



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

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

SARAH R. WILKINSON
COMMISSIONER, DIVISION OF
OCCUPATIONAL LICENSURE

August 20, 2025

Public Minutes

Members in attendance:

Linda Kody, *Chair*

Robert Jones, *Board Member*

Kathy Condon, *Board Member*

Donna Davids, *Board Member*

Administrative Staff in attendance:

Nirit Eriksson, *Board Counsel*

Kristin Mitchell, *Executive Director*

Colleen Cavanaugh, *Associate Executive Director*

Colleen Maloney, *Associate Deputy Commissioner of Policy and Boards*

Call to Order – Linda Kody opened the meeting at 10:01 a.m.

Vote on Minutes

July 16, 2025 Executive minutes

July 16, 2025 Public minutes

A motion was made by Kathy Condon 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: Kathy Condon, Donna Davids, Robert Jones, Linda Kody



Executive Director Report

Colleen Maloney provided an update regarding the Elipse system. Colleen Maloney stated that since the new system went live, approximately 4000 people have renewed successfully. The exam approvals are being sent to PSI. We receive the files from PSI within 24-48 hours after an individual passes the exam. The continuing education issue with inactive and Attorney Brokers licenses has been resolved. The payment button issue has also been resolved.

The agency worked with MLS and the individuals who were initially having renewing problems, and those issues have been resolved.

The Chair thanked board staff for their efforts during this trying time.

Kristin Mitchell reminded everyone that we are a team of four and for everyone to continue to be patient while we work out any issues.

Board Counsel Report

The proposed regulation amendments that the Board approved at the July 16, 2025 Board meeting are currently undergoing internal review.

Board counsel also noted that the Executive Office of Housing and Livable Communities has promulgated regulations on Residential Home Inspection Waivers, at 760 CMR 74.00, which will go into effect on October 15, 2025. Board counsel provided a summary of these new regulations.

Matters not reasonably anticipated 48 hours in advance of the meeting

Nothing to report.

At 10:18 a.m., a motion was made by Kathy Condon and seconded by Donna Davids 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, Donna Davis, Robert Jones, Linda Kody

During Investigative Conference, the Board took the following actions:

00009426 – dismiss
00009427 - dismiss
00009428 - dismiss
00009435 – refer to Investigations
00009438 - dismiss
00009442 - dismiss
00009444 – refer to Prosecutions
00009445 – refer to Prosecutions

00009446 - dismiss
00009449 – refer to prosecutions
00009454 – dismiss
00009456 – dismiss with advisory letter
00009457 - dismiss
00009458 – refer to Prosecutions
00009459 - dismiss
00009461 - dismiss
00009462 - dismiss
00009466 - dismiss
00009471 – refer to Prosecutions
00009473 – refer to Prosecutions
00009474 - dismiss
00009476 – refer to Investigations
00009483 - dismiss
00009547 - dismiss
00009798 - dismiss
00009807 - dismiss
00009810 - dismiss
00010016 – dismiss with advisory letter
00010032 - dismiss
00010075 – dismiss with advisory letter
00010080 – refer to Prosecutions
00010083 – refer to Prosecutions

At 1:42 p.m., a motion was made by Robert Jones 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: Robert Jones, Kathy Condon, Donna Davids

Abstained: Linda Kody

Respectfully Submitted by:



Kristin Mitchell, Executive Director

9/19/25

Date

List of documents used during the Public Meeting:

- July 16, 2025 open and executive meeting minutes
- August 20, 2025 agenda