

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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: 11:43 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**

December 4, 2023

State Real Estate Commission  
December 4, 2023

COMMISSION MEMBERS:

Joseph Tarantino, Chair, Industry Member  
Jeffrey J. Johnson, Secretary, Industry Member  
Annie Hanna Cestra, Industry Member  
Anne M. Rubin, 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  
Timothy A. Fritsch, Esquire, Commission Prosecution  
Liaison  
Ashley P. Murphy, Esquire, Commission Prosecutor  
Angela L. Solomon, Esquire, Commission Prosecutor  
Nathan C. Giunta, Esquire, Commission Prosecutor  
Deon Bowers, Commission Administrator  
Andrew LaFratte, MPA, Deputy Policy Director,  
Department of State  
Marc Farrell, Esquire, Regulatory Counsel,  
Office of Chief Counsel, Department of State  
Jessica Zukoski, Senior Legal Analyst, Department of  
State

ALSO PRESENT:

Marcus Huertas, Advocacy Manager, Pennsylvania  
Association of Realtors  
Michael McGee, CAE, RCE, Chief Executive Officer,  
Pennsylvania Association of Realtors  
Sherri Martin, Chief Advocacy Officer, Pennsylvania  
Association of Realtors  
Keon Lamar Porter, Applicant

State Real Estate Commission  
December 4, 2023

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51

ALSO PRESENT: (cont.)

James Oliviero, Licensed Real Estate, Broker/Owner,  
Better Homes & Gardens Real Estate Maturo  
Tracy Matroni, Education & Member Services at  
Lancaster County Association of Realtors/Keystone  
Chapter of the Appraisal Institute  
Stephanie Gones, Compliance Analyst, The CE Shop  
Timothy Galbraith, Assistant Director, Temple  
University - The Real Estate Institute  
Joe  
Matthew Ford

1 \*\*\*

2 State Real Estate Commission

3 December 4, 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, for the purpose of conducting  
9 quasi-judicial deliberations on matters currently  
10 pending before the Commission that are listed on the  
11 agenda. The Commission returned to open session at  
12 11:00 a.m.]

13 \*\*\*

14 The regularly scheduled meeting of the State Real  
15 Estate Commission was held on Monday, December 4,  
16 2023. Joseph Tarantino, Chair, Industry Member,  
17 officially called the meeting to order at 11:43 a.m.

18 \*\*\*

19 Pledge of Allegiance

20 [The Pledge of Allegiance was recited.]

21 \*\*\*

22 [Dean F. Picarella, Esquire, Senior Commission  
23 Counsel, informed everyone that the meeting was being  
24 recorded, and voluntary participation constituted  
25 consent to be recorded.]

1 Mr. Picarella also noted the Commission entered  
2 into Executive Session for the purpose of conducting  
3 quasi-judicial deliberations on a number of matters  
4 currently pending before the Commission and to  
5 receive the advice of counsel.]

6 \*\*\*

7 Roll Call

8 [Joseph Tarantino, Chair, Industry Member, provided a  
9 roll call of Commission members.]

10 \*\*\*

11 Introduction of Attendees

12 [Deon Bowers, Commission Administrator, provided an  
13 introduction of attendees.]

14 \*\*\*

15 Approval of minutes of the October 3, 2023 meeting

16 CHAIR TARANTINO:

17 Can I have a motion to approve the  
18 minutes?

19 MR. SAMPSON:

20 Approve.

21 CHAIR TARANTINO:

22 Second?

23 MR. PICCIRILLI:

24 Second.

25 CHAIR TARANTINO:

1 Any questions on the motion?

2

3 Joseph Tarantino, aye; Jeffrey Johnson,  
4 abstain; Annie Hanna Cestra, yea; Anne  
5 Rubin, abstain; Jennifer Thomson, aye;  
6 Guy Saxton, aye; Kyle Sampson, aye;  
7 Gaetano Piccirilli, aye; Arion  
8 Claggett, aye.

9 [The motion carried. Jeffrey Johnson and Anne Rubin  
10 abstained from voting on the motion.]

11 \*\*\*

12 Report of Prosecutorial Division

13 [Nathan C. Giunta, Esquire, Commission Prosecutor, on  
14 behalf of Caroline A. Bailey, Esquire, Commission  
15 Prosecutor, presented the Consent Agreement for Case  
16 No. 22-56-017067.]

17 \*\*\*

18 [Ashley P. Murphy, Esquire, Commission Prosecution  
19 Liaison, presented the Consent Agreements for Case  
20 No. 22-56-004354 and Case No. 23-56-005104.]

21 \*\*\*

22 [Timothy A. Fritsch, Esquire, Commission Prosecution  
23 Liaison, presented the Consent Agreement for Case No.  
24 22-56-010371.]

25 \*\*\*

1 [Angela L. Solomon, Esquire, Commission Prosecution  
2 Liaison, presented the Consent Agreement for Case  
3 Nos. 21-56-011646 & 21-56-011645.]

4 MR. PICARELLA:

5                   Regarding agenda item 2, based upon  
6                   discussions in Executive Session, I  
7                   believe the Chair would entertain a  
8                   motion to approve the Consent Agreement  
9                   at Case No. 22-56-017067.

10 CHAIR TARANTINO:

11                   Do I have a motion?

12 MR. SAMPSON:

13                   So moved.

14 MS. RUBIN:

15                   Second.

16 CHAIR TARANTINO:

17                   Roll call.

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

24 [The motion carried unanimously. The Respondent's  
25 name is Amy Chen.]

1 \*\*\*

2 MR. PICARELLA:

3                   Regarding agenda item 3, based upon  
4                   discussions in Executive Session, I  
5                   believe the Chair would entertain a  
6                   motion to approve the Consent Agreement  
7                   at Case No. 22-56-004354.

8 CHAIR TARANTINO:

9                   Motion?

10 MR. SAMPSON:

11                   So moved.

12 CHAIR TARANTINO:

13                   Second?

14 MS. CESTRA:

15                   Second.

16 CHAIR TARANTINO:

17                   Roll call.

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

24 [The motion carried unanimously. The Respondent's  
25 name is Michael L. Hartzell.]



1 \*\*\*

2 MR. PICARELLA:

3 At agenda item 4, based upon  
4 discussions in Executive Session, I  
5 believe the Chair would entertain a  
6 motion to approve the Consent Agreement  
7 at Case No. 23-56-005104.

8 CHAIR TARANTINO:

9 Motion to approve?

10 MS. CESTRA:

11 So moved.

12 MS. SAXTON:

13 Second.

14 CHAIR TARANTINO:

15 Roll call.

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

22 [The motion carried unanimously. The Respondent's  
23 name is Byron Jones.]

24 \*\*\*

25 MR. PICARELLA:

1                     Regarding item 5 on the agenda, based  
2                     upon discussions in Executive Session,  
3                     I believe the Chair would entertain a  
4                     motion to approve the Consent Agreement  
5                     at Case No. 22-56-010371.

6 CHAIR TARANTINO:

7                     Motion to approve?

8 MR. SAMPSON:

9                     So moved.

10 MS. CESTRA:

11                     Second.

12 CHAIR TARANTINO:

13                     Roll call.

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

20 [The motion carried unanimously. The Respondent's  
21 name is Quinnia Gross.]

22   \*\*\*

23 MR. PICARELLA:

24                     Regarding agenda item 6, based upon  
25                     discussions in Executive Session, I

1 believe the Chair would entertain a  
2 motion to reject the Consent Agreement  
3 at Case Nos. 21-56-011646 & 21-56-  
4 011645 as too lenient.

5 CHAIR TARANTINO:

6 Motion to deny?

7 MR. SAMPSON:

8 So moved.

9 CHAIR TARANTINO:

10 Second?

11 MS. RUBIN:

12 Second.

13 CHAIR TARANTINO:

14 Roll call.

15

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

21 [The motion carried unanimously.]

22

\*\*\*

23 Report of Commission Counsel - Proposed Adjudications  
24 and Orders

25 MR. PICARELLA:

1                   Regarding agenda item 7, Anthony  
2                   DiCicco, Case No. 20-56-004293, based  
3                   upon discussions in Executive Session,  
4                   I believe the Chair would entertain a  
5                   motion to direct Commission counsel to  
6                   draft a Final Adjudication and Order in  
7                   this matter consistent with the  
8                   discussions in Executive Session.

9 MR. SAMPSON:

10                   So moved.

11 CHAIR TARANTINO:

12                   Second?

13 MS. RUBIN:

14                   Second.

15 CHAIR TARANTINO:

16                   Roll call.

17  
18                   Joseph Tarantino, aye; Jeffrey Johnson,  
19                   aye; Annie Hanna Cestra, aye; Anne  
20                   Rubin, aye; Jennifer Thomson, aye; Guy  
21                   Saxton, aye; Kyle Sampson, aye; Gaetano  
22                   Piccirilli, aye; Arion Claggett, aye.

23 [The motion carried unanimously.]

24                   \*\*\*

25 MR. PICARELLA:

1                   Regarding agenda item 8, Paul A. James,  
2                   Case No. 21-56-017516, based upon  
3                   discussions in Executive Session, I  
4                   believe the Commission Chair would  
5                   entertain a motion to direct Commission  
6                   counsel to draft a Final Adjudication  
7                   and Order in this matter consistent  
8                   with discussions in Executive Session.

9 MR. SAMPSON:

10                   So moved.

11 MS. RUBIN:

12                   Second.

13 CHAIR TARANTINO:

14                   Roll call.

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

21 [The motion carried unanimously.]

22   \*\*\*

23 MR. PICARELLA:

24                   Regarding agenda item 9, Steven P.  
25                   Levengood, Case No. 23-56-003272, based

1                   upon discussions in Executive Session,  
2                   I believe the Chair would entertain a  
3                   motion to direct Commission counsel to  
4                   draft a Final Adjudication and Order in  
5                   this matter consistent with discussions  
6                   in Executive Session.

7 CHAIR TARANTINO:

8                   Motion?

9 MS. RUBIN:

10                   So moved.

11 CHAIR TARANTINO:

12                   Second?

13 MR. SAMPSON:

14                   Second.

15 CHAIR TARANTINO:

16                   Roll call.

17  
18                   Joseph Tarantino, aye; Jeffrey Johnson,  
19                   aye; Annie Hanna Cestra, aye; Anne  
20                   Rubin, aye; Jennifer Thomson, aye; Guy  
21                   Saxton, aye; Kyle Sampson, aye; Gaetano  
22                   Piccirilli, aye; Arion Claggett, aye.

23 [The motion carried unanimously.]

24   \*\*\*

25 MR. PICARELLA:

1                   Regarding agenda item 10, Thomas C.  
2                   Silicto, Case No. 22-56-017732, based  
3                   upon discussions in Executive Session,  
4                   I believe the Commission Chair would  
5                   entertain a motion to adopt the hearing  
6                   examiner's Proposed Adjudication and  
7                   Order in this matter and direct counsel  
8                   to prepare the Commission's Final  
9                   Order.

10 MS. RUBIN:

11                   So moved.

12 CHAIR TARANTINO:

13                   Second?

14 MR. SAMPSON:

15                   Second.

16 CHAIR TARANTINO:

17                   Roll call.

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

24 [The motion carried unanimously.]

25

\*\*\*

1 MR. PICARELLA:

2                   Regarding agenda item 11, Daryl C.  
3                   Walton, Case No. 21-56-008263, based  
4                   upon discussions in Executive Session,  
5                   I believe the Commission Chair would  
6                   entertain a motion to direct Commission  
7                   counsel to draft a Final Adjudication  
8                   and Order in this matter consistent  
9                   with discussions in Executive Session.

10 MS. RUBIN:

11                   So moved.

12 CHAIR TARANTINO:

13                   Second?

14 MR. SAMPSON:

15                   Second.

16 CHAIR TARANTINO:

17                   Roll call.

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

24 [The motion carried unanimously.]

25

\*\*\*



1 Report of Commission Counsel - Final Adjudications  
2 and Orders

3 MR. PICARELLA:

4 At item 12, Anthony Diaz, Case No. 16-  
5 56-08801, based upon discussions in  
6 Executive Session, I believe the  
7 Commission Chair would entertain a  
8 motion to adopt the Adjudication and  
9 Order in this matter and direct counsel  
10 to have it issued as the Final Order of  
11 the Commission.

12 MR. SAMPSON:

13 So moved.

14 CHAIR TARANTINO:

15 Second?

16 MS. RUBIN:

17 Second.

18 CHAIR TARANTINO:

19 Roll call.

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

1 [The motion carried unanimously. For the record, the  
2 discipline imposed on that matter is revocation of  
3 the license and a \$1,000 civil penalty.]

4 \*\*\*

5 MR. PICARELLA:

6 At item 13 on the agenda, Calvin  
7 Buerkle, Case No. 21-56-006127, based  
8 upon discussions in Executive Session,  
9 I believe the Commission Chair would  
10 entertain a motion to adopt the  
11 Adjudication and Order in this matter  
12 and direct counsel to issue it as the  
13 Final Order of the Commission.

14 CHAIR TARANTINO:

15 Motion to approve?

16 MS. RUBIN:

17 So moved.

18 CHAIR TARANTINO:

19 Second?

20 MR. SAXTON:

21 Second.

22 CHAIR TARANTINO:

23 Roll call.

24

25 Joseph Tarantino, aye; Jeffrey Johnson,

1 aye; Annie Hanna Cestra, aye; Anne  
2 Rubin, aye; Jennifer Thomson, aye; Guy  
3 Saxton, aye; Kyle Sampson, aye; Gaetano  
4 Piccirilli, aye; Arion Claggett, aye.

5 [The motion carried unanimously. The discipline  
6 imposed is a \$500 civil penalty, one-year probation,  
7 and costs of prosecution.]

8 \*\*\*

9 MR. PICARELLA:

10 At item 14 on the agenda, Gregory F.  
11 Wilson, Case No. 20-56-007306, based  
12 upon discussions in Executive Session,  
13 I believe the Commission Chair would  
14 entertain a motion to adopt the  
15 Adjudication and Order in this matter  
16 and direct counsel to issue it as the  
17 Final Order of the Commission.

18 CHAIR TARANTINO:

19 Motion?

20 MR. SAMPSON:

21 So moved.

22 CHAIR TARANTINO:

23 Second?

24 MS. RUBIN:

25 Second.

1 CHAIR TARANTINO:

2 Roll call.

3

4 Joseph Tarantino, aye; Jeffrey Johnson,

5 aye; Annie Hanna Cestra, aye; Anne

6 Rubin, aye; Jennifer Thomson, aye; Guy

7 Saxton, aye; Kyle Sampson, aye; Gaetano

8 Piccirilli, aye; Arion Claggett, aye.

9 [The motion carried unanimously. The sanction was a  
10 revocation.]

11

\*\*\*

12 Report of Commission Counsel - Motions

13 MR. PICARELLA:

14 At item 15, Christine Hussar, Case No.

15 22-56-016487, based upon deliberations

16 in Executive Session, I believe the

17 Commission Chair would entertain a

18 motion to grant the Commonwealth's

19 Motion to Deem Facts Admitted and to

20 direct Commission counsel to draft a

21 Final Adjudication and Order in

22 accordance with discussions in

23 Executive Session.

24 CHAIR TARANTINO:

25 Motion?

1 MR. SAXTON:

2 So moved.

3 CHAIR TARANTINO:

4 Second?

5 MR. SAMPSON:

6 Second.

7 CHAIR TARANTINO:

8 Roll call.

9

10 Joseph Tarantino, aye; Jeffrey Johnson,  
11 aye; Annie Hanna Cestra, aye; Anne  
12 Rubin, aye; Jennifer Thomson, aye; Guy  
13 Saxton, aye; Kyle Sampson, aye; Gaetano  
14 Piccirilli, aye; Arion Claggett, aye.

15 [The motion carried unanimously.]

16

\*\*\*

17 MR. PICARELLA:

18 At agenda item 16, Scott Barnes, Case  
19 No. 22-56-005242, based upon  
20 deliberations in Executive Session, I  
21 believe the Commission Chair would  
22 entertain a motion to grant the  
23 Commonwealth's Motion to Deem Facts  
24 Admitted and to direct Commission  
25 counsel to draft a Final Adjudication

1 and Order in accordance with  
2 discussions in Executive Session.

3 CHAIR TARANTINO:

4 Motion?

5 MS. RUBIN:

6 So moved.

7 CHAIR TARANTINO:

8 Second?

9 MR. SAMPSON:

10 Second.

11 CHAIR TARANTINO:

12 Roll call.

13

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

19 [The motion carried unanimously.]

20

\*\*\*

21 MR. PICARELLA:

22 At agenda item 17, Nydeeah Miller, Case  
23 No. 22-56-016539, based upon  
24 deliberations in Executive Session, I  
25 believe the Commission Chair would

1                   entertain a motion to grant the  
2                   Commonwealth's Motion to Deem Facts  
3                   Admitted and to direct Commission  
4                   counsel to draft a Final Adjudication  
5                   and Order in accordance with  
6                   discussions in Executive Session.

7 CHAIR TARANTINO:

8                   Motion?

9 MS. RUBIN:

10                   So moved.

11 CHAIR TARANTINO:

12                   Second?

13 MR. SAXTON:

14                   Second.

15 CHAIR TARANTINO:

16                   Roll call.

17  
18                   Joseph Tarantino, aye; Jeffrey Johnson,  
19                   aye; Annie Hanna Cestra, aye; Anne  
20                   Rubin, aye; Jennifer Thomson, aye; Guy  
21                   Saxton, aye; Kyle Sampson, no; Gaetano  
22                   Piccirilli, aye; Arion Claggett, aye.

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

25

\*\*\*

1 MR. PICARELLA:

2 At agenda item 18, Karen Ann Brogan-  
3 Rotolo, Case No. 22-56-017266, based  
4 upon deliberations in Executive  
5 Session, I believe the Commission Chair  
6 would entertain a motion to grant the  
7 Commonwealth's Motion to Deem Facts  
8 Admitted and to direct Commission  
9 counsel to draft a Final Adjudication  
10 and Order in this matter in accordance  
11 with discussions in Executive Session.

12 CHAIR TARANTINO:

13 Motion?

14 MS. RUBIN:

15 So moved.

16 CHAIR TARANTINO:

17 Second?

18 MR. SAXTON:

19 Second.

20 CHAIR TARANTINO:

21 Roll call.

22  
23 Joseph Tarantino, aye; Jeffrey Johnson,  
24 aye; Annie Hanna Cestra, aye; Anne  
25 Rubin, aye; Jennifer Thomson, aye; Guy



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

3       [The motion carried unanimously.]

4   \*\*\*

5       Report of Commission Counsel - Matters for  
6            Deliberation

7       MR. PICARELLA:

8                                    Agenda item 19, Leibovitz Real Estate  
9                                    LLC, Case No. 22-56-018401, is an  
10                                   appeal from a citation.

11                                   Based upon deliberations in  
12                                   Executive Session, I believe the  
13                                   Commission Chair would entertain a  
14                                   motion to sustain the appeal and direct  
15                                   counsel to issue an order vacating the  
16                                   order upholding the citation and  
17                                   remanding the matter back to the  
18                                   hearing examiner to conduct a hearing  
19                                   in this matter.

20       CHAIR TARANTINO:

21                                   Motion?

22       MR. SAMPSON:

23                                   So moved.

24       CHAIR TARANTINO:

25                                   Second?

1 MR. SAXTON:

2 Second.

3 CHAIR TARANTINO:

4 Roll call.

5

6 Joseph Tarantino, aye; Jeffrey Johnson,

7 aye; Annie Hanna Cestra, aye; Anne

8 Rubin, aye; Jennifer Thomson, aye; Guy

9 Saxton, aye; Kyle Sampson, aye; Gaetano

10 Piccirilli, aye; Arion Claggett, aye.

11 [The motion carried unanimously.]

12

\*\*\*

13 MR. PICARELLA:

14 Agenda item 20, Ronald A. Williams,

15 Case No. 21-56-005093, is also a

16 citation appeal.

17

18 Based upon deliberations in

19 Executive Session, I believe the

20 Commission Chair would entertain a

21 motion to uphold the decision of the

22 hearing examiner and to enter an order

23 CHAIR TARANTINO:

24 Motion?

25 MS. RUBIN:

1 So moved.

2 CHAIR TARANTINO:

3 Second?

4 MR. SAMPSON:

5 Second.

6 CHAIR TARANTINO:

7 Roll call.

8

9 Joseph Tarantino, aye; Jeffrey Johnson,

10 aye; Annie Hanna Cestra, aye; Anne

11 Rubin, aye; Jennifer Thomson, aye; Guy

12 Saxton, aye; Kyle Sampson, aye; Gaetano

13 Piccirilli, aye; Arion Claggett, aye.

14 [The motion carried unanimously.]

15

\*\*\*

16 Report of Commission Counsel - Regulatory Report

17 [Arion R. Claggett, Acting Commissioner, Bureau of

18 Professional and Occupational Affairs, noted a

19 comment from Marc Farrell stating that he did not

20 have a report at this time but would provide a report

21 at the next meeting.]

22

\*\*\*

23 Report of Commission Chairperson

24 [Joseph Tarantino, Chair, Industry Member, noted the

25 need for discussion regarding dates for the 2024

1 Philadelphia and Pittsburgh Real Estate Commission  
2 meetings. He mentioned the dates are usually around  
3 May or June in Philadelphia and September or October  
4 in Pittsburgh. He noted it is usually at Temple  
5 University in Philadelphia, and Mr. Sampson mentioned  
6 Temple University already approved the meeting.

7 Ms. Cestra offered to contact some of the  
8 universities for the meeting in Pittsburgh.

9 Acting Commissioner Claggett noted the importance  
10 of making it clear to the universities that meetings  
11 need to be offered in a hybrid fashion. He suggested  
12 Ms. Cestra and Mr. Sampson have folks from the  
13 universities contact the department to ensure they  
14 have the same setup as Harrisburg. He also mentioned  
15 the Commission would have to rent the space in some  
16 capacity.

17 It was suggested changing the October 2, 2024,  
18 Commission Meeting because that night is the  
19 beginning of the Jewish holiday of Rosh Hashanah.  
20 Ms. Bowers offered Tuesday, October 1, 2024, and the  
21 Commission agreed to change the meeting date.]

22 CHAIR TARANTINO:

23 Could I have a motion that we change  
24 the October meeting date from the 2nd  
25 of October to the 1st of October?

1 MS. RUBIN:

2                               So moved.

3 MR. SAXTON:

4                               Second.

5 CHAIR TARANTINO:

6                               Roll call.

7

8                               Joseph Tarantino, aye; Jeffrey Johnson,

9                               aye; Annie Hanna Cestra, aye; Anne

10                              Rubin, aye; Jennifer Thomson, aye; Guy

11                              Saxton, aye; Kyle Sampson, aye; Gaetano

12                              Piccirilli, aye; Arion Claggett, aye.

13 [The motion carried unanimously.]

14

\*\*\*

15 Report of Commission Chairperson

16 [Joseph Tarantino, Chair, Industry Member, addressed  
17 the new testing service and referred to an email to a  
18 salesperson who failed the test. He explained that  
19 the salesperson wanted to take the test online again,  
20 but online candidates are allowed only one online  
21 attempt per exam within a three-year period, where  
22 the salesperson would have to find a testing center.

23               Chair Tarantino mentioned that the Pennsylvania  
24 Association of Realtors (PAR) did not know anything  
25 about it after discussing the issue, and it is a

1 regulation of the new testing service.

2         Acting Commissioner Claggett informed Commission  
3 members that he had a discussion with the testing  
4 service last week and their rationale was they were  
5 concerned with fraud and being able to take the test  
6 again the next day online. He noted the importance  
7 of changing it to make it similar to what it was  
8 before.

9         Commission members agreed that anyone who failed  
10 the test should be able to take it again next week  
11 online.

12         Chair Tarantino thanked everybody for assisting  
13 him as Chair for the past year, noting the Commission  
14 had many accomplishments.

15         Chair Tarantino wished everybody a happy holiday  
16 season.]

17                                 \*\*\*

18 Report of Acting Commissioner

19 [Arion R. Claggett, Acting Commissioner, Bureau of  
20 Professional and Occupational Affairs, informed  
21 everyone that staff has already moved to 2525 North  
22 7th Street, and all future meetings would be at that  
23 location. He noted Ms. Bowers would be providing  
24 information concerning parking and the location. He  
25 addressed changes and differences at the new location

1 concerning Commission members logging in and  
2 documentation.

3 Chair Tarantino asked whether Commission member  
4 would be given new identification badges or utilizing  
5 the old badges.

6 Acting Commissioner Claggett mentioned that  
7 Commission members would need to work with Ms. Bowers  
8 regarding scheduling equipment. He explained that  
9 badges are not required for the new location but  
10 would make moving around the building easier. He  
11 explained that anyone could enter the building but  
12 requires a visitor's badge, and anyone without a  
13 badge would be let into the building by security.]

14 \*\*\*

15 Report of Commission Administrator - No Report

16 \*\*\*

17 Report of Committees - Education/Examination

18 MS. CESTRA:

19 The Education Committee had three  
20 Application Requests presented to them.  
21 The first one is number 22 on your  
22 agenda, Daniel Ebling. We are making  
23 the motion that we deny the request to  
24 Waive Experience Requirements for the  
25 Broker's Exam.

1 CHAIR TARANTINO:

2 I have a motion. Do I have a second?

3 MR. SAMPSON:

4 Second.

5 CHAIR TARANTINO:

6 Roll call.

7

8 Joseph Tarantino, aye; Jeffrey Johnson,

9 aye; Annie Hanna Cestra, aye; Anne

10 Rubin, aye; Jennifer Thomson, aye; Guy

11 Saxton, aye; Kyle Sampson, aye; Gaetano

12 Piccirilli, aye; Arion Claggett, aye.

13 [The motion carried unanimously.]

14

\*\*\*

15 MS. CESTRA:

16 Number 23 is Dmitry Malyshev. I make  
17 the motion to deny the request to have  
18 the Education Requirements Waived for  
19 their Salespersons Exam.

20 CHAIR TARANTINO:

21 Second?

22 MS. RUBIN:

23 Second.

24 CHAIR TARANTINO:

25 Roll call.



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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

[The motion carried unanimously.]

\*\*\*

MS. CESTRA:

Number 24 is Zadian Gayle. I make the  
motion to approve the Request to Waive  
the Reexamination for a Salesman's  
License if, indeed, it is active within  
six months from the notification of  
this waiver.

CHAIR TARANTINO:

Second?

MR. SAMPSON:

Second.

CHAIR TARANTINO:

Roll call.

Joseph Tarantino, aye; Jeffrey Johnson,  
aye; Annie Hanna Cestra, aye; Anne  
Rubin, aye; Jennifer Thomson, aye; Guy

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

3 [The motion carried unanimously.]

4   \*\*\*

5 Report of Committees - Enforcement - Application  
6       Review

7 MR. PICCIRILLI:

8                   I'd like to make a motion to approve  
9                   the Applications with no barrier toward  
10                  licensure for Ryan Deshawn Milburn and  
11                  William Lance Banton.

12 CHAIR TARANTINO:

13                                        Could I have a second?

14 MR. SAMPSON:

15                                        Second.

16 CHAIR TARANTINO:

17                                        Roll call.

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

24 [The motion carried unanimously.]

25   \*\*\*

1 Report of Committees - Enforcement - Informal  
2 Conferences

3 CHAIR TARANTINO:

4 We approved the licensure for Joseph  
5 Christian Piperato and placed his  
6 license on probation during his present  
7 probation.

8 Could I have a second?

9 MR. SAXTON:

10 Second.

11 CHAIR TARANTINO:

12 Roll call.

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

19 [The motion carried unanimously.]

20 \*\*\*

21 CHAIR TARANTINO:

22 I make a motion to approve the  
23 Application of Maurice Morris and place  
24 his license on probation during the  
25 term of his other probation.

1                   Could I have a second?

2 MR. SAXTON:

3                   Second.

4 CHAIR TARANTINO:

5                   Roll call.

6  
7                   Joseph Tarantino, aye; Jeffrey Johnson,  
8                   aye; Annie Hanna Cestra, aye; Anne  
9                   Rubin, aye; Jennifer Thomson, aye; Guy  
10                  Saxton, aye; Kyle Sampson, aye; Gaetano  
11                  Piccirilli, aye; Arion Claggett, aye.

12 [The motion carried unanimously.]

13   \*\*\*

14 CHAIR TARANTINO:

15                   I'll make a motion that the following  
16                   people are approved with no barrier:  
17                   Keon Lamar Porter and Christopher  
18                   Cannon.

19                   Second?

20 MR. SAXTON:

21                   Second.

22 CHAIR TARANTINO:

23                   Roll call.

24  
25                   Joseph Tarantino, aye; Jeffrey Johnson,

1            aye; Annie Hanna Cestra, aye; Anne  
2            Rubin, aye; Jennifer Thomson, aye; Guy  
3            Saxton, aye; Kyle Sampson, aye; Gaetano  
4            Piccirilli, aye; Arion Claggett, aye.

5 [The motion carried unanimously.]

6            \*\*\*

7 [Mr. Picarella noted the Commission would return to  
8 Executive Session regarding agenda item 27.]

9            \*\*\*

10 Old/New Business

11 [Kyle Sampson, Public Member, thanked Chair Tarantino  
12 for his service as Chairman.]

13            \*\*\*

14 Miscellaneous

15 [Joseph Tarantino, Chair, Industry Member, noted the  
16 next scheduled meeting date is January 17, 2024.]

17            \*\*\*

18 Public Comment

19 [Michael McGee, CAE, Chief Executive Officer,  
20 Pennsylvania Association of Realtors, offered to  
21 provide assistance or answer questions concerning the  
22 Pearson VUE issue. He noted the Pennsylvania  
23 Association of Realtors continues to receive calls as  
24 it relates to Pearson VUE and the pass/fail list and  
25 would be open for additional dialogue.]

1 \*\*\*

2 [Pursuant to Section 708(a)(5) of the Sunshine Act,  
3 at 12:37 p.m. the Commission entered into Executive  
4 Session with Dean F. Picarella, Esquire, Senior  
5 Commission Counsel, for the purpose of conducting  
6 quasi-judicial deliberations. The Commission  
7 returned to open session at 12:54 p.m.]

8 \*\*\*

9 Adjournment

10 ACTING COMMISSIONER CLAGGETT:

11 At this time, we are ending the State  
12 Real Estate Commission Meeting.

13 The meeting is adjourned.

14 \*\*\*

15 [There being no further business, the State Real  
16 Estate Commission Meeting adjourned at 12:54 p.m.]

17 \*\*\*

18  
19  
20  
21  
22  
23  
24  
25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

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.



Matthew Ford,  
Minute Clerk  
Sargent's Court Reporting  
Service, Inc.

STATE REAL ESTATE COMMISSION  
REFERENCE INDEX

December 4, 2023

	TIME	AGENDA
1		
2		
3		
4		
5		
6		
7		
8		
9	9:00	Executive Session
10	11:00	Return to Open Session
11		
12	11:43	Official Call to Order
13		
14	11:43	Pledge of Allegiance
15		
16	11:44	Roll Call
17		
18	11:44	Introduction of Attendees
19		
20	11:46	Approval of Minutes
21		
22	11:48	Report of Prosecutorial Division
23		
24	12:02	Report of Commission Counsel
25		
26	12:17	Report of Commission Chair
27		
28	12:26	Report of Acting Commissioner
29		
30	12:30	Report of Committees
31		
32	12:35	Old/New Business
33		
34	12:36	Miscellaneous
35		
36	12:36	Public Comment
37		
38	12:37	Executive Session
39	12:54	Return to Open Session
40		
41	12:54	Adjournment
42		
43		
44		
45		
46		
47		
48		
49		
50		