

19

20 Kyle Sampson, aye; Annie Hanna Cestra,  
21 aye; Joseph Tarantino, aye; Jeffrey  
22 Johnson, aye; Anne Rubin, aye; Jennifer  
23 Thomson, aye; Arion Claggett, aye.

24 [The motion carried unanimously.]

25

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1 MR. PICARELLA:

2 Item 12 on the agenda, Anthony F.  
3 DiCicco, Case No. 20-56-004293.

4 Based upon discussions in Executive  
5 Session, I believe the Chair would  
6 entertain a motion to approve the Final  
7 Adjudication and Order in this matter  
8 and direct counsel to issue it as the  
9 Final Order of the Commission.

10 VICE CHAIR SAMPSON:

11 Is there a motion?

12 MR. TARANTINO:

13 So moved.

14 MS. RUBIN:

15 Second

16 VICE CHAIR SAMPSON:

17 Madam administrator, please call the  
18 roll.

19  
20 Kyle Sampson, aye; Annie Hanna Cestra,  
21 aye; Joseph Tarantino, aye; Jeffrey  
22 Johnson, aye; Anne Rubin, aye; Jennifer  
23 Thomson, aye; Arion Claggett, aye.

24 [The motion carried unanimously.]

25

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1 MR. PICARELLA:

2 Item 13 on the agenda, John M. Hammes,  
3 Case No. 23-56-005292.

4 Based upon discussions in Executive  
5 Session, I believe the Chair would  
6 entertain a motion to approve the Final  
7 Adjudication and Order in this matter  
8 and direct counsel to issue it as the  
9 Final Order of the Commission.

10 VICE CHAIR SAMPSON:

11 Is there a motion?

12 MR. JOHNSON:

13 So moved.

14 MS. CESTRA:

15 Second

16 VICE CHAIR SAMPSON:

17 Madam administrator, please call the  
18 roll.

19  
20 Kyle Sampson, aye; Annie Hanna Cestra,  
21 aye; Joseph Tarantino, aye; Jeffrey  
22 Johnson, aye; Anne Rubin, aye; Jennifer  
23 Thomson, aye; Arion Claggett, aye.

24 [The motion carried unanimously.]

25

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1 MR. PICARELLA:

2 Item 14 on the agenda, Tammy E. Rivera,  
3 Case No. 22-56-010524.

4 Based upon discussions in Executive  
5 Session, I believe the Chair would  
6 entertain a motion to approve the Final  
7 Adjudication and Order in this matter  
8 and direct counsel to issue it as the  
9 Final Order of the Commission.

10 VICE CHAIR SAMPSON:

11 Is there a motion?

12 MS. CESTRA:

13 So moved.

14 VICE CHAIR SAMPSON:

15 Is there a second?

16 MR. TARANTINO:

17 Second

18 VICE CHAIR SAMPSON:

19 Madam administrator, please call the  
20 roll.

21

22 Kyle Sampson, aye; Annie Hanna Cestra,  
23 aye; Joseph Tarantino, aye; Jeffrey  
24 Johnson, aye; Anne Rubin, aye; Jennifer  
25 Thomson, aye; Arion Claggett, aye.



1 [The motion carried unanimously.]

2 \*\*\*

3 MR. PICARELLA:

4 Item 15 on the agenda, Gregory P.  
5 Rosato, Case No. 22-56-009331.

6 Based upon discussions in Executive  
7 Session, I believe the Chair would  
8 entertain a motion to approve the Final  
9 Adjudication and Order in this matter  
10 and direct counsel to issue it as the  
11 Final Order of the Commission.

12 VICE CHAIR SAMPSON:

13 Is there a motion?

14 MR. TARANTINO:

15 So moved.

16 VICE CHAIR SAMPSON:

17 Is there a second?

18 MS. CESTRA:

19 Second

20 VICE CHAIR SAMPSON:

21 Madam administrator, please call the  
22 roll.

23

24 Kyle Sampson, aye; Annie Hanna Cestra,  
25 aye; Joseph Tarantino, aye; Jeffrey

1 Johnson, aye; Anne Rubin, aye; Jennifer  
2 Thomson, aye; Arion Claggett, aye.

3 [The motion carried unanimously.]

4 \*\*\*

5 Report of Commission Counsel - Other

6 MR. PICARELLA:

7 Item 16 on the agenda, Jason A.  
8 DiDomenico, Case No. 22-56-008802.

9 Based upon discussions in Executive  
10 Session, I believe the Chair would  
11 entertain a motion to uphold the  
12 citation in this matter and direct  
13 counsel to issue an Order Upholding the  
14 Citation.

15 VICE CHAIR SAMPSON:

16 Is there a motion?

17 MR. TARANTINO:

18 So moved.

19 VICE CHAIR SAMPSON:

20 Is there a second?

21 MS. CESTRA:

22 Second

23 VICE CHAIR SAMPSON:

24 Madam administrator, please call the  
25 roll.

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Kyle Sampson, aye; Annie Hanna Cestra,  
aye; Joseph Tarantino, aye; Jeffrey  
Johnson, aye; Anne Rubin, aye; Jennifer  
Thomson, aye; Arion Claggett, aye.

[The motion carried unanimously.]

\*\*\*

Report of Regulatory Counsel

[Marc Farrell, Esquire, Regulatory Counsel, Office of  
Chief Counsel, Department of State, noted the  
Commission continues to have three open regulatory  
matters. He stated 16A-5626 regarding broker price  
opinions is currently with the Independent Regulatory  
Review Commission (IRRC) and was published for  
comment.

Mr. Farrell noted they received one supportive  
comment from the Pennsylvania Association of Realtors  
(PAR). He mentioned that the Independent Regulatory  
Review Commission's comments are due July 17, 2024,  
and will be discussed at a future meeting. He  
reported no change or advancement to Act 41 licensure  
by endorsement because they have been focused on the  
general revisions package.

Mr. Farrell informed Commission members that  
there are three main components to any rulemaking or

1 regulatory package. He explained that the annex is  
2 the regulatory language that they are changing  
3 interspersed with additions and deletions. He noted  
4 the preamble is the narrative that explains what the  
5 changes are and why they are making the changes. He  
6 also noted the Regulatory Analysis Form (RAF) is a  
7 long and very technical document IRRC requires for  
8 every regulation.

9 Mr. Farrell explained that boards and commissions  
10 only have to approve the annex and the preamble. He  
11 noted an annex and preamble for the general revisions  
12 were prepared but not ready to be put on the meeting  
13 agenda. He mentioned the Commission has never been  
14 presented with or approved a preamble. He noted the  
15 Board did approve an exposure draft of an annex in  
16 June 2021.

17 Mr. Farrell informed Commission members that he  
18 incorporated all of the changes they have been  
19 working on, along with the comments they received,  
20 mostly from PAR. He mentioned there were a number of  
21 areas where the wishes of the Commission was not  
22 clear from either the minutes or prior counsel  
23 documentation.

24 Mr. Farrell offered to send the annex and  
25 preamble next week for Commission members to review

1 for the August 20 meeting, along with a list of  
2 things that are unclear. He explained the annex from  
3 a formatting standpoint, where new language is  
4 underlined in blue and that cross outs in red  
5 brackets will be deleted.

6 Mr. Farrell noted the Commission could prepare  
7 for discussion and a possible vote on the annex and  
8 preamble at the August 20 meeting. He explained that  
9 they are at the beginning of the formal process and  
10 that every regulation goes through two phases.

11 Mr. Farrell further explained that it starts out  
12 as proposed, where they get comments from the public,  
13 IRRC, and legislature, and then goes through the  
14 final rulemaking statement, which is basically doing  
15 it all over again.

16 Mr. Farrell stated certain things kick in once  
17 they get the regulation into the system and send it  
18 to the Governor' Office of the Budget, Office of  
19 Policy and Planning, and Office of General Counsel.

20 Ms. Rubin asked whether there was an opportunity  
21 in the process for the Commission to tweak or change  
22 anything because the regulations were started around  
23 six years ago and need revised again.

24 Mr. Farrell explained that it is up to the  
25 Commission to decide and mentioned they could do

1 another regulation package in the future.

2 Ms. Rubin commented that some of the new  
3 Commissioners have not seen what they have done and  
4 asked whether everything being proposed could be  
5 placed in a format for all of the Commissioners.

6 Mr. Farrell mentioned that the annex will present  
7 that information and that there are five members who  
8 approved the exposure draft in June 2021 who are  
9 still members of the Commission. He explained that  
10 the annex, in combination with the preamble, will  
11 sort of tell the story of what the Commission is  
12 trying to do.]

13

\*\*\*

14 [A Formal Hearing was held from 11:37 a.m. until  
15 12:54 p.m. in the Matter of the Application for  
16 Licensure as a Broker of Alexander M. Brunelle, Case  
17 No. 24-56-008935.]

18

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19 [Pursuant to Section 708(a)(5) of the Sunshine Act,  
20 at 12:54 p.m. the Commission entered into Executive  
21 Session with Dean F. Picarella, Esquire, Commission  
22 Counsel, for the purpose of conducting quasi-judicial  
23 deliberations. The Commission returned to open  
24 session at 1:03 p.m.]

25

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1 [Jeffrey Johnson, Industry Member, exited the meeting  
2 at 1:03 p.m.]

3 \*\*\*

4 [Anne M. Rubin, Industry Member, experienced  
5 technical difficulties during Executive Session.]

6 \*\*\*

7 [Dean F. Picarella, Esquire, Commission Counsel,  
8 noted the Commission concluded Executive Session and  
9 will issue an Adjudication and Order in due course in  
10 that matter.]

11 \*\*\*

12 Report of Committees - Enforcement Committee -  
13 Application Reviews

14 MR. PICARELLA:

15 Enforcement Committee Application  
16 Reviews. Agenda item 20, Chase Witten.

17 Based upon discussions in Executive  
18 Session, I believe the Commission Chair  
19 would entertain a motion to  
20 provisionally deny the Application of  
21 Chase Witten to Sit for a Real Estate  
22 Salesperson Exam.

23 VICE CHAIR SAMPSON:

24 Is there a motion?

25 MR. TARANTINO:

1                   So moved.

2 VICE CHAIR SAMPSON:

3                   Is there a second?

4 MS. CESTRA:

5                   Second

6 VICE CHAIR SAMPSON:

7                   Any discussion? Madam administrator,  
8                   please call the roll.

9

10                   Kyle Sampson, aye; Annie Hanna Cestra,  
11                   aye; Joseph Tarantino, aye; Anne Rubin,  
12                   aye; Jennifer Thomson, aye; Arion  
13                   Claggett, aye.

14 [The motion carried unanimously.]

15   \*\*\*

16 MR. PICARELLA:

17                   Agenda item 21, Tyler David Keech.

18                                   Based upon discussions in Executive  
19                   Session, I believe the Commission Chair  
20                   would entertain a motion to  
21                   provisionally deny the Application of  
22                   Tyler David Keech to Sit for a Real  
23                   Estate Salesperson Exam and direct  
24                   counsel to send a letter to the  
25                   Applicant.



1 VICE CHAIR SAMPSON:

2 Is there a motion?

3 MS. CESTRA:

4 So moved.

5 VICE CHAIR SAMPSON:

6 Is there a second?

7 ACTING COMMISSIONER CLAGGETT:

8 Second

9 VICE CHAIR SAMPSON:

10 Any discussion? Madam administrator,  
11 please call the roll.

12

13 Kyle Sampson, aye; Annie Hanna Cestra,  
14 aye; Joseph Tarantino, aye; Jennifer  
15 Thomson, aye; Arion Claggett, aye.

16 [The motion carried. Anne Rubin experienced  
17 technical difficulties.]

18

\*\*\*

19 Report of Committees - Education/Examination

20 MR. PICARELLA:

21 Agenda item 18, Logan Shea.

22 Based upon discussions in Executive  
23 Session, I believe the Commission Chair  
24 would entertain a motion to  
25 provisionally deny the Applicant's

1 Application to Sit for a Real Estate  
2 Salesperson Exam and direct counsel to  
3 send a letter to the Applicant.

4 VICE CHAIR SAMPSON:

5 Is there a motion?

6 MS. CESTRA:

7 So moved.

8 MR. TARANTINO:

9 Second

10 VICE CHAIR SAMPSON:

11 Any discussion? Madam administrator,  
12 please call the roll.

13

14 Kyle Sampson, aye; Annie Hanna Cestra,  
15 aye; Joseph Tarantino, aye; Jennifer  
16 Thomson, aye; Arion Claggett, aye.

17 [The motion carried. Anne Rubin experienced  
18 technical difficulties.]

19

\*\*\*

20 MR. PICARELLA:

21 Agenda item 19 is the Confirmation of  
22 Mandatory CE Courses for 2024-2026. We  
23 had discussed this in a prior meeting,  
24 and we tabled it to get more  
25 information. What we are planning to

1 do is have a 2-hour fair housing CE and  
2 3-hour agency relationship CE as the  
3 mandatory CE courses for the current  
4 renewal period. Any discussion of the  
5 matter now?

6 Based upon the lack of discussion  
7 and prior discussion in open session, I  
8 believe the Commission Chair would  
9 entertain a motion to approve a 2-hour  
10 fair housing continuing education  
11 course and a 3-hour agency  
12 relationships course as the mandatory  
13 CE courses for the 2024-2026 renewal  
14 period.

15 VICE CHAIR SAMPSON:

16 Is there a motion?

17 MS. CESTRA:

18 So moved.

19 VICE CHAIR SAMPSON:

20 Is there a second?

21 ACTING COMMISSIONER CLAGGETT:

22 Second

23 VICE CHAIR SAMPSON:

24 Any discussion? Madam administrator,  
25 please call the roll.

1

2

Kyle Sampson, aye; Annie Hanna Cestra,

3

aye; Joseph Tarantino, aye; Jennifer

4

Thomson, aye; Arion Claggett, aye.

5

[The motion carried. Anne Rubin experienced

6

technical difficulties.]

7

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8

[Joseph Tarantino, Industry member, exited the

9

meeting at 1:09 p.m.]

10

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11

Report of Commission Chairperson - No Report

12

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13

Report of Acting Commissioner - No Report

14

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15

Report of Commission Administrator - Real Estate

16

General (National) Exams update Notification

17

[Deon Bowers, Commission Administrator, informed

18

everyone that the Commission was notified by Pearson

19

VUE that the Real Estate General (National) Exams

20

will be updated and launch on August 22. She

21

reported that it will not impact the availability of

22

the current exam. She noted it will be published on

23

Pearson VUE's website and be available in their

24

candidate handbook.]

25

\*\*\*

1 Old/New Business

2 [Arion R. Claggett, Acting Commissioner, Bureau of  
3 Professional and Occupational Affairs, addressed the  
4 confirmation of location and date for the October  
5 meeting in Philadelphia. He informed Commission  
6 members that the financial details are being worked  
7 out, which is the reason there is no location or more  
8 details listed on the agenda.

9 Acting Commissioner Claggett informed everyone  
10 that the October meeting will be held at Temple  
11 University in a hybrid format and that the final  
12 details would be provided at the next meeting.]

13 \*\*\*

14 Public Comment

15 [Michael McGee, CAE, Chief Executive Officer,  
16 Pennsylvania Association of Realtors, informed  
17 Commission members that Senate Bill 1173 passed the  
18 House and Senate and was signed by Governor Shapiro.  
19 He explained that Senate Bill 1173 amends the Real  
20 Estate Licensing Registration Act to define wholesale  
21 transaction and requires those who conduct  
22 transactions to obtain a real estate salesperson's  
23 license.

24 Mr. McGee further explained that the legislation  
25 also requires specific disclosures in wholesale

1 transactions and that the new law will ensure that  
2 those engaging in residential wholesale complete pre-  
3 licensing education requirements and be associated  
4 with a broker who will provide oversight and bear the  
5 responsibility for their actions.

6 Mr. McGee stated the deadlines regarding the  
7 National Association of Realtors Settlement Agreement  
8 are fast approaching. He reported the new National  
9 Association of Realtors (NAR) Multiple Listing  
10 Service (MLS) policy changes need to be implemented  
11 by August 17, which will eliminate and prohibit any  
12 requirement of offers of compensation through the MLS  
13 between listing brokers or sellers to buyer brokers  
14 or other buyer representatives.

15 Mr. McGee noted that the Pennsylvania Association  
16 of Realtors Standard Forms Committee and appointed  
17 task force have made recommended changes to around 25  
18 of their standard forms to reflect those industry  
19 changes. He mentioned that the draft revised forms  
20 are posted on their website and that PAR has also  
21 hosted a broker webinar to explain how the new rules  
22 might affect brokerages and what they need to  
23 consider navigating those changes.

24 Mr. McGee also mentioned that PAR has a number of  
25 salesperson training sessions planned over the next

1 several months. He noted the main changes have added  
2 some additional flexibility and clarity regarding  
3 fees for real estate transactions, which is going to  
4 mean some changes in how listing and buyer agency  
5 fees are explained. He also noted some updates to  
6 how seller assist, now referred to as seller  
7 concessions, would be explained to the parties and  
8 negotiated between them.

9 Mr. McGee asked whether the Commission has any  
10 data on the number of licensees who renewed as part  
11 of the last renewal cycle and how long it takes for  
12 reactivation when a licensee did not renew at the  
13 deadline. He also asked whether they have any  
14 information on when they will begin the audit process  
15 for testing on the continuing education (CE). He  
16 commented that it is helpful for PAR to be prepared  
17 because they often receive calls from their members  
18 when the Bureau begins the audits.]

19

\*\*\*

20 Adjournment

21 VICE CHAIR SAMPSON:

22 Is there a motion to adjourn?

23 ACTING COMMISSIONER CLAGGETT:

24 So moved.

25 MS. CESTRA:

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Second.

VICE CHAIR SAMPSON:

We are adjourned until August 20.

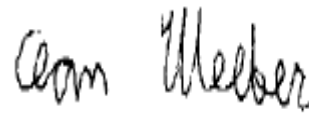
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[There being no further business, the State Real Estate Commission Meeting adjourned at 1:14 p.m.]

\*\*\*

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.



Ian Weeber,

Minute Clerk

Sargent's Court Reporting Service, Inc.



STATE REAL ESTATE COMMISSION  
REFERENCE INDEX

July 10, 2024

	TIME	AGENDA
1		
2		
3		
4		
5		
6		
7		
8		
9	9:00	Executive Session
10	11:00	Return to Open Session
11		
12	11:02	Official Call to Order
13		
14	11:02	Roll Call
15		
16	11:03	Introduction of Attendees
17		
18	11:04	Approval of Minutes
19		
20	11:05	Pledge of Allegiance
21		
22	11:06	Approval of Minutes (cont.)
23		
24	11:07	Report of Prosecutorial Division
25		
26	11:17	Report of Commission Counsel
27		
28	11:28	Report of Regulatory Counsel
29		
30	11:37	Formal Hearing - Alexander Brunelle
31	12:54	
32		
33	12:54	Executive Session
34	1:03	Return to Open Session
35		
36	1:03	Report of Committees
37		
38	1:09	Report of Commission Administrator
39		
40	1:10	Old/New Business
41		
42	1:11	Public Comment
43		
44	1:14	Adjournment
45		
46		
47		
48		
49		
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