



Executive Summary
State Real Estate Commission
One Penn Center, Harrisburg
April 12, 2016

Present at the regular meeting of the Commission were: Joseph McGettigan, Chair; Alexis Barbieri; Nicole DiTomo; Armand Ferrara; Vince Galko; Joyce Haas; Joseph Tarantino; and Kathryn Waters, Deputy Commissioner. Also present were Commission Counsel Juan Ruiz and Commission Administrator Krista Linsenbach.

The following key discussions/actions were taken:

1. Consent Agreement and Order (File 13-56-10847) Shawn Sullivan – This case was initially remanded to the State Board of Certified Real Estate Appraisers. The respondent is an appraisal trainee working under two appraisers. The respondent submitted an appraisal to a client with the name of a deceased supervisor. The respondent has surrendered their trainee license. Terms of the Agreement: \$1,000 civil penalty; 2-year suspension. Commission approved.
2. Consent Agreement and Order (File 14-56-07333) David S Jarjisian – This case is the result of a criminal conviction for DUI. The respondent failed to report the conviction within 30 days, and filed a false report on the license renewal. Terms of the Agreement: \$2,000 civil penalty. Commission approved.
3. Consent Agreement and Order (File 12-56-03122) Jon D Boska – The respondent is a licensed time share salesperson. The alleged facts in this case are that between 2009 and 2011, several consumers met with the respondent who advertised a “buy back” program for time shares when no such program existed. The broker of record and brokerage have previously been disciplined for failure to supervise. Terms of the Agreement: license revocation. Commission approved.
4. Consent Agreement and Order (File 15-56-03645) Susan J Krause – This case is a result of the continuing education audit. The respondent was 7-hours deficient in continuing education hours, but indicated on the renewal application that all hours had been completed. Terms of the Agreement: \$2,400 civil penalty.
5. The Commission heard a presentation from the Bureau of Enforcement and Investigation. In FY 2015-2016 the bureau opened and closed over 500 investigations, and conducted 1,900 inspections.
6. The Commission heard a presentation from the Budget and Finance Office. There are currently 52,083 real estate licensees. In FY 2015-2016, expected income is \$3.426 million with current expenses of \$2.183 million.

7. The Commission heard a presentation from the Hearing Examiner's Office. The office has six full-time examiners, who must decide cases within 180 days of a hearing. In FY 2015-2016, the office held 17 hearings and submitted 35 decisions for the Commission. In total, the office held 601 hearings and submitted 859 decisions.
8. The Commission approved a motion to adopt the final adjudication and order in the case of:
 - BPOA vs Latanya Stephenson (File 12-56-01984)
 - BPOA vs Curtis Eakman (File 14-56-01549)
 - BPOA vs Michael Stocklin (File 14-56-06584)
 - BPOA vs Kevin Buckwalter (File 15-56-01282)
9. The Commission approved a motion to adopt a proposed adjudication and order in the case of BPOA vs Natalya Shvets (File 12-56-02644).
10. The Commission approved a motion to authorize counsel to draft a final adjudication and order in the case of BPOA vs Lois Glass (File 12-56-10604 and File 12-56-10773).
11. Education Committee
 - The following courses were approved:
 - i. 7-hour General Residential Module DE
 - ii. 7-hour Required Residential Module DE
 - iii. A Guide to Navigating Real Estate Transactions
 - iv. Bridging the Generational Divide in Real Estate Sales
 - v. Commercial Module
 - vi. Generational Selling on Demand
 - vii. Home Buying by Generation
 - viii. Residential Module
 - The following courses were denied:
 - i. Attracting Online Consumers; Listing and Syndication
 - ii. Business and Communication Technology
 - iii. Connecting with Today's Real Estate Consumer
 - iv. How Technology Can Ruin your Real Estate Business
 - v. Make SEO Work for You
 - vi. Social Media
 - vii. Successfully Connecting with Today's Internet Consumer
 - viii. The Essential Real Estate Marketing Guide
 - ix. Why Do Appraisers Do What They Do
12. Rules and Regulations Committee
 - Regulation 16A-5616 (Advertising and Solicitation) – The proposed rulemaking would require licensees to advertise or otherwise hold themselves out to the public only under the name listed on their license.
 - o Most Recent Action: The Commission did not discuss the proposal.

- Regulation 16A-5622 (Escrow Requirements) – The proposed rulemaking would establish additional escrow requirements consistent with the changes made by Act 14 of 2009.
 - Most Recent Action: The Commission did not discuss the proposal.
- Regulation 16A-5623 (Civil Penalties) – The proposed rulemaking would amend the schedule of civil penalties to implement Act 48 penalties for continuing education violations.
 - Most Recent Action: The Commission did not discuss the proposal.

13. Formal Hearing in the Reinstatement of Alfreda Bradford

In February 2007, the Commission indefinitely suspended the respondent's three broker licenses for a minimum of two years, upon finding that the respondent had failed to account for deposit money in full at the termination of several transactions. In October 2010, the Commission revoked the licenses for working as a broker in violation of the previous order, and other misrepresentations and conduct evidencing bad faith, dishonesty, untrustworthiness and incompetency.

With the five-year time period having passed, the respondent is seeking to have her licenses reinstated. The respondent has become a pastor and indicated that she does not want to practice real estate but rather wants to provide guidance to those in her ministry regarding the home buying and selling process. The prosecution raised several concerns over the respondent's request, namely that approximately \$100,000 is still outstanding to consumers, continuing education requirements would need to be met, and overall questionable judgment. After testimony, the prosecution noted their objection to the respondent's license reinstatement. The Commission made no determination in the matter, as the case was left open for the respondent to submit requested documents pertaining to the case.

14. Next Meeting – May 17, 2016 (Pittsburgh)

The foregoing represents the author's best interpretation of the significant actions and discussions of the Commission. Aside from the meeting agenda, the author receives no supporting documentation or materials in advance of the meeting, nor is the author present during any executive sessions of the Commission. Therefore, this summary may not accurately reflect official actions or positions taken. Official minutes of the proceedings may be secured by contacting the Bureau of Professional & Occupational Affairs.

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For further information, contact Jennifer Shockley, Political and Community Services Manager.