



MAURA HEALEY
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

August 23, 2023

Public Minutes

Members in attendance:

Peter Ruffini, Chairman

Linda Kody, Member

Cliff Ponte, Member

Administrative Staff in attendance:

Jenna Hentoff, Board Counsel

Peter Kelley, Board Counsel

Kristin Mitchell, Executive Director

Colleen Cavanaugh, Associate Executive Director

Call to Order – Peter Ruffini opened the meeting at 10:02 a.m.

Vote on Minutes:

July 19, 2023 Public minutes

July 19, 2023 Executive minutes

A motion was made by Cliff Ponte and seconded by Linda Kody to approve the minutes as drafted and presented.

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

Roll Call vote.

In favor: Cliff Ponte, Linda Kody, Peter Ruffini



Executive Director Report

Kristin Mitchell informed the Board of the following information:

Since the Board's last meeting (7/19/23), the Board has received 368 applications for exam.

Since the Board's last meeting, the Board has issued 319 licenses:

- 230 Salesperson by exam
- 10 Broker by exam
- 26 Businesses
- 15 Attorney Brokers
- 20 Reciprocal Salespersons
- 6 Reciprocal Brokers
- 2 Schools
- 2 Instructor Certifications

The Board members were also notified that PSI has lost some employees and are working on replacing them. PSI is approximately two months behind with applications. The Board staff is working as quickly as they can to turn the applications around to bridge the gap in the delay of applications.

Board Counsel Report

Jenna Hentoff has nothing to report. She is continuing to work on the draft regulations.

Application Review

Amanda Martin – She is applying to sit for the salesperson exam through PSI. She appeared before the Board to discuss her discipline with the Maine board. She signed a consent agreement with the Maine Board due to a continuing education violation. She paid a fine in March 2021. She currently has an active license in Maine.

A motion was made by Linda Kody and seconded by Cliff Ponte:
To allow her to move forward with the process

Roll call vote.

In favor: Linda Kody, Cliff Ponte, Peter Ruffini

Board counsel Jenna Hentoff logged out of the meeting at 10:12 a.m.

Daniel Corbett – He is applying for reinstatement of his salesperson license to inactive status. He previously appeared before the Board in April 2023 in connection with this application. At that time, Mr. Corbett had submitted a reinstatement application on which he answered “no” to the question “[h]as a licensing/certification board...taken any disciplinary action against you?” However, in August 2020, his real estate salesperson license was revoked after a hearing. During the April 2023 Board meeting, he was directed to come back to the Board with an amended request to reinstate his revoked license in which he acknowledged his past disciplinary action and corrected the application form. Mr. Corbett did not provide any of these documents to the Board for review during the August 2023 meeting. Board counsel Peter Kelley advised the Board that they may deny the reinstatement application based on the misrepresentations appearing on the reinstatement application form.

A motion was made by Cliff Ponte and seconded by Linda Kody:

To deny the reinstatement of his license for the reasons suggested by
Board Counsel

Roll call vote.

In favor: Linda Kody, Cliff Ponte, Peter Ruffini

Peter Ruffini notified Mr. Corbett that any renewed reinstatement application must include an explanation for the inclusion of the false and misleading statements in the previously submitted reinstatement application.

Board counsel Jenna Hentoff logged back into the meeting at 10:29 a.m.

Discussion

Nothing to report.

Matters Not Anticipated by the Board

Nothing to report.

Linda Kody gave a reminder that the Educational Subcommittee will meet on September 6, 2023 from 1pm-3pm.

At 10:31 a.m., a motion was made by Linda Kody and seconded by Cliff Ponte and it was so

Voted: To exit Open Session and enter Closed Session pursuant to M.G.L. c. 112, § 65C for the purpose of conducting investigatory conferences

Roll call vote. In favor: Cliff Ponte, Linda Kody, Peter Ruffini

At 11:32 a.m., a motion was made by Cliff Ponte and seconded by Linda Kody and it was so

Voted: To exit Closed Session and enter Executive Session pursuant to M.G.L. c. 30A, §21(a)(7) to comply with the public record 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

Roll call vote. In favor: Cliff Ponte, Linda Kody, Peter Ruffini

At 12:31 p.m., the Board exited Closed Executive Session and entered Closed Session pursuant to G.L. c. 112, § 65C for the purpose of conducting investigatory conferences

During closed session, the Board took the following actions:

2023-202940-FI-ENF – refer to Prosecutions
2021-000205-IT-ENF – dismiss
2022-000807-IT-ENF- dismiss / open new complaint & refer to Prosecutions
2023-000067-IT-ENF – dismiss
2023-000071-IT-ENF- refer to Prosecutions
2023-000131-IT-ENF – return to Investigations
2023-000158-IT-ENF- refer to Prosecutions
2023-000159-IT-ENF – dismiss
2023-000181-IT-ENF – dismiss
2023-000182-IT-ENF – dismiss
2023-000188-IT-ENF – dismiss / open new complaint & refer to Prosecutions
2023-000220-IT-ENF – dismiss
2023-000222-IT-ENF- refer to Prosecutions
2023-000226-IT-ENF- dismiss
2023-000284-IT-ENF- refer to Prosecutions
2023-000306-IT-ENF- dismiss/ open new complaint & refer to Prosecutions
2023-000318-IT-ENF- dismiss
2023-000347-IT-ENF- dismiss

At 1:55 p.m., a motion was made by Linda Kody and seconded by Cliff Ponte and after roll call it was so

Voted: To exit closed session and enter open session for the purpose of adjourning the meeting

In favor: Cliff Ponte, Linda Kody, Peter Ruffini

Respectfully Submitted by:

Kristin Mitchell

Kristin Mitchell, Executive Director

9/15/23

Date

List of documents used during the Public Meeting:

- August 23, 2023 meeting agenda
 - July 19, 2023 Public minutes
 - July 19, 2023 Executive minutes
 - Application documents from Amanda Martin
 - Application documents from Daniel Corbett
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