



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

One Federal Street, Suite 600
Boston, Massachusetts 02110

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

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

May 21, 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*

Cliff Ponte will run the meeting at the request of Linda Kody.

Call to Order – Cliff Ponte opened the meeting at 10:04 a.m.

Vote on Minutes

April 16, 2025 Executive minutes

April 16, 2025 Public minutes

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



Executive Director Report

Kristin Mitchell informed the Board of the following information:

Since the Board's last meeting (4/16/25), the Board has received 491 applications for exam.

Since the Board's last meeting, the Board has issued 398 licenses:

- 200 Salesperson by exam
- 23 Broker by exam
- 10 Attorney Brokers
- 33 Businesses
- 11 Reciprocal Brokers
- 21 Reciprocal Salespersons
- 0 Instructors
- 0 Schools

Kristin Mitchell informed the board that the Modernization Project, discussed at last month's meeting, is scheduled to go live on June 16, 2025.

Real Estate will be in the new system and will no longer submit their applications to PSI. A posting/banner will be put on the Mass.gov website.

Board Counsel Report

Nothing to report.

Discussion

Nothing to report.

Other Business

Nothing to report.

Matters not reasonably anticipated 48 hours in advance of the meeting

Nothing to report.

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

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

Voted: To Exit Executive Session and enter Quasi-judicial session, adjudicatory conference pursuant to G. L. c. 30A, § 18, ¶ 5(d).

Roll call vote.

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

At 10:26 a.m., a motion was made by Robert Jones and seconded by Kathy Condon and it was so

Voted: To Exit Quasi-judicial session and enter Investigative Conference pursuant to G.L. c. 112, § 65C.

Roll call vote.

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

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

Voted: To Exit Investigative Conference 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, Robert Jones, Linda Kody, Cliff Ponte

At 11:03 a.m., a motion was made by Linda Kody and seconded by Kathy Condon and it was so

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

Roll call vote.

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

During Investigative Conference, the Board took the following actions:

2024-000973-IT-ENF – dismiss with advisory letter
2025-000032-IT-ENF – refer to Prosecutions
2025-000033-IT-ENF – dismiss
2025-000047-IT-ENF – dismiss
2025-000048-IT-ENF – dismiss
2025-000227-IT-ENF – refer to Prosecutions
2024-000572-IT-ENF – dismiss
2024-000968-IT-ENF – dismiss
2025-000022-IT-ENF – dismiss with advisory letter
2025-000066-IT-ENF – dismiss
2025-000068-IT-ENF – refer to Prosecutions
2025-000092-IT-ENF – dismiss
2025-000134-IT-ENF – dismiss
2025-000135-IT-ENF – dismiss
2025-000137-IT-ENF – refer to Prosecutions
2025-000143-IT-ENF – dismiss with advisory letter
2025-000154-IT-ENF – dismiss
2025-000171-IT-ENF - refer to Investigations
2025-000204-IT-ENF – dismiss
2025-000247-IT-ENF – dismiss
2025-000212-IT-ENF – refer to Prosecutions
2025-000226-IT-ENF – dismiss
2025-000262-IT-ENF – dismiss
2025-000344-IT-ENF – dismiss
2025-000420-IT-ENF – refer to Prosecutions

At 2:16 p.m., a motion was made by Donna Davids and seconded by Robert Jones 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, Robert Jones, Linda Kody, Cliff Ponte

Respectfully Submitted by:



Kristin Mitchell, Executive Director

Date

June 26/25

List of documents used during the Public Meeting:

- April 16, 2025 open and executive meeting minutes
- May 21, 2025 agenda