



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

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

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

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

January 20, 2026

Public Minutes

Members in attendance:

Linda Kody, *Chair*

Donna Davids, *Board Member*

Kathy Condon, *Board Member*

Administrative Staff in attendance:

Colleen Maloney, *Associate Commissioner of Policy and Boards*

Nirit Eriksson, *Board Counsel*

Kristin Mitchell, *Executive Director*

Colleen Cavanaugh, *Associate Executive Director*

Call to Order – Linda Kody opened the meeting at 10:06 a.m.

Vote on Minutes

December 17, 2025 Public minutes

December 17, 2025 Executive minutes

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

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

Roll Call vote.

In favor: Kathy Condon, Donna Davids, Linda Kody

Executive Director Report



Kristin Mitchell notified everyone that the renewal issue has been resolved. There are a few instances where some businesses and schools are impacted. She also continued to thank everyone for their patience during this time.

Board Counsel Report

The proposed regulations are still undergoing internal review.

Application Review

William Henchy – Mr. Henchy, as an applicant for an Attorney Broker license, was interviewed by the Board to determine his suitability for licensure, in light of prior professional discipline.

A motion was made by Donna Davids and seconded by Kathy Condon to allow the application to move forward.

Roll call vote.

In favor: Donna Davids, Kathy Condon, Linda Kody

Anthony Giglio, Address USA Inc – Mr. Giglio, as an applicant for broker of record for Address USA Inc, was interviewed by the Board to determine suitability for business licensure, in light of prior professional discipline.

A motion was made by Donna Davids and seconded by Kathy Condon to deny the application for one year. The applicant was encouraged to return in a year, when the administrative systems that the applicant put in place to promote proper reporting of discipline going forward have had a chance to function smoothly for a period.

Roll call vote.

In favor: Donna Davids, Kathy Condon, Linda Kody

Discussion

Educational Subcommittee

The subcommittee met briefly to outline the plan for 2026. There is one open seat, and they asked for resumes and cover letters. They gave a two-week window for those to be submitted. They highlighted the next classes to be worked on:

- RE33RC11: Professional Ethics in Real Estate
- RE106R19: Renovation Lending for Real Estate
- RE27RC07: 1031 Tax Deferred Exchanges

Matters not reasonably anticipated 48 hours in advance of the meeting

Nothing to report.

At 10:34 a.m., a motion was made by Donna Davids and seconded by Kathy Condon and it was so

Voted: To Exit Open Session and enter 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: Donna Davids, Kathy Condon, Linda Kody

At 11:33 a.m., a motion was made by Kathy Condon and seconded by Donna Davids and it was so

Voted: To Exit Closed Executive Session and enter Investigative Conference pursuant to G.L. c. 112, § 65C.

Roll call vote.

In favor: Kathy Condon, Donna Davids, Linda Kody

During Investigative Conference, the Board took the following actions:

- 00012251 – tabled
- 00014371 – dismiss
- 00014663 – dismiss
- 00014664 – dismiss
- 00014666 – dismiss
- 00015138 – dismiss
- 00014672 – dismiss
- 00014976 – refer to Prosecutions
- 00015329 – dismiss
- 00015608 – refer to Prosecutions
- 00016421 – dismiss
- 00016426 – dismiss
- 00016533 – dismiss
- 00017336 – dismiss
- 00017399 – dismiss
- 00017617 – dismiss
- 00017621 – dismiss

00017623 – refer to Prosecutions
00017632 – dismiss
00017704 – tabled
00017839 – tabled
00017832 – refer to Prosecutions
00017949 – refer to Prosecutions
00018338 – refer to Prosecutions
00018481 – refer to Prosecutions
00018017 – dismiss
00018018 – refer to Prosecutions
00018443 – refer to Prosecutions
00018926 – dismiss
00018927 – dismiss
00018930 – refer to Prosecutions
00018947 – dismiss

At 1:43 p.m., a motion was made by Donna Davids and seconded by Kathy Condon and it was so

Voted: To exit Investigative Conference and enter open session for the purpose of adjourning the meeting.

Roll call vote.

In favor: Donna Davids, Kathy Condon, Linda Kody

Respectfully Submitted by:



2/23/26

Kristin Mitchell, Executive Director

Date

List of documents used during the Public Meeting:

- December 17, 2025 meeting minutes
- January 20, 2026 agenda
- Application material for William Henchy
- Application material for Anthony Giglio