

**Minutes of the Maine Real Estate Commission Meeting  
August 21, 2025**

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

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

**Start:** 9:00 a.m.

**Adjourn:** 12:40 p.m.

**I. CALL TO ORDER**

The meeting was opened by Chair Nichols at 9:00 a.m.

**II. AGENDA MODIFICATIONS**

A motion was made by Brawn and seconded by Towle to add proposed consent agreements 2025-REC-20885 and 2025-REC-20890. Unanimous.

**III. ADJUDICATORY HEARING**

2025-REC-20665 Director v. Jourdan St. Laurent

Hearing officer – Rebekah Smith opened the hearing at 9:05 a.m. Jourdan St. Laurent was present, representing self. The Director was present. AAG Samantha Andrews presented the Director’s case.

Nichols recused at 9:10 a.m.

Public deliberations were conducted at the close of the hearing.

1. A motion was made by Fontaine and seconded by Brawn that a preponderance of the evidence demonstrated a violation of 32 M.R.S. §13067-A(2). Unanimous.
2. A motion was made by Fontaine and seconded by Towle that a preponderance of the evidence demonstrated a violation of 32 M.R.S. §13067-A(1). Fontaine, Towle voted in the affirmative. Brawn opposed. Motion carried.
3. A motion was made by Brawn and seconded by Fontaine that a preponderance of the evidence did not demonstrate that St. Laurent met the requirements of 32 M.R.S. §13191(5). Unanimous.

A motion was made by Fontaine and seconded by Brawn to deny the license. Unanimous.

A motion was made by Fontaine and seconded by Brawn to allow Vice-Chair Towle to sign the Decision and Order when it is written. Unanimous.

Hearing ended at 12:20 p.m. Recording was stopped.

Nichols rejoined the meeting.

**IV. MINUTES REVIEW AND APPROVAL**

A motion was made by Brawn and seconded by Towle to approve the minutes of the July 17, 2025, meeting. Unanimous.

**V. PROPOSED DISMISSAL**

A motion was made by Towle and seconded by Brawn to approve dismissals for 2022-REC-18665; 2022-REC-18740; 2022-REC-18757; 2023-REC-18822; and 2023-REC-19136. Unanimous.

**VI. PROPOSED CONSENT AGREEMENTS**

A motion was made by Towle and seconded by Brawn approve consent agreements 2025-REC-20836; 2025-REC-20885; and 2025-REC-20890. Unanimous.

Nichols recused and left the conference room.

A motion was made by Fontaine and seconded by Brawn to approve consent agreement 2025-REC-20864. Towle, Fontaine and Brawn voted in the affirmative. Motion Carried.

Nichols rejoined the meeting.

**VII. DIRECTOR'S REPORT**

The Director provided information on PL 69: An Act Regarding Disclosures by Sellers of Residential Real Property of Notices of Shoreland Zoning Ordinance Violations.

The Director provided an update on the continuing education audit process.

**VIII. PUBLIC COMMENT**

None

**IX. MEETING SCHEDULE**

The next meeting is currently scheduled for Thursday September 18, 2025.

**X. ADJOURNMENT**

A motion was made by Towle and seconded by Brawn to adjourn the meeting at 12:40 a.m. Unanimous.