



CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

MIKE KENNEALY
SECRETARY OF HOUSING AND
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Commonwealth of Massachusetts
Division of Occupational Licensure
Board of Registration of Real Estate Broker
and Salesperson

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EDWARD A. PALLESCHI
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS
REGULATION

LAYLA R. D'EMILIA
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

November 18, 2022 10:30 am

Public Minutes

Members in attendance:

Peter Ruffini, Chairman

Linda Kody, Member

Robert Jones, Member

Administrative Staff in attendance:

Peter Kelley, Board Counsel

Kristin Mitchell, Executive Director

Colleen Cavanaugh, Associate Executive Director

Call to Order – Peter Ruffini opened the meeting at 10:31 a.m.

Vote on Minutes:

October 24, 2022 Public minutes

October 24, 2022 Executive minutes

A motion was made by Linda Kody and seconded by Robert Jones to approve both sets of minutes as drafted and presented.

Voted: To approve the public and executive minutes for October 24, 2022 as presented.

Executive Director Report

Kristin Mitchell informed the board that since the last meeting 653 applications have been received from PSI. She also gave the following information



regarding licenses that have been issued in the last month and the breakdown is as follows:

- 308 licenses have been issued since last meeting until today.
- 238 Salespeople by exam
- 17 Broker by exam
- 7 Attorney Broker
- 20 Reciprocal Sales
- 15 Businesses
- 11 Reciprocal Broker

Approximately 60 letters were sent out to Instructors at the end of October. Some requesting hearings, some requesting designation removal, some pursuing broker licensure.

For those that will need to come before the board, they can start to be scheduled for the December board meeting.

Affiliations of all salespersons and some broker: changes to way database establishes affiliation; will run with the brokerage not the broker in charge. The system was temporarily disabled, which resulted in some negative feedback, but the update has been rolled back, to allow advanced outreach.

Board Counsel Report

Mr. Kelley has nothing to report.

Application Review

Daniel Corbett– 2022-001536-Rein Salesperson expired in 2016 There was a complaint August 4, 2020. A final decision imposed a revocation based upon finding on liability for practice with an expired license and receiving funds beyond scope of salesperson’s license and default at the scheduled sanctions hearing. Mr. Corbett would like the revocation removed and the license reinstated.

The board asked him why he should be reinstated. He stated he sent a letter to the board from his doctor stating he could not attend a previously rescheduled sanctions hearing. Mr. Corbett claims he never did anything wrong. He was not aware his license was expired. He states he did not act as a broker in this situation.

A motion was made by Linda Kody and seconded by Robert Jones

:

Voted: To deny request to remove revocation and thus to deny candidate reinstatement.

Roll call vote.

In favor: Peter Ruffini, Linda Kody, Robert Jones

Glenroy Williams

2021-1320-Rein Brokers license There was past discipline by this board for failure to supervise salesperson and to notify of trade name. The license was revoked by default January 2013. The original consent agreement discipline was 60 day suspension.

A motion was made by Linda Kody and seconded by Robert Jones

Voted: To allow the candidate to continue with the reinstatement application process once all other requirements have been met

Roll call vote.

In favor: Peter Ruffini, Linda Kody, Robert Jones

Verria Hairston

2022-000067-RE-RB

Disciplined by the NC board for failure to disclose known conditions on a number of different properties. Suspension -stayed-1 year probation March 2022-March 2023

Brokerage has changed its processes so this won't happen again.

A motion was made by Robert Jones and seconded by Linda Kody

Voted: To allow the candidate to continue with the application process and grant a conditional license that runs concurrent with NC probation period.

Roll call vote.

In favor: Peter Ruffini, Linda Kody, Robert Jones

Discussion

2023 Schedule

January 11, 2023 Regulation Review Meeting 10:30-12:30pm

January 20, 2023 Full Board Meeting 10:00-5:00pm

February 8, 2023 Regulation Review Meeting 10:00-12:00pm

February 22, 2023 Full Board Meeting 10:00-5:00pm

March 8, 2023 Regulation Review Meeting 10:00-12:00pm

March 22, 2023 Full Board Meeting 10:00-5:00pm

Mandatory Disclosure Form

There is a still a loophole that exists when there is no face to face meeting. Peter Kelley will work on a wording for this, some members are concerned with the word contract

This conversation has been tabled.

At 12:08 p.m. A motion was made by Linda Kody and seconded by Robert Jones and it was so

Voted: To exit Open Session and enter Executive Session pursuant to M.G.L. c. 30A, §21(a)(1) (a) To discuss individuals' character, rather than competence

Roll call vote. In favor: Peter Ruffini, Robert Jones, Linda Kody

At 12:40 p.m. A motion was made by Linda Kody and seconded by Robert Jones and it was so

Voted: To exit Executive session and enter Closed session pursuant to M.G.L. c. 30A, § 18, ¶ 5(d) and G. L. c. 112, § 65C for the purposes of conducting adjudicatory, settlement, and investigatory conferences

During closed session the Board took the following actions:

2021-000352-IT-ENF- tabled
2022-000517-IT-ENF- refer to Prosecutions
2022-000519-IT-ENF - dismiss/open case for ceu's
2022-000534-IT-ENF- dismiss
2022-000537-IT-ENF- schedule invest conf with resp
2022-000547-IT-ENF- refer to Prosecutions
2022-000555-IT-ENF- refer to Prosecutions/ open case for ceu's
2022-000562-IT-ENF- dismiss
2022-000567-IT-ENF- dismiss
2022-000627-IT-ENF- dismiss
2022-000568-IT-ENF- dismiss
2022-000578-IT-ENF- dismiss
2022-000586-IT-ENF- dismiss/ open case for ceu's
2022-000589-IT-ENF- dismiss
2022-000605-IT-ENF- dismiss / open case for ceu's
2022-000612-IT-ENF- dismiss
2022-000619-IT-ENF- dismiss
2022-000627-IT-ENF-dismiss
2022-000632-IT-ENF- refer to Prosecutions
2022-000633-IT-ENF- refer to Prosecutions

2022-000642-IT-ENF – dismiss
2022-000653-IT-ENF-dismiss
2022-000661-IT-ENF- dismiss
2022-000691-IT-ENF – refer to OI

At 4:10 p.m. A motion was made by Robert Jones and seconded by Linda Kody and after roll call it was so

Voted: To exit closed session and enter open session for the purpose of adjourning the meeting

In favor: Peter Ruffini, Linda Kody, Robert Jones

Respectfully Submitted by:



Kristin Mitchell, Executive Director

1/20/23

Date