



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

One Federal Street, Suite 600
Boston, Massachusetts 02110

MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

ERIC PALEY
SECRETARY, EXECUTIVE OFFICE
OF ECONOMIC DEVELOPMENT

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

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

October 15, 2025

Public Minutes

Members in attendance:

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

Administrative Staff in attendance:

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

September 17, 2025 Public minutes
September 17, 2025 Executive minutes

A motion was made by Cliff Ponte and seconded by Kathy Condon 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: Cliff Ponte, Kathy Condon, Donna Davids, Linda Kody

Executive Director Report



Colleen Cavanaugh informed everyone there still are some hiccups with the new system. We continue to work through them. We are continuing to work with PSI to have the automatic process work much more efficiently.

Board Counsel Report

EOHLC has posted the disclosure form mandated by the new regulations relating to Residential Home Inspection Waivers, which go into effect today.

Application Review

Stephen White – Mr. White, as an applicant for reinstatement of his salesperson license, was interviewed by the Board to determine his suitability for licensure.

A motion was made by Cliff Ponte and seconded by Robert Jones to reject the application for reinstatement.

Voted: To reject the application for reinstatement.

Roll call vote.

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

Discussion

Educational Subcommittee

A motion was made by Kathy Condon and seconded by Cliff Ponte to approve the five classes presented, consisting of one new class and four updated classes:

AI Essentials

RE98R25: Residential Rentals Landlord Tenant Issues Part 1

RE99R25: Residential Rentals Landlord Tenant Issues Part 2

RE104R25: Understanding the Basics of Reverse Mortgage

RE109R25: Short Term Residential Vacation Rental

Roll call vote.

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

Matters not reasonably anticipated 48 hours in advance of the meeting

Nothing to report.

At 10:22 a.m., a motion was made by Donna Davids and seconded by Cliff Ponte 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: Robert Jones, Cliff Ponte, Kathy Condon, Donna Davids, Linda Kody

At 11:16 a.m., a motion was made by Kathy Condon and seconded by Cliff Ponte and it was so

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

Roll call vote.

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

During Investigative Conference, the Board took the following actions:

00009424 – dismiss with advisory letter
00009480 – dismiss
00009435 – refer to Prosecutions
00009476 – refer to Prosecutions
00009441 – refer to Prosecutions
00009450 – dismiss
00010085 – refer to Prosecutions
00010086 – dismiss
00010196 – dismiss
00010901 – refer to Prosecutions
00011509 – dismiss
00012250 – refer to Prosecutions
00012748 – dismiss
00013339 – dismiss
00013340 – dismiss
00013608 – refer to Prosecutions
00013609 – refer to Prosecutions
00013868 – dismiss

At 12:19 p.m., a motion was made by Cliff Ponte and seconded by Donna Davids 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: Cliff Ponte, Robert Jones, Kathy Condon, Donna Davids, Linda Kody

Respectfully Submitted by:



Kristin Mitchell, Executive Director

12/8/2025

Date

List of documents used during the Public Meeting:

- September 17, 2025 meeting minutes
- October 15, 2025 agenda
- Application materials for Stephen White
- Class outline for RE98R25: Residential Rentals Landlord Tenant Issues P. 1
- Class outline for RE99R25: Residential Rentals Landlord Tenant Issues P. 2
- Class outline for RE104R25: Understanding the Basics of Reverse Mortgage
- Class outline for RE109RE25: Short Term Residential Vacation Rental
- Class outline for: AI Essentials