

**Minutes of the Maine Real Estate Commission Meeting  
December 19, 2024**

<b><u>MEMBERS PRESENT</u></b>	<b><u>STAFF PRESENT</u></b>
Edie Fontaine, Chair	Catherine Pendergast, Director
Leanne Nichols, Vice Chair	Jeffrey Hill, Deputy Director
Forrest C. Peterson	Lisa Wilson, AAG
Jane B. Towle	Jazmyne Marks, Licensing Supervisor
Charles Brawn	Shara Chesley, Office Specialist I
	Heidi Lincoln, Office Specialist I
<b><u>MEMBERS ABSENT</u></b>	

**Location:** 76 Northern Ave Gardiner, ME

**Start:** 9:03 a.m.

**Adjourn:** 12:21 p.m.

**I. CALL TO ORDER**

The meeting was opened by Chair Fontaine at 9:03 a.m.

**II. AGENDA MODIFICATIONS**

A motion was made by Towle and seconded by Nichols to add proposed consent agreement 2024-REC-20501; decision and order 2024-REC-20299; proposed dismissal 2022-REC-18677; Consent Agreement Consideration Memo to the agenda and move the director's report before rule review. Unanimous.

**III. MINUTES REVIEW AND APPROVAL**

A motion was made by Nichols and seconded by Towle to approve the minutes of the November 21, 2024, meeting. Unanimous.

**IV. PROPOSED CONSENT AGREEMENT**

A motion was made by Towle and seconded by Nichols to approve the proposed consent agreement for 2024-REC-20501. Unanimous.

**V. DECISION AND ORDER**

2024-REC-20299 Karen R. Darling. A motion was made by Towle and seconded by Nichols to accept the Decision and Order as written. Unanimous.

**VI. PROPOSED DISMISSAL**

A motion was made by Towle and seconded by Nichols to approve the proposed consent agreement for case 2022-REC-18677. Unanimous.

**VII. DIRECTOR'S REPORT**

The director presented a Memo for reconsideration of a Consent Agreement. A motion was made by Towle and seconded by Nichols to terminate the consent agreement. Unanimous.

**VIII. RULE REVIEW**

The board reviewed and discussed the following:

Chapter 300: GENERAL INFORMATION  
Chapter 340: COMPLAINTS AND INVESTIGATIONS  
Chapter 350: ADJUDICATORY HEARINGS  
Chapter 360: PREREQUISITES TO LICENSURE BY INDIVIDUALS  
Chapter 370: CONTINUING EDUCATION  
Chapter 390: LICENSING PROCEDURES AND REQUIREMENTS  
Chapter 400: AGENCY/DESIGNATED BROKER RESPONSIBILITIES  
Chapter 410: MINIMUM STANDARDS OF PRACTICE

Review included discussion of suggested changes submitted by the Maine Association of Realtors and Geoff MacLean.

**IX. PUBLIC COMMENT**

None.

**X. MEETING SCHEDULE**

The next meeting is currently scheduled for Thursday January 16, 2025.

**XI. ADJOURNMENT**

A motion was made by Brawn and seconded by Fontaine to adjourn the meeting at 12:21 p.m. Unanimous.