



Andy Beshear
Governor

Jacqueline Coleman
Lieutenant Governor

PUBLIC PROTECTION CABINET
Kentucky Real Estate Authority
Kentucky Real Estate Commission
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Ray A. Perry
SECRETARY
DJ Wasson
DEPUTY SECRETARY

KENTUCKY REAL ESTATE COMMISSION
(KREC)

MEETING MINUTES

March 21, 2024

Mayo-Underwood Conference Room 270SE
500 Mero Street, Frankfort, Kentucky 40601

*** This meeting also occurred via Microsoft teams video teleconference, pursuant to KRS 61.826***

Commission Members Present

Commissioner Chair, Larry Disney
Commissioner Anthony Sickles
Commissioner Deni Hamilton
Commissioner Anne West Butler
Commissioner Jennifer Brown-Day
Commissioner Raquel Carter
Commissioner Michael Plummer

KREA Staff

Patrick Riley, General Counsel
Hannah Carlin, Deputy Executive Director
René Rogers, Staff Attorney III
Terri Hulette, Executive Administrative Secretary
Seth Branson, Procedures Development Specialist I
Gerald Florence, Executive Advisor

The Kentucky Real Estate Commission meeting was called to order by Commission Chair, Larry Disney, at 9:00 a.m. on **March 21, 2024**. Roll call was taken, and a quorum was present. Guests were welcomed and an introduction to staff and Commissioners were made.

Approval of Meeting Minutes

Commissioner Plummer made a motion to approve the **February 15, 2024** KREC Meeting Minutes, Commissioner Day seconded the motion. Having all in favor, motion carried.

Kentucky Real Estate Authority Report

Kentucky Real Estate Authority Deputy Executive Director, Hannah Carlin welcomed everyone. She made the announcement that the Public Protection Cabinet is moving from Zoom to Microsoft Teams for all public meetings going forward. Advised the Commissioners that we have had some ongoing issues with PSI & that our staff working to get those corrected as quickly as possible. Deputy Carlin advised that the authority is in the middle of renewals and that the system is operating smoothly. This is going to be Deputy Carlins last meeting with the Kentucky Real Estate Authority as she has accepted a position with another department within the Public Protection Cabinet that will take effect on April 1, 2024. Announced that our investigator, Gerald Florence will be the new deputy executive director with the authority. Introduced Patrick Riley as the new General Counsel.

Education and Licensing Report

Deputy Director Carlin presented the Commission the following licensing and education statistics:

1. PSI Testing Statistics

2024 (First Time)

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Reciprocity- Broker	5	62.50	3	37.50	8
License Reciprocity- Salesperson	10	35.71	18	64.29	28
Broker- National	15	88.24	2	11.76	17
Broker- State	3	20.00	12	80.00	15
Salesperson- National	178	62.02	109	37.98	287
Salesperson- State	150	55.35	121	44.65	271
TOTAL	361	57.67	265	42.33	626

2024 (Repeat)

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Reciprocity- Broker	2	50.00	2	50.00	4
License Reciprocity- Salesperson	11	52.38	10	47.62	21
Broker- National	2	66.67	1	33.33	3
Broker- State	14	63.64	8	36.36	22
Salesperson- National	57	28.93	140	71.07	197
Salesperson- State	88	40.37	130	59.63	218
TOTAL	174	37.42	291	62.58	465

2024 (Cumulative)

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Reciprocity- Broker	7	58.33	5	41.67	12
License Reciprocity- Salesperson	21	42.86	28	57.14	49
Broker- National	17	85.00	3	15.00	20
Broker- State	17	45.95	20	54.05	37
Salesperson- National	235	48.55	249	51.45	484
Salesperson- State	238	48.67	251	51.33	489
TOTAL	535	49.04	556	50.96	1091

2. Licensing Statistics**3. As of March 7, 2024**

Type	Active	Inactive	TOTAL
Sales Associate	13,011	5,062	18,073
Broker	3,730	693	4,423
TOTAL	16,741	5,755	22,496

New Licenses Issued in 2023 (by month)

Month	Sales Associate	Broker	Total
January	74	2	76
February	117	8	125
March	112	13	125
April	144	4	148
May	98	0	98
June	168	6	174
TOTAL	713	33	746

New Licenses Issued in 2024 (by month)

Month	Sales Associate	Broker	Total
January	103	4	107
February	81	22	103
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			
TOTAL	184	26	210

Commissioner Day made a motion to approve the education applications as presented by Deputy Director Carlin, Commissioner Plummer seconded the motion. Commissioner Disney abstained from the discussion and the vote. Remaining all in favor, motion carried.

Legal Report

Staff Attorney III Rene Rogers introduced Patrick Riley as the new General Counsel for the authority. Counsel Riley introduced himself and gave a little background about himself to the commissioners. Thanked Staff Attorney Rene Rogers for all of the work that she has done for the authority over the past two years and for filling in due to the absence of a General Counsel for the past couple of months. Congratulated Gerald Florence on his new appointment as the Deputy Executive Director for the authority.

Committee Reports

Applicant Review Committee (“ARC”)

Chairman Disney presented the following recommendation of the ARC:

1. In Re: Agreed Order of J.M.S.W.-recommend approval.

Commissioner Day presented the following recommendations of the ARC:

2. In Re: Agreed Order of J.M.-recommend approval.
3. In Re: Application of M.M.-recommend approval.
4. In Re: Application of Q.W.-recommend approval.
5. In Re: Application of A.T.-recommend approval.
6. In Re: Application of W.T.C.-recommend approval.
7. In Re: Application of J.R.P.-recommend approval.
8. In Re: Application of S.L.W.-recommend approval.
9. In Re: Application of M.J.K.-recommend approval.
10. In Re: Application of N.R.J.-recommend for further investigation.

Complaint Screening Committee (CSC)

Commissioner Carter presented the following recommendation of the CSC:

1. 16-0037-Recommendation to the Commission to approve counsel to bifurcate the agreed orders and negotiate settlement agreements/
2. 18-C-062- Recommendation to the Commission to refer for further investigation & to disapprove the agreed order as presented.
3. 19-C-056- Recommendation to the Commission to refer for further investigation.
4. 19-C-104- Recommendation to the Commission to approve the final agreed order.
5. 21-C-011- Recommendation to the Commission to deny the request for abeyance and that this matter be moved to an administrative hearing.
6. 22-C-017-Recommendation to the Commission to dismiss.
7. 23-KREC-005-Staff Attorney, René Rogers provided a legal update on the administrative hearing.

Closed Session Legal Matters and Case Deliberations

At 9:22 a.m. Commissioner Sickles moved to enter closed session, with agency staff and counsel, pursuant to, KRS 61.815 and KRS 61.810(1)(c) and (j), with board staff and counsel, to discuss proposed or pending litigation and deliberate on individual adjudications in the items as listed in the above-listed committee reports and/or the following matters: Applicant and licensee requests of T.B., F.C., D.R., J.S., B.S., & J.S. as presented; and, In re: Letter of H.S. Commissioner Plummer seconded the motion and the Commission entered into closed session.

Reconvene Open Session and Committee Recommendations

Commissioner Butler moved for the Commission to come out of closed session. Commissioner Hamilton seconded the motion. The motion carried. Commission Chair Disney resumed the full Commission meeting at 11:27 a.m. and welcomed everyone in attendance back to the Commission meeting.

Applicant Review Committee (“ARC”)

Chairman Disney moved to approve the agreed order of J.M.S.W. Commissioner Butler seconded the motion. Commissioner Day abstained from the discussion and the vote on J.M.S.W. Remaining all in favor, motion carried. Commissioner moved to adopt the **Applicant Review Committee** full recommendations as presented to the Commission, and recited the recommendations as listed above in these minutes. Commissioner Plummer seconded the motion. Having all in favor, motion carried

Complaints Screening Committee (“CSC”)

Commissioner Sickles moved to accept the full recommendations as presented to the Commission, and recited the recommendations as listed above in these minutes. Commissioner Plummer seconded the motion. Having all in favor, the motion carried.

Applicant and Licensee Requests

1. **In Re: Application of T.B.:** Commissioner Plummer made a motion to deny the request, Commissioner Day seconded the motion. Having all in favor, the motion carried.
2. **In Re: Application of F.C.:** Commissioner Plummer made a motion to deny the request, Commissioner Day seconded the motion. Having all in favor, the motion carried.
3. **In Re: Application of D.R.:** Commissioner Plummer made a motion to deny the request, Commissioner Day seconded the motion. Having all in favor, the motion carried.
4. **In Re: Application of J.S.:** Commissioner Plummer made a motion to deny the request, Commissioner Day seconded the motion. Having all in favor, the motion carried.
5. **In Re: Education of B.S.:** Commissioner Plummer made a motion to deny the request, Commissioner Day seconded the motion. Having all in favor, the motion carried.
6. **In Re: Education of J.S.:** Commissioner Plummer made a motion to deny the request, Commissioner Day seconded the motion. Having all in favor, the motion carried.

New Business

Commissioner Plummer made a motion to cancel the April Kentucky Real Estate Commission meeting, Commissioner Butler seconded the motion. Having all in favor, the motion carried. Commissioner Sickles made a motion to authorize legal staff to investigate and study the request from GLAR and BGR, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.

Approval Per Diem

1. Commissioner Plummer made a motion to approve the per diem and travel expenses for the March 19, 2024 ARC Meeting for Commissioner Disney and Commission Day. Commissioner Sickles seconded the motion. Having all in favor, the motion carried.
2. Commissioner Plummer made a motion to approve the per diem and travel expenses for the March 19, 2024 CSC Meeting for Commissioner Sickles and Commission Carter. Commissioner Day seconded the motion. Having all in favor, the motion carried.
3. Commissioner Sickles made a motion to approve the per diem and travel expenses for the March 21, 2024 KREC Regular meeting. Commissioner Plummer seconded the motion. Having all in favor, the motion carried.

Meeting Adjournment

Commissioner Butler made a motion to adjourn the meeting. Commissioner Sickles seconded. With all in favor, the meeting adjourned at 11:54 a.m.

Next Meeting

Approved

The next Commission meeting will be Thursday, May 16, 2024 at 9:00 a.m.

Pursuant to KRS 324B.060, I, Kristen Lawson,
for the Kentucky Real Estate Authority (KREA),
have reviewed and Approved the expenditures for the meeting of the
Kentucky Real Estate Commission (the Commission) held on
March 21, 2024. This Approval is based upon my review of the expenditures
as described in the minutes and in greater detail as on file with the KREA. I
did not review, nor did I participate in discussions, deliberations, or decisions
regarding the actions taken by the Commission at this meeting related to
individual disciplinary matters, investigations, or applicant reviews.
The Commission approved the minutes of its meeting at its meeting held on
May 16, 2024

Kristen R. Lawson

Date: March 17, 2024