

**Minutes of the Maine Real Estate Commission Meeting
August 20, 2026**

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Jane B. Towle, Chairman	Catherine Pendergast, Director
Leanne Nichols, Vice Chair	Jeffrey Hill, Deputy Director
Edith Fontaine	Lisa Wilson, AAG
	Christian Petersen, Investigator
	Shara Chesley, Office Specialist I
	Heidi Lincoln, Office Specialist I
<u>MEMBERS ABSENT</u>	

Location: 76 Northern Ave Gardiner, ME

Start: 9:01 a.m.

Adjourn: 12:14 p.m.

I. CALL TO ORDER

The meeting was opened by Chair Towle at 9:01 a.m.

II. ADJUDICATORY HEARING

2026-REC-21359 Director v. Scott M. Moreau

Hearing officer- Mark Terison opened the hearing at 9:05 a.m. Scott M. Moreau was present, representing self. The Director was present. AAG Suzanne Burke presented the Director's case.

AAG Lisa Wilson left the conference room.

Public deliberations were conducted at the close of the hearing.

1. A motion was made by Nichols and seconded by Fontaine that by a preponderance of the evidence demonstrated a violation pursuant to 32 M.R.S. §13197(1) and ground for discipline under 10 M.R.S. §8003 (5-A)(A)(4) for not completing 21 clock hours of continuing education, "within 2 years prior to the date of application". Unanimous.
2. A motion was made by Nichols and seconded by Fontaine that by a preponderance of the evidence demonstrated a violation pursuant to 02-039 C.M.R. ch. 370, §8(1) and 10 M.R.S. §8003 (5-A)(A)(5) for failing to complete the required core course prior to submitting his renewal application. Unanimous.
3. A motion was made by Nichols and seconded by Fontaine that by a preponderance of the evidence demonstrated a violation pursuant to 32 M.R.S. §13067-A(4). 32 M.R.S. §13067-A(6), and 10 M.R.S. §8003(5-A)(A)(1) for attesting on his license renewal application that he had, at that time, successfully completed 21 clock hours of continuing education including the required core course, when in fact he had not. Unanimous.

Sanctions

A motion was made by Nichols and seconded by Fontaine to impose 200 clock hours of continuing education. All opposed. Motion Failed.

A motion was made by Fontaine and seconded by Towle to accept the Director's recommended relief including a \$3,000 fine to be submitted within 30 days, 90-day suspension beginning November 1, 2026 and the 21 hours of continuing education, including the core course, submitted on May 11, 2026 may be used only for the renewal of his license in April 2026. Fontaine and Towle voted in the affirmative. Nichols opposed. Motion passed.

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

Hearing ended at 10:30 a.m. Recording was stopped.

AAG Wilson returned to the conference room.

III. AGENDA MODIFICATIONS AND APPROVAL

A motion was made by Nichols and seconded by Fontaine to add dismissal 2026-REC-21519, consent agreement 2026-REC-21491 and an Executive Session for legal advice. Unanimous.

IV. MINUTES REVIEW AND APPROVAL

A motion was made by Nichols and seconded by Fontaine to approve the minutes of the July 22, 2026, meeting. Unanimous.

V. EXECUTIVE SESSION

A motion was made by Nichols and seconded by Fontaine to go into executive session for legal advice. Unanimous.

VI. PROPOSED DISMISSAL

A motion was made by Nichols and seconded by Fontaine to approve the dismissal of 2023-REC-19371 and 2026-REC-21519. Unanimous.

VII. PROPOSED CONSENT AGREEMENTS

A motion was made by Nichols and seconded by Fontaine to approve consent agreement 2026-REC-21491. Unanimous.

A motion was made by Fontaine and seconded by Nichols to deny the reconsideration of consent agreement 2023-REC-19421. Unanimous.

VIII. RULEMAKING

The commission discussed the comments received from the Maine Association of Realtors regarding rulemaking for Chapter 410: Minimum Standards of Practice. After discussion the commission thanked the commenter but did not adopt the comment. A motion was made by Nichols and seconded by Fontaine to approve the Basis Statement and Summary and Response to Comments & Small Business Impact Statement and to adopt the rule. Unanimous.

IX. DIRECTOR'S REPORT

A motion was made by Nichols and seconded by Fontaine to table the Education Recommendations Discussion. Unanimous.

The Director discussed a scheduling conflict with the September meeting. A motion was made by Nichols and seconded by Fontaine to cancel the September meeting. Unanimous.

X. PUBLIC COMMENT

Two members of the public spoke. One spoke about a past complaint. One spoke about how some other states maintain continuing education certificates.

XI. MEETING SCHEDULE

The next meeting is currently scheduled for Thursday, October 15, 2026.

XII. ADJOURNMENT

A motion was made by Nichols and seconded by Fontaine to adjourn the meeting at 12:14 p.m. Unanimous.