



MAURA HEALEY
GOVERNOR

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ASHLEY STOLBA
INTERIM SECRETARY, EXECUTIVE
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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

June 18, 2025

Public Minutes

Members in attendance:

Linda Kody, *Chair*

Cliff Ponte, *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 – Cliff Ponte opened the meeting at 10:07 a.m.

Vote on Minutes

May 21, 2025 Executive minutes

May 21, 2025 Public minutes

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

Executive Director Report

Kristin Mitchell informed the Board of the following information:



Since the Board's last meeting (5/21/25), the Board has received 352 applications for exam.

Since the Board's last meeting, the Board has issued 279 licenses:

- 203 Salesperson by exam
- 19 Broker by exam
- 7 Attorney Brokers
- 24 Businesses
- 8 Reciprocal Brokers
- 18 Reciprocal Salespersons
- 2 Instructors
- 0 Schools

Kristin Mitchell informed the board that the Modernization Project, discussed at the May meeting, went live on June 16, 2025. Exam applications will be submitted to the board (not PSI) on line through the website. If any school did not receive an email from us then we do not have the correct email address on file for you. All schools were sent the new reference form (now one form for each reference), CORI permission form, broker employer form (on website). She also reminded everyone that all renewals now require a 2x2 photo, CORI permission form, and continuing education certificates (when applicable).

Board Counsel Report

Nothing to report.

Application Review

Staphany St Louis – Ms. St Louis appeared before the board to discuss professional discipline in regard to her being eligible to take the Salesperson exam.

A motion was made by Cliff Ponte and seconded by Robert Jones:

To allow her to continue in the application process.

Roll call vote.

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

Nancy Lamothe – Ms. Lamothe appeared before the board to request a waiver of the requirement of 2 year tenure as a broker for obtaining an Instructor certification.

A motion was made by Kathy Condon and seconded by Cliff Ponte:

To deny the waiver. To be eligible, the applicant must serve the full 2 years.

Roll call vote.

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

Discussion

Educational Subcommittee

A motion was made by Cliff Ponte and seconded by Kathy Condon:

To change the name of RE33RC11 from: Real Estate Brokerage Professional Ethics for Residential and Commercial Real Estate Brokerage

To: Professional Ethics in Real Estate

Roll call vote.

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

A motion was made by Robert Jones and seconded by Cliff Ponte to accept the updates to the following classes:

RE47R25 Residential Mortgage Loan Market and Credit Today (Mortgage Market)

RE63RC25 Environmental Issues (Environmental Concerns)

RE22RC25 Title 5

RE117R25 Protected Use Accessory Dwelling Units (ADUs)

RE21RC25 Americans with Disabilities Act (ADA)

Roll call vote.

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

Other Business

Nothing to report.

Matters not reasonably anticipated 48 hours in advance of the meeting

Per the Commissioner, regulations will be on the July agenda. The Board will be reviewing the regulations with the aim of making business-friendly regulatory changes. The agency will work with the board to come up with proposals that serve that goal.

At 10:42 a.m., a motion was made by Kathy Condon and seconded by Cliff Ponte and it was so

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

Roll call vote.

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

At 11:21 a.m., a motion was made by Robert Jones and seconded by Kathy Condon 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: Kathy Condon, Robert Jones, Cliff Ponte, Linda Kody

During Investigative Conference, the Board took the following actions:

2024-000133-IT-ENF – refer to Prosecutions
2024-000917-IT-ENF – refer to Prosecutions
2025-000051-IT-ENF – refer to Prosecutions
2025-000118-IT-ENF – dismiss
2025-000151-IT-ENF – dismiss
2025-000152-IT-ENF – refer to Prosecutions
2025-000180-IT-ENF – refer to Prosecutions
2025-000181-IT-ENF – refer to Prosecutions
2025-000202-IT-ENF – dismiss
2025-000203-IT-ENF – dismiss
2025-000209-IT-ENF – dismiss
2025-000224-IT-ENF – dismiss
2025-000239-IT-ENF – dismiss
2025-000248-IT-ENF – refer to Prosecutions
2025-000249-IT-ENF – dismiss with advisory letter
2025-000256-IT-ENF – dismiss with advisory letter

2025-000265-IT-ENF – refer to Prosecutions
2025-000269-IT-ENF - dismiss
2025-000279-IT-ENF - dismiss
2025-000291-IT-ENF – dismiss
2025-000296-IT-ENF – refer to Prosecutions
2025-000302-IT-ENF – dismiss
2025-000303-IT-ENF– dismiss
2025-000304-IT-ENF- dismiss
2025-000322-IT-ENF- refer to Prosecutions
2025-000425-IT-ENF- dismiss
2025-000483-IT-ENF- dismiss
2025-000710-IT-ENF- dismiss

At 12:50 p.m., a motion was made by Kathy Condon and seconded by Cliff Ponte 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: Kathy Condon, Robert Jones, Cliff Ponte, Linda Kody

Respectfully Submitted by:



Kristin Mitchell, Executive Director

July 28 2025

Date

List of documents used during the Public Meeting:

- May 21, 2025 open and executive meeting minutes
- June 18, 2025 agenda