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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: 10:51 A.M.

Held at

**PENNSYLVANIA DEPARTMENT OF STATE**

2601 North Third Street

One Penn Center, Room C

Harrisburg, Pennsylvania 17110

as well as

**VIA MICROSOFT TEAMS**

October 3, 2023

State Real Estate Commission  
October 3, 2023

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COMMISSION MEMBERS:

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

COMMISSION PERSONNEL:

- Dean F. Picarella, Esquire, Senior Commission Counsel
- Carole Clarke Smith, Esquire, Senior Commission Counsel
- Shawn J. Jayman, Esquire, Commission Counsel
- Timothy A. Fritsch, Esquire, Commission Prosecution Liaison
- Ashley P. Murphy, Esquire, Commission Prosecutor
- Angela L. Solomon, Esquire, Commission Prosecutor
- Deon Bowers, Commission Administrator
- Marc Farrell, Deputy Director, Office of Policy, Department of State
- Andrew LaFratte, MPA, Deputy Policy Director, Department of State
- Marc Farrell, Esquire, Regulatory Counsel, Office of Chief Counsel, Department of State
- Shawn Smith, Esquire, Chief Counsel, Department of General Services
- Jessica Zukoski, Senior Legal Analyst, Department of State

ALSO PRESENT:

- Al Perry, President, Pennsylvania Association of Realtors

State Real Estate Commission  
October 3, 2023

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ALSO PRESENT: (cont.)

Lisa Aaron, Professional Standards & Education  
Manager, Pennsylvania Association of Realtors  
Tracy Matroni, Education & Member Services at  
Lancaster County Association of Realtors/Keystone  
Chapter of the Appraisal Institute  
Lisa Ginsburg, Director of Education, Bucks County  
Real Estate Institute  
Stephanie Gones, Compliance Analyst, The CE Shop  
Michael McGee, CAE, RCE, Chief Executive Officer,  
Pennsylvania Association of Realtors  
Henry (Hank) Lerner, Esquire, Chief Legal Officer,  
Pennsylvania Association of Realtors  
Dawn Chamberlain, Director, Pocono Mountains  
Association of Realtors  
Derek Richmond

1 \*\*\*

2 State Real Estate Commission

3 October 3, 2023

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, Senior  
8 Commission Counsel, and Shawn J. Jayman, Esquire,  
9 Commission Counsel, for the purpose of conducting  
10 quasi-judicial deliberations on matters currently  
11 pending before the Commission that are listed on the  
12 agenda. The Commission returned to open session at  
13 10:30 a.m.]

14 \*\*\*

15 The regularly scheduled meeting of the State Real  
16 Estate Commission was held on Tuesday, October 3,  
17 2023. Joseph Tarantino, Chair, Industry Member,  
18 officially called the meeting to order at 10:51 a.m.

19 \*\*\*

20 Roll Call

21 [Joseph Tarantino, Chair, Industry Member, provided a  
22 roll call of Commission members.

23 Dean Picarella informed Commission members that  
24 he would be replacing Shawn Jayman as Commission  
25 Counsel and provided a brief summary of his

1 professional background.]

2 Chair Tarantino welcomed Mr. Picarella.]

3 \*\*\*

4 Pledge of Allegiance

5 [The Pledge of Allegiance was recited.]

6 \*\*\*

7 Introduction of Attendees

8 [Deon Bowers, Commission Administrator, provided an  
9 introduction of attendees.]

10 \*\*\*

11 Approval of minutes of the August 15, 2023 meeting

12 CHAIR TARANTINO:

13 I need a motion to approve the draft  
14 minutes.

15 MR. MCGETTIGAN:

16 So moved.

17 MR. SAMPSON:

18 Second.

19 CHAIR TARANTINO:

20 Roll call.

21

22 Joseph Tarantino, aye; Annie Hanna  
23 Cestra, abstain; Joseph McGettigan,  
24 aye; Jennifer Thomson, aye; Guy Saxton,  
25 aye; Kyle Sampson, aye; Gaetano

1                   Piccirilli, aye; Arion Claggett, aye.  
2 [The motion carried. Annie Hanna Cestra abstained  
3 from voting on the motion.]

4   \*\*\*  
5 [Shawn J. Jayman, Esquire, Commission Counsel, noted  
6 that the meeting was being recorded and voluntary  
7 participation constituted consent to be recorded.

8           Mr. Jayman also noted the Commission entered into  
9 Executive Session with Commission Counsel to have  
10 attorney-client consultations and for the purpose of  
11 conducting quasi-judicial deliberations.]

12   \*\*\*  
13 Report of Prosecutorial Division  
14 [Angela L. Solomon, Esquire, Commission Prosecutor,  
15 on behalf of Caroline A. Bailey, Esquire, Commission  
16 Prosecutor, presented the Consent Agreement for Case  
17 No. 22-56-017267.

18           Mr. Saxton asked whether ordering markers is  
19 considered a licensed activity and whether someone  
20 would need a limited real estate cemetery sales  
21 license.

22           Mr. Fritsch stated it was not necessarily  
23 activity that requires a license, but the individual  
24 in this case was licensed as a salesperson and is  
25 part of their job duties. He explained that ordering

1 merchandise is sort of incorporated into the Real  
2 Estate Law through the Cemetery and Funeral  
3 Merchandise Trust Fund Law, which requires a certain  
4 amounts of money for merchandise to be placed in  
5 escrow.

6 Mr. Saxton asked whether this was a preneeded  
7 trust item or an at-need item for somebody who had  
8 already passed away.

9 Mr. Fritsch believed the item to be an at-need  
10 item and not something subject to that law but would  
11 still be part of the employee's job and relates to  
12 their function as a salesperson.

13 Mr. Saxton asked whether an individual who did  
14 not have a license and did not order the grave  
15 markers would be fined.

16 Mr. Fritsch did not think the individual would be  
17 subject to the jurisdiction of the Real Estate  
18 Commission because they would not be engaging in  
19 activities that require a license.

20 Ms. Solomon noted the employee was routinely not  
21 ordering markers after taking consumer money and is  
22 being held to a higher standard than a layperson  
23 because she has that privilege and designation.]

24

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25 [Timothy A. Fritsch, Esquire, Commission Prosecution

1 Liaison, presented the Consent Agreement for Case No.  
2 22-56-013383.]

3

\*\*\*

4 [Timothy A. Fritsch, Esquire, Commission Prosecution  
5 Liaison, on behalf of Caroline A. Bailey, Esquire,  
6 Commission Prosecutor, presented the Consent  
7 Agreement for Case No. 21-56-017675.

8

9 Mr. Jayman asked whether Commission members  
10 wished to go back into Executive Session after  
11 hearing the presentations from prosecution on agenda  
12 items 2, 3, and 4, and the Commission returned to  
13 Executive Session.]

13

\*\*\*

14 [Pursuant to Section 708(a)(5) of the Sunshine Act,  
15 at 11:05 a.m. the Commission entered into Executive  
16 Session with Dean F. Picarella, Esquire, Senior  
17 Commission Counsel, and Shawn J. Jayman, Esquire,  
18 Commission Counsel, for the purpose of conducting  
19 quasi-judicial deliberations and to receive the  
20 advice of counsel. The Commission returned to open  
21 session at 11:19 a.m.]

22

\*\*\*

23 MOTIONS

24 MR. JAYMAN:

25

Number 2 on the agenda. Based on



1 Executive Session deliberations, I  
2 believe the Chair would entertain a  
3 motion to reject the Consent Agreement  
4 for Case No. 22-56-017267 as too harsh.

5 CHAIR TARANTINO:

6 Motion?

7 MR. PICCIRILLI:

8 So moved.

9 MR. MCGETTIGAN:

10 Second.

11 CHAIR TARANTINO:

12 Roll call.

13  
14 Joseph Tarantino, aye; Annie Hanna  
15 Cestra, aye; Joseph McGettigan, aye;  
16 Jennifer Thomson, nay; Guy Saxton, aye;  
17 Kyle Sampson, aye; Gaetano Piccirilli,  
18 aye; Arion Claggett, aye.

19 [The motion carried. Jennifer Thomson opposed the  
20 motion.]

21 \*\*\*

22 MR. JAYMAN:

23 Number 3 on the agenda. Based on  
24 Executive Session deliberations, I  
25 believe the Chair would entertain a

1 motion to reject the Consent Agreement  
2 for Case No. 22-56-013383 as too  
3 lenient.

4 CHAIR TARANTINO:

5 Motion?

6 MR. PICCIRILLI:

7 So moved.

8 CHAIR TARANTINO:

9 Second?

10 MR. MCGETTIGAN:

11 Second.

12 CHAIR TARANTINO:

13 Roll call.

14  
15 Joseph Tarantino, aye; Annie Hanna  
16 Cestra, aye; Joseph McGettigan, aye;  
17 Jennifer Thomson, aye; Guy Saxton, aye;  
18 Kyle Sampson, aye; Gaetano Piccirilli,  
19 aye; Arion Claggett, aye.

20 [The motion carried unanimously.]

21 \*\*\*

22 MR. JAYMAN:

23 Number 4 on the agenda. Based on  
24 Executive Session deliberations, I  
25 believe the Chair would entertain a

1 motion to approve the Consent Agreement  
2 for Case No. 21-56-017675.

3 MR. PICCIRILLI:

4 So moved.

5 CHAIR TARANTINO:

6 Second?

7 MR. MCGETTIGAN:

8 Second.

9 CHAIR TARANTINO:

10 Roll call.

11

12 Joseph Tarantino, aye; Annie Hanna  
13 Cestra, aye; Joseph McGettigan, aye;  
14 Jennifer Thomson, aye; Guy Saxton, aye;  
15 Kyle Sampson, aye; Gaetano Piccirilli,  
16 aye; Arion Claggett, aye.

17 [The motion carried unanimously. The Respondent's  
18 name is Isaac C. Teeple.]

19

\*\*\*

20 Report of Commission Counsel - Final Adjudication  
21 and Order

22 MR. JAYMAN:

23 Number 5 on the agenda. Based on  
24 Executive Session deliberations, I  
25 believe the Chair would entertain a

1 motion to adopt the Final Adjudication  
2 and Order in the matter of Thomas A.  
3 Boneta, Case No. 21-56-006128.

4 CHAIR TARANTINO:

5 Motion?

6 MR. PICCIRILLI:

7 So moved.

8 CHAIR TARANTINO:

9 Second?

10 MR. SAMPSON:

11 Second.

12 CHAIR TARANTINO:

13 Roll call.

14

15 Joseph Tarantino, aye; Annie Hanna  
16 Cestra, aye; Joseph McGettigan, aye;  
17 Jennifer Thomson, aye; Guy Saxton, aye;  
18 Kyle Sampson, aye; Gaetano Piccirilli,  
19 aye; Arion Claggett, aye.

20 [The motion carried unanimously.]

21

\*\*\*

22 Report of Commission Counsel - Motions

23 MR. JAYMAN:

24 Number 6 on the agenda. Based on  
25 Executive Session deliberations, I

1 believe the Chair would entertain a  
2 motion to deny the Motion to Deem Facts  
3 Admitted and Enter Default and direct  
4 Commission Counsel to prepare and order  
5 in accordance with discussions in  
6 Executive Session in the matter at Case  
7 Nos. 21-56-011646 & 21-56-011645,  
8 Oxford Realty Services, Inc., and  
9 Jeffrey A. Deitrick.

10 MR. MCGETTIGAN:

11 So moved.

12 MR. SAMPSON:

13 Second.

14 CHAIR TARANTINO:

15 Roll call.

16  
17 Joseph Tarantino, aye; Annie Hanna  
18 Cestra, aye; Joseph McGettigan, aye;  
19 Jennifer Thomson, aye; Guy Saxton, aye;  
20 Kyle Sampson, aye; Gaetano Piccirilli,  
21 aye; Arion Claggett, aye.

22 [The motion carried unanimously.]

23 \*\*\*

24 MR. JAYMAN:

25 Number 7 on the agenda. Based on

1 Executive Session deliberations, I  
2 believe the Chair would entertain a  
3 motion to grant the Motion to Deem  
4 Facts Admitted and Enter Default and  
5 direct Commission Counsel to prepare an  
6 Adjudication and Order in accordance  
7 with discussions in Executive Session  
8 in the matter at Case Nos. 19-56-016492  
9 & 20-56-001511, Weston Wang Saunders.

10 CHAIR TARANTINO:

11 Motion?

12 MR. PICCIRILLI:

13 So moved.

14 MR. SAMPSON:

15 Second.

16 CHAIR TARANTINO:

17 Roll call.

18  
19 Joseph Tarantino, aye; Annie Hanna  
20 Cestra, aye; Joseph McGettigan, aye;  
21 Jennifer Thomson, aye; Guy Saxton, aye;  
22 Kyle Sampson, aye; Gaetano Piccirilli,  
23 aye; Arion Claggett, aye.

24 [The motion carried unanimously.]

25 \*\*\*

1 MR. JAYMAN:

2                   Number 8 on the agenda. Based on  
3                   Executive Session deliberations, I  
4                   believe the Chair would entertain a  
5                   motion to grant the Motion for  
6                   Withdrawal of Citation Nunc Pro Tunc  
7                   and direct Commission Counsel to  
8                   prepare an order in accordance with  
9                   discussion in Executive Session in the  
10                  matter of Venitta Bailey, Case No. 22-  
11                  56-008211.

12 CHAIR TARANTINO:

13                   Motion?

14 MR. PICCIRILLI:

15                   So moved.

16 MR. SAMPSON:

17                   Second.

18 CHAIR TARANTINO:

19                   Roll call.

20  
21                   Joseph Tarantino, aye; Annie Hanna  
22                   Cestra, aye; Joseph McGettigan, aye;  
23                   Jennifer Thomson, aye; Guy Saxton, aye;  
24                   Kyle Sampson, aye; Gaetano Piccirilli,  
25                   aye; Arion Claggett, aye.

1 [The motion carried unanimously.]

2 \*\*\*

3 MR. JAYMAN:

4 Number 9 on the agenda. Based on  
5 Executive Session deliberations, I  
6 believe the Chair would entertain a  
7 motion to grant the Motion to Deem  
8 Facts Admitted and Enter Default and  
9 direct Commission Counsel to prepare an  
10 Adjudication and Order in accordance  
11 with discussions in Executive Session  
12 in the matter of Samuel Florent, Case  
13 No. 21-56-000113.

14 MR. MCGETTIGAN:

15 So moved.

16 MR. SAMPSON:

17 Second.

18 CHAIR TARANTINO:

19 Roll call.

20  
21 Joseph Tarantino, aye; Annie Hanna  
22 Cestra, aye; Joseph McGettigan, aye;  
23 Jennifer Thomson, aye; Guy Saxton, aye;  
24 Kyle Sampson, aye; Gaetano Piccirilli,  
25 aye; Arion Claggett, aye.



1 [The motion carried unanimously.]

2 \*\*\*

3 MR. JAYMAN:

4 Number 10 on the agenda. Based on  
5 Executive Session deliberations, I  
6 believe the Chair would entertain a  
7 motion to grant the Motion to Deem  
8 Facts Admitted and Enter Default and  
9 direct Commission Counsel to prepare an  
10 Adjudication and Order in accordance  
11 with discussions in Executive Session  
12 in the matter of Marcus A. Ecks, Case  
13 No. 22-56-012660.

14 CHAIR TARANTINO:

15 Motion?

16 MR. SAMPSON:

17 So moved.

18 MR. MCGETTIGAN:

19 Second.

20 CHAIR TARANTINO:

21 Roll call.

22  
23 Joseph Tarantino, aye; Annie Hanna  
24 Cestra, aye; Joseph McGettigan, aye;  
25 Jennifer Thomson, aye; Guy Saxton, aye;

1 Kyle Sampson, aye; Gaetano Piccirilli,  
2 aye; Arion Claggett, aye.

3 [The motion carried unanimously.]

4 \*\*\*

5 MR. JAYMAN:

6 Number 11 on the agenda. Based on  
7 Executive Session deliberations, I  
8 believe the Chair would entertain a  
9 motion to grant the Motion to Deem  
10 Facts Admitted and Enter Default and  
11 direct Commission Counsel to prepare an  
12 Adjudication and Order in accordance  
13 with discussions in Executive Session  
14 in the matter of Scott A. Coleman, Case  
15 No. 21-56-019735.

16 CHAIR TARANTINO:

17 Motion?

18 MR. MCGETTIGAN:

19 So moved.

20 CHAIR TARANTINO:

21 Second?

22 MR. SAMPSON:

23 Second.

24 CHAIR TARANTINO:

25 Roll call.

1

2

Joseph Tarantino, aye; Annie Hanna

3

Cestra, aye; Joseph McGettigan, aye;

4

Jennifer Thomson, aye; Guy Saxton, aye;

5

Kyle Sampson, aye; Gaetano Piccirilli,

6

aye; Arion Claggett, aye.

7

[The motion carried unanimously.]

8

\*\*\*

9

Report of Commission Counsel - Regulatory Report

10

[Shawn J. Jayman, Esquire, Commission Counsel,

11

informed Commission members that the general

12

revisions section is still being reviewed. He noted

13

the broker price opinion regulation and Act 41

14

licensure by endorsement is being reviewed by senior

15

counsel.

16

Mr. Jayman mentioned that he reached out to the

17

Pennsylvania Association of Realtors (PAR) for

18

guidance concerning short-term vacation rentals known

19

as the Ladd case, which is in the pipeline as well.]

20

\*\*\*

21

Report of Commission Counsel - Matters for

22

Deliberation

23

MR. JAYMAN:

24

Number 12 on the agenda. Based on

25

Executive Session deliberations, I

1 believe the Chair would entertain a  
2 motion to direct Commission Counsel to  
3 draft an Adjudication and Order  
4 consistent with discussions in  
5 Executive Session in the matter of  
6 Autumn Hicks, Case No. 23-56-009636.

7 CHAIR TARANTINO:

8 Motion?

9 MR. PICCIRILLI:

10 So moved.

11 CHAIR TARANTINO:

12 Second?

13 MS. CESTRA:

14 Second.

15 CHAIR TARANTINO:

16 Roll call.

17

18 Joseph Tarantino, aye; Annie Hanna  
19 Cestra, aye; Joseph McGettigan, aye;  
20 Jennifer Thomson, aye; Guy Saxton, aye;  
21 Kyle Sampson, no; Gaetano Piccirilli,  
22 aye; Arion Claggett, aye.

23 [The motion carried. Kyle Sampson opposed the  
24 motion.]

25

\*\*\*

1 MR. JAYMAN:

2                   Number 13 on the agenda. Based on  
3                   Executive Session deliberations, I  
4                   believe the Chair would entertain a  
5                   motion to sustain the appeal and issue  
6                   an order vacating default judgment and  
7                   order remanded for the hearing in the  
8                   matter of Moira McFadden, Case No. 22-  
9                   56-006393.

10 CHAIR TARANTINO:

11                   Motion?

12 MR. PICCIRILLI:

13                   So moved.

14 CHAIR TARANTINO:

15                   Second?

16 MR. SAMPSON:

17                   Second.

18 CHAIR TARANTINO:

19                   Roll call.

20  
21                   Joseph Tarantino, aye; Annie Hanna  
22                   Cestra, aye; Joseph McGettigan, nay;  
23                   Jennifer Thomson, aye; Guy Saxton, aye;  
24                   Kyle Sampson, aye; Gaetano Piccirilli,  
25                   aye; Arion Claggett, aye.

1 [The motion carried. Joseph McGettigan opposed the  
2 motion.]

3 \*\*\*

4 [Shawn J. Jayman, Esquire, Commission Counsel,  
5 thanked the Commission after noting that this would  
6 be his final meeting.]

7 Chair Tarantino thanked Mr. Jayman for leading  
8 the Commission this year.]

9 \*\*\*

10 Report of Commission Chairperson

11 [Joseph Tarantino, Chair, Industry Member, stated the  
12 next scheduled Commission meeting would be on  
13 December 4, 2023, at 1 p.m., noting the time would be  
14 finalized and everyone would be informed.]

15 \*\*\*

16 Report of Acting Commissioner

17 [Arion R. Claggett, Acting Commissioner, Bureau of  
18 Professional and Occupational Affairs, informed  
19 Commission members that the request for proposal  
20 (RFP) for the Pennsylvania Licensing System (PALS)  
21 replacement was issued on September 28, 2023, and he  
22 would keep the Commission updated as the process  
23 moves forward.]

24 \*\*\*

25 Report of Commission Administrator

1 [Deon Bowers, Commission Administrator, reported  
2 processing time frames have decreased and are close  
3 to one week at the current time.

4 Ms. Bowers informed Commission members that they  
5 would need to choose dates for the 2025 meeting  
6 schedule at the December meeting.]

7

\*\*\*

8 Report of Committees - Education/Examination

9 MR. SAMPSON:

10 Number 14. We voted to deny with a  
11 provisional right to appeal.

12 CHAIR TARANTINO:

13 That's in the form of a motion. Do I  
14 have a second?

15 MR. MCGETTIGAN:

16 Second.

17 CHAIR TARANTINO:

18 Roll call.

19

20 Joseph Tarantino, aye; Annie Hanna  
21 Cestra, aye; Joseph McGettigan, aye;  
22 Jennifer Thomson, aye; Guy Saxton, aye;  
23 Kyle Sampson, aye; Gaetano Piccirilli,  
24 aye; Arion Claggett, aye.

25 [The motion carried unanimously. The name in that

1 matter is Glenn W. Grau.]

2 \*\*\*

3 MR. SAMPSON:

4 Number 15, A Broker Responsibilities-  
5 Case Studies. We said that would be  
6 okay.

7 MR. MCGETTIGAN:

8 Second.

9 CHAIR TARANTINO:

10 Roll call.

11

12 Joseph Tarantino, aye; Annie Hanna  
13 Cestra, aye; Joseph McGettigan, aye;  
14 Jennifer Thomson, aye; Guy Saxton, aye;  
15 Kyle Sampson, aye; Gaetano Piccirilli,  
16 aye; Arion Claggett, aye.

17 [The motion carried unanimously.]

18 \*\*\*

19 MR. SAMPSON:

20 Number 16, PA 2022-2024 Core Broker and  
21 Licensee Responsibilities, approved.

22 CHAIR TARANTINO:

23 Second?

24 MS. CESTRA:

25 Second.



1 CHAIR TARANTINO:

2 Roll call.

3

4 Joseph Tarantino, aye; Annie Hanna  
5 Cestra, aye; Joseph McGettigan, aye;  
6 Jennifer Thomson, aye; Guy Saxton, aye;  
7 Kyle Sampson, aye; Gaetano Piccirilli,  
8 aye; Arion Claggett, aye.

9 [The motion carried unanimously.]

10 \*\*\*

11 MR. SAMPSON:

12 Number 17, Understanding Broker  
13 Supervision and Licensee  
14 Responsibilities, approved.

15 CHAIR TARANTINO:

16 Second?

17 MS. CESTRA:

18 Second.

19 CHAIR TARANTINO:

20 Roll call.

21

22 Joseph Tarantino, aye; Annie Hanna  
23 Cestra, aye; Joseph McGettigan, aye;  
24 Jennifer Thomson, aye; Guy Saxton, aye;  
25 Kyle Sampson, aye; Gaetano Piccirilli,

1                   aye; Arion Claggett, aye.

2 [The motion carried unanimously.]

3   \*\*\*

4 MR. SAMPSON:

5                                   Number 18, Understanding the Roles &  
6                                   Responsibilities of Real Estate Broker  
7                                   & Their Licensees, approved.

8 CHAIR TARANTINO:

9                                   Second?

10 MS. CESTRA:

11                                   Second.

12 CHAIR TARANTINO:

13                                   Roll call.

14  
15                                   Joseph Tarantino, aye; Annie Hanna  
16                                   Cestra, aye; Joseph McGettigan, aye;  
17                                   Jennifer Thomson, aye; Guy Saxton, aye;  
18                                   Kyle Sampson, aye; Gaetano Piccirilli,  
19                                   aye; Arion Claggett, aye.

20 [The motion carried unanimously.]

21   \*\*\*

22 MR. SAMPSON:

23                                   Number 19, Understanding the Various  
24                                   Responsibilities of Brokers and  
25                                   Licensees and How to Comply with RELRA

1                   and REC Regulations, approved.

2 CHAIR TARANTINO:

3                   Second?

4 MS. CESTRA:

5                   Second.

6 CHAIR TARANTINO:

7                   Roll call.

8

9                   Joseph Tarantino, aye; Annie Hanna

10                   Cestra, aye; Joseph McGettigan, aye;

11                   Jennifer Thomson, aye; Guy Saxton, aye;

12                   Kyle Sampson, aye; Gaetano Piccirilli,

13                   aye; Arion Claggett, aye.

14 [The motion carried unanimously.]

15   \*\*\*

16 Report of Committees - Enforcement - Informal

17       Conferences

18 MR. MCGETTIGAN:

19                   The Application of Hassan O. Sherif,

20                   approved with no restrictions. I make

21                   that in the form of a motion.

22 MR. PICCIRILLI:

23                   Second.

24 CHAIR TARANTINO:

25                   Roll call.

1

2

Joseph Tarantino, aye; Annie Hanna

3

Cestra, aye; Joseph McGettigan, aye;

4

Jennifer Thomson, aye; Guy Saxton, aye;

5

Kyle Sampson, aye; Gaetano Piccirilli,

6

aye; Arion Claggett, aye.

7

[The motion carried unanimously.]

8

\*\*\*

9

MR. PICCIRILLI:

10

I make a motion to approve the

11

Licensure Application of Francheska D.

12

Sanchez on probation for a period of

13

one year, and upon completion of that

14

one year of time, she may apply to have

15

her probationary status reviewed.

16

CHAIR TARANTINO:

17

Second?

18

MR. SAMPSON:

19

Second.

20

CHAIR TARANTINO:

21

Roll call.

22

23

Joseph Tarantino, aye; Annie Hanna

24

Cestra, aye; Joseph McGettigan, nay;

25

Jennifer Thomson, aye; Guy Saxton, aye;

1 Kyle Sampson, aye; Gaetano Piccirilli,  
2 aye; Arion Claggett, aye.

3 [The motion carried. Joseph McGettigan opposed the  
4 motion.]

5 \*\*\*

6 Report of Committees - Enforcement - Application  
7 Review

8 MR. MCGETTIGAN:

9 I'd like to make a motion that the  
10 Applications of Christopher Cannon,  
11 Joseph Christian Piperato, and Keon  
12 Lemar Porter be denied and given the  
13 right to come in for an informal  
14 conference.

15 MR. PICCIRILLI:

16 Second.

17 CHAIR TARANTINO:

18 Roll call.

19  
20 Joseph Tarantino, aye; Annie Hanna  
21 Cestra, aye; Joseph McGettigan, aye;  
22 Jennifer Thomson, aye; Guy Saxton, aye;  
23 Kyle Sampson, aye; Gaetano Piccirilli,  
24 aye; Arion Claggett, nay.

25 [The motion carried. Arion Claggett opposed the

1 motion.]

2

\*\*\*

3 Report of Committees - Enforcement - Informal  
4 Conferences

5 MR. MCGETTIGAN:

6 We had one no show at item 24, Maurice  
7 Morris, who would have to reapply for  
8 another one.

9

\*\*\*

10 New Business - 2024 Election of Officers

11 CHAIR TARANTINO:

12 Election of officers for 2024. Do I  
13 have a motion?

14 MR. MCGETTIGAN:

15 I make a motion that Gaetano Piccirilli  
16 be recommended for Chair, Kyle Sampson  
17 for Vice Chair, and Annie Hanna Cestra  
18 for Secretary.

19 CHAIR TARANTINO:

20 Do I have a second?

21 MR. SAXTON:

22 Second.

23 CHAIR TARANTINO:

24 Roll call.

25

1 Joseph Tarantino, aye; Annie Hanna  
2 Cestra, aye; Joseph McGettigan, aye;  
3 Jennifer Thomson, aye; Guy Saxton, aye;  
4 Kyle Sampson, aye; Gaetano Piccirilli,  
5 aye; Arion Claggett, aye.

6 [The motion carried unanimously.]

7 \*\*\*

8 Old Business

9 [Guy Saxton, Cemetery Member, requested information  
10 concerning the location of the 2024 meeting dates.

11 Acting Commissioner Claggett informed Commission  
12 members that the upcoming December meeting should be  
13 at the new location.]

14 \*\*\*

15 Public Comment

16 [Al Perry, President, Pennsylvania Association of  
17 Realtors, provided updates concerning the National  
18 Association of Realtors. He referred to the internal  
19 turmoil at the National Association of Realtors that  
20 has led to the resignation of its president.

21 Mr. Perry noted that the National Association of  
22 Realtors (NAR) leadership team is appointing a  
23 presidential advisory group focused on the  
24 association's culture to determine the best way to  
25 make lasting and positive change.

1           Mr. Perry stated the Pennsylvania Association of  
2 Realtors has a sexual harassment policy in place and  
3 would be reexamining the policy and procedures to  
4 ensure necessary steps are in place to respond to any  
5 complaints. He mentioned that PAR is also committed  
6 to creating a welcoming, safe, inclusive, and  
7 respectful environment for work staff and volunteers.

8

9           Mr. Perry informed Commission members that one of  
10 the pending lawsuits addressing buyer agency  
11 compensation is headed to trial next month.

12           Mr. Perry mentioned that the cases allege  
13 commission rates are too high, buyer brokers are  
14 being paid too much, and the National Association of  
15 Realtors Code of Conduct and Multiple Listing Service  
16 (MLS) Handbook, along with the corporate defendant  
17 practices, lead to price fixing.

18           Mr. Perry stated the National Association of  
19 Realtors and the corporate defendants adamantly  
20 disagree with the claims and believe NAR rules are  
21 very intentionally pro-consumer and pro-competitive.  
22 He reported Anywhere Real Estate, formerly known as  
23 Realogy, and RE/MAX settled with the plaintiffs in  
24 September but no details have been released.

25           Mr. Perry noted there are ongoing discussions



1 about how the lawsuits might change the longstanding  
2 compensation practices in real estate and whether  
3 state law and regulation can or should have a part.  
4 He commented that Pennsylvania state law and the  
5 Pennsylvania Association of Realtors provide guidance  
6 and flexibility to licensees and consumers.

7 Mr. Perry stated PAR is watching the cases  
8 closely and would report any issues that have a  
9 regulatory impact but believed it would be several  
10 years before they reach a conclusion because either  
11 side would probably appeal if they lose.]

12 \*\*\*

13 Adjournment

14 CHAIR TARANTINO:

15 Motion to adjourn?

16 MR. MCGETTIGAN:

17 I make a motion that we adjourn.

18 CHAIR TARANTINO:

19 Second?

20 MR. SAMPSON:

21 Second.

22 \*\*\*

23 [There being no further business, the State Real  
24 Estate Commission Meeting adjourned at 11:45 a.m.]

25 \*\*\*

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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.



Derek Richmond,  
Minute Clerk  
Sargent's Court Reporting  
Service, Inc.

STATE REAL ESTATE COMMISSION  
REFERENCE INDEX

October 3, 2023

	TIME	AGENDA
1		
2		
3		
4		
5		
6		
7		
8		
9	9:00	Executive Session
10	10:30	Return to Open Session
11		
12	10:51	Official Call to Order
13		
14	10:51	Roll Call
15		
16	10:53	Pledge of Allegiance
17		
18	10:53	Introduction of Attendees
19		
20	10:55	Approval of Minutes
21		
22	10:56	Report of Prosecutorial Division
23		
24	11:05	Executive Session
25	11:19	Return to Open Session
26		
27	11:19	Motions
28		
29	11:22	Report of Commission Counsel
30		
31	11:31	Report of Commission Chair
32		
33	11:32	Report of Acting Commissioner
34		
35	11:32	Report of Commission Administrator
36		
37	11:32	Report of Committees
38		
39	11:39	New Business
40		
41	11:40	Old Business
42		
43	11:41	Public Comment
44		
45	11:45	Adjournment
46		
47		
48		
49		
50		