



MAURA HEALEY
GOVERNOR

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LIEUTENANT GOVERNOR

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Board Meeting Minutes

Wednesday January 14, 2026

Virtual Meeting via Microsoft Teams

Time: 10:00 a.m.

<p>Members Present: Michael Healy, <i>Industry Member</i> Carmen Garcia, <i>Public Member</i> Ronald Rocha, <i>Industry Member</i> Jameson Malgeri, <i>Industry Member</i></p>	<p>Administrative Staff Present: Keith Gleason, <i>Executive Director</i> Milla Lewis, <i>Administrative Assistant</i> Stephen Pleva, <i>incoming Board Counsel</i> Nirit Eriksson, <i>Board Counsel</i></p>
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INFORMATIONAL NOTE: All votes were by roll call. Where a motion is noted to pass unanimously, each member voted in favor.

Call to Order – Following the establishment of a quorum Chair M. Healy opened the meeting at 10:00 A.M.

1) Vote on Minutes of October 8, 2025

Motion was made by M. Healy, seconded by R. Rocha, and the Board unanimously

VOTED: to approve the minutes as presented.

2) Executive Director’s Report –

- List of CE Courses approved by the Board since the meeting of October 8th, 2025, onward.
 - The Executive Director stated he is working with the web department regarding posting of CE courses via the Board’s website. He added that the license renewal season will start in late February. Per regulation Associate Inspector licenses will continue to expire after one year. He is planning to work with the new Board Counsel to continue research on the feasibility of changing to renewable licenses.

3) Legal Counsel Report – no matters reported.

4) Considered Public Comment for Proposed Regulation Changes to Home Inspector Regulations (266 CMR sections 2, 3, 4, 6, & 11)

- The Executive Director stated the Board staff has not received any public comments for consideration.

Motion was made by M. Healy, seconded by C. Garcia, and the Board unanimously

VOTED: to proceed with the proposed regulations as stated in light of not receiving any public comments.

5) Board Elections

Motion was made by R. Rocha, seconded by C. Garcia, and the Board unanimously

VOTED: to nominate M. Healey for Board chair

Motion was made by M. Healey, seconded by C. Garcia, and the Board unanimously

VOTED: to nominate R. Rocha for vice-chair

6) Review Submission of CE Courses for Approval

- ASHI's 2026 Inspection World

Motion was made by M. Healy, seconded by R. Rocha, and the Board unanimously

VOTED: to approve for purposes of CE, the topics Administration, Plumbing Fixtures & Residential HVAC Sizing; Concrete; Residential Ventilation; Don't Get Hurt Like THAT Guy Did!; Inspecting EV charging systems; Inspecting PV and Generator Power Systems; Inspection Quiz; Townhouse Building Safety Features; Smart Homes; Structural Defects - When to Recommend an Engineer; The Future of Comfort: Heat Pumps, HVAC Trends, and Refrigerant Regulations; GFCI and AFCI Requirements- An Adoption History; The Grounding Electrode System; Navigating Structural Integrity in Home Inspections; The Ins and Outs of Crawlspace Inspection.

7) Discussed Matters not reasonably anticipated 48 hours in advance of meeting. No matters presented

8) Investigative Conference, Closed Session under MGL c 112, §65C:

10:15 A.M., M. Healy made a motion, R. Rocha seconded, and the members unanimously

VOTED: to enter Investigative Conference.

The chair noted that the rest of the meeting will be in closed session, and the Board did not anticipate returning to open session except to adjourn the meeting.

The Board took the following actions during Investigative Conference:

- a) Discussed complaints prior to the issuance of an order to show cause

Docket	Decision
2025-000907-IT-ENF	Referred to Prosecutions
2025-000928-IT-ENF	Referred to Prosecutions

- b) Discussed terms of a negotiated settlement of complaints:
 - 2024-000906-IT-ENF

9) Adjournment the next scheduled meeting is April 8, 2026

A motion was made by M. Healey made a motion, R. Rocha seconded, and it was unanimously

VOTED: to adjourn the meeting at 11:02 A.M.

List of Documents:

1. *Agenda*
2. *Draft Minutes of the meeting October 8, 2025*
3. *Application for approval of CE course - ASHI's 2026 Inspection World*