



MAURA HEALEY  
GOVERNOR

KIM DRISCOLL  
LIEUTENANT GOVERNOR

YVONNE HAO  
SECRETARY, EXECUTIVE OFFICE  
OF ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts  
Division of Occupational Licensure  
Board of Registration of Real Estate Brokers  
and Salespersons

1000 Washington Street, Suite 710  
Boston, Massachusetts 02118

LAYLA R. D'EMILIA  
UNDERSECRETARY, CONSUMER  
AFFAIRS AND BUSINESS  
REGULATION

SARAH R. WILKINSON  
COMMISSIONER, DIVISION OF  
OCCUPATIONAL LICENSURE

**January 15, 2025**

**Public Minutes**

**Members in attendance:**

Linda Kody, *Chair*  
Kathy Condon, *Board Member*  
Cliff Ponte, *Board Member*  
Donna Davids, *Board Member*  
Robert Jones, *Board Member*

**Administrative Staff in attendance:**

Jamie Dalton, *Board Counsel*  
Nirit Eriksson, *Board Counsel*  
Kristin Mitchell, *Executive Director*  
Colleen Cavanaugh, *Associate Executive Director*

**Call to Order** – Linda Kody opened the meeting at 10:02 a.m.

**Vote on Minutes**

December 19, 2024 Public minutes  
December 19, 2024 Executive minutes

A motion was made by Kathy Condon and seconded by Robert Jones to approve the public and executive minutes as drafted and presented.

Voted: To unanimously approve the public and executive minutes listed above as presented

Roll Call vote.

In favor: Kathy Condon, Donna Davids, Robert Jones, Linda Kody



## **Executive Director Report**

Kristin Mitchell informed the Board of the following information:

Since the Board's last meeting (12/19/24), the Board has received 485 applications for exam.

Since the Board's last meeting, the Board has issued 273 licenses:

- 273 Salesperson by exam
- 20 Broker by exam
- 209 Salesperson by exam
- 7 Attorney Brokers
- 23 Businesses
- 3 Reciprocal Brokers
- 41 Reciprocal Salespersons
- 0 Instructors
- 0 Schools

## **Board Counsel Report**

Nothing to report.

## **Items for Discussion**

### **Educational Subcommittee**

Linda Kody reported the new list of members of The Educational Subcommittee:

Anita Hill, Isabelle Perkins, Lisa Luther, Paul Yorkis, Kathryn Tofuri, Donna Davids, and Linda Kody

The first meeting is scheduled for January 29, 2025. Kristin Mitchell will reach out to the new members and confirm availability. The meeting might be changed to January 30, 2025.

### **Broker to Salesperson Reinstatement Question**

The question posed the board is if an individual becomes a broker can they stop using it and reinstate their salesperson license? After a discussion, the board determined that one cannot go backwards. If they obtain a brokers license, they cannot stop using it and reinstate their salesperson license.

Also, if someone holds a Business license (LLC, C, etc) and now want to close it and work as a sole proprietor, it is possible. The business license would have to be dissolved with the Secretary of State and that information forwarded to the Board. The Board would close out the business license.

## **Other Business**

DOL will be moving in March of 2025 to One Federal Street, Boston. Logistics and outreach for the move are currently being addressed and planned.

### **Matters not reasonably anticipated 48 hours in advance of the meeting**

Nothing to report.

At 10:19 a.m., a motion was made by Robert Jones and seconded by Cliff Ponte and it was so

Voted: To Exit Open Session and enter Closed Session pursuant to G.L. c. 112, § 65C for the purpose of conducting investigatory conferences.

Roll call vote.

In favor: Kathy Condon, Donna Davids, Cliff Ponte, Robert Jones, Linda Kody

At 10:58 a.m., a motion was made by Cliff Ponte and seconded by Robert Jones and it was so

Voted: To exit Closed Session and enter Closed Executive Session to discuss individuals' character rather than competence pursuant to G.L. c. 112, § 30A, § 21(a)(1) and to comply with the public records law pursuant to G.L. c. 66, § 10 and G.L. c. 4, § 7, ¶ 26(c) to protect highly personal information relating to a named individual pursuant to G.L. c. 30A, § 21(a)(7).

Roll call vote.

In favor: Kathy Condon, Donna Davids, Cliff Ponte, Robert Jones, Linda Kody

At 11:13 a.m., a motion was made by Kathy Condon and seconded by Robert Jones and it was so

Voted: To exit Closed Executive Session and entered Closed Session pursuant to G.L. c. 112, § 65C for the purpose of conducting investigatory conferences.

Roll call vote.

In favor: Kathy Condon, Cliff Ponte, Robert Jones, Donna Davids, Linda Kody

During closed session, the Board took the following actions:

2024-000666-IT ENF – dismiss

2024-000682-IT-ENF –dismiss

2027-000734-IT-ENF – dismiss

2024-000749-IT-ENF – refer to Prosecutions

2024-000753-IT-ENF – dismiss  
2024-000770-IT-ENF – refer to Prosecutions  
2024-000771-IT-ENF – dismiss  
2024-000777-IT-ENF – dismiss  
2024-000778-IT-ENF – refer to Prosecutions  
2024-000781-IT-ENF – refer to Prosecutions, open complaint  
2024-000792-IT-ENF- dismiss  
2024-000794-IT-ENF- dismiss  
2024-000816-IT-ENF- dismiss  
2024-000819-IT-ENF- dismiss  
2024-000837-IT-ENF- dismiss  
2024-000855-IT-ENF- dismiss  
2024-000868-IT-ENF- dismiss  
2024-000870-IT-ENF- dismiss  
2024-000871-IT-ENF- dismiss

At 1:21 p.m., a motion was made by Cliff Ponte and seconded by Kathy Condon and it was so

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

Roll call vote.

In favor: Cliff Ponte, Robert Jones, Kathy Condon, Donna Davids, Linda Kody

Respectfully Submitted by:

  
\_\_\_\_\_  
Kristin Mitchell, Executive Director      February 20, 2025 \_\_\_\_\_  
Date

**List of documents used during the Public Meeting:**

- December 19, 2024 meeting minutes
- January 15, 2025 agenda