

COMMONWEALTH OF MASSACHUSETTS

BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS

March 31, 2015

The Massachusetts Board of Registration of Real Estate Brokers and Salespersons (Board) convened its meeting at 10:45 a.m. in Room 1A of 1000 Washington Street, Boston, Massachusetts, the location of the Board's offices. The Board's Chairperson, Kevin Sears, was present for the meeting along with Board members Susan Bennett-Witte, Rashid Shaikh and Stanley Zoll. The Executive Director, Joseph Autilio, was present for the meeting and, in accord with the policy of the Division of Professional Licensure, reminded the Board members of the locations of the emergency exits in the case of an emergency.

At the beginning of the Board's meeting Kevin Sears asked for a motion to adopt the minutes from the Board meeting on December 8, 2014. A motion to adopt the minutes of December 8, 2014 was made by Stanley Zoll. Stanley Zoll's motion was seconded Rashid Shaikh and adopted by Kevin Sears, Stanley Zoll and Rashid Shaikh. Susan Bennett-Witte abstained from voting since she was not at the Board meeting on December 8, 2014.

Following the adoption of the minutes the members turned their attention to the ADJUDICATORY MATTERS on their meeting agenda. All of the adjudicatory matters involved the Board ratifying the decisions of their Executive Director under the authority previously granted to him by the Board. The decisions of the Board are final when issued by their Executive Director but the Board ratifies them in their meeting minutes so that they are recorded in the minutes of the Board meetings which are the official record of the Board meetings.

The first adjudicatory matter before the Board was in THE MATTER OF PHILLIP D. BUDROSE (RE14-263, 314; RE15-221). The Board members reviewed the Voluntary and Permanent License Surrender Agreement issued by the Executive Director on behalf of the Board under the authority previously granted to him. Kevin Sears asked for a motion to ratify the Voluntary and Permanent License Surrender Agreement. Stanley Zoll made a motion in this matter to ratify the Voluntary and Permanent License Surrender Agreement issued by the Executive Director on behalf of the Board. Stanley Zoll's motion in this matter was seconded by Rashid Shaikh and unanimously adopted.

Following the BUDROSE MATTER the Board members then reviewed THE MATTER OF MARTIN J. GATELY (RE15-025). The Board members reviewed the FINAL DECISION issued by the Executive Director on behalf of the Board under the authority previously granted to him. Kevin Sears asked for a motion to ratify the FINAL DECISION. Stanley Zoll made a motion in this matter to ratify the FINAL DECISION issued by the Executive Director on behalf of the Board. Stanley Zoll's motion in this matter was seconded by Susan Bennett-Witte and unanimously adopted.

Following the GATELY MATTER the Board members next reviewed THE MATTER OF BRIAN C. GOODWIN (RE15-154). The Board members reviewed the FINAL DECISION AND ORDER BY DEFAULT issued by the Executive Director on behalf of the Board under the authority previously granted to him. Kevin Sears asked for a motion to ratify the FINAL DECISION AND ORDER BY DEFAULT. Stanley Zoll made a motion in this matter to ratify the FINAL DECISION AND ORDER BY DEFAULT issued by the Executive Director on behalf of the Board. Stanley Zoll's motion in this matter was seconded by Susan Bennett-Witte and unanimously adopted.

Following the GOODWIN MATTER the Board members next reviewed THE MATTER OF DOROTHY K. O'NEIL (RE15-079). The Board members reviewed the FINAL DECISION AND ORDER BY DEFAULT issued by the Executive Director on behalf of the Board under the authority previously granted to him. Kevin Sears asked for a motion to ratify the FINAL DECISION AND ORDER BY DEFAULT. Stanley Zoll made a motion in this matter to ratify the FINAL DECISION AND ORDER BY

DEFAULT issued by the Executive Director on behalf of the Board. Stanley Zoll's motion in this matter was seconded by Rashid Shaikh and unanimously adopted.

Following the O'NEIL MATTER the Board members next reviewed THE MATTER OF JOHN G. PINNEY (RE12-440). The Board members reviewed the FINAL DECISION AND ORDER BY DEFAULT issued by the Executive Director on behalf of the Board under the authority previously granted to him. Kevin Sears asked for a motion to ratify the FINAL DECISION AND ORDER BY DEFAULT. Stanley Zoll made a motion in this matter to ratify the FINAL DECISION AND ORDER BY DEFAULT issued by the Executive Director on behalf of the Board. Stanley Zoll's motion in this matter was seconded by Susan Bennett-Witte and unanimously adopted.

Following the PINNEY MATTER the Board members next reviewed THE MATTER OF CHRIST STAMATOS (RE14-463). The Board members reviewed the CONSENT AGREEMENT issued by the Executive Director on behalf of the Board under the authority previously granted to him. The CONSENT AGREEMENT reversed a prior Default Decision against Mr. Stamatatos. Kevin Sears asked for a motion to ratify the CONSENT AGREEMENT. Stanley Zoll made a motion in this matter to ratify the CONSENT AGREEMENT issued by the Executive Director on behalf of the Board. Stanley Zoll's motion in this matter was seconded by Susan Bennett-Witte and unanimously adopted.

Following the STAMATOS MATTER the Board members next reviewed THE MATTER OF WARREN E. WOOD (RE15-002). The Board members reviewed the FINAL DECISION AND ORDER BY DEFAULT issued by the Executive Director on behalf of the Board under the authority previously granted to him. Kevin Sears asked for a motion to ratify the FINAL DECISION AND ORDER BY DEFAULT. Stanley Zoll made a motion in this matter to ratify the FINAL DECISION AND ORDER BY DEFAULT issued by the Executive Director on behalf of the Board. Stanley Zoll's motion in this matter was seconded by Rashid Shaikh and unanimously adopted.

There were no remaining matters nor any DISCUSSION items before the Board and Kevin Sears asked that the next Board meeting be scheduled for Tuesday June 9, 2015 at 10:30 a.m. and all of the members agreed. The Executive Director noted that he would proceed to schedule the next Board meeting for Tuesday June 9, 2015 at 10:30 a.m. and provide notice and related materials in a mailing to the members closer to the actual meeting date. Kevin Sears then asked for a motion to adjourn which was made by Stanley Zoll, seconded by Rashid Shaikh and unanimously adopted. The Board meeting then concluded at approximately 11:45 a.m.

These minutes are, to the best of my knowledge, a true account of that which transpired at the meeting of the Board on March 31, 2015.

  
Kevin Sears, Chairperson