

**Minutes of the Maine Real Estate Commission Meeting
July 22, 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	John Belisle, 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: 9:52 a.m.

I. CALL TO ORDER

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

II. RULEMAKING HEARING

Chapter 410: Minimum Standards of Practice

Recording started at 9:05 a.m.

Chair Towle opened the Rulemaking Hearing at 9:05 a.m. No public comments. Chair Towle closed the hearing at 9:11 a.m.

Recording stopped at 9:11 a.m.

III. AGENDA MODIFICATIONS

A motion was made by Fontaine and seconded by Nichols to add consent agreement 2026-REC-21477. Unanimous.

IV. MINUTES REVIEW AND APPROVAL

A motion was made by Nichols and seconded by Fontaine to approve the minutes of the June 18, 2026, meeting. Unanimous.

V. PROPOSED DISMISSAL

Nichols recused and left the meeting.

A motion was made by Fontaine and seconded by Towle to approve dismissal 2023-REC-19381. Fontaine and Towle voted in the affirmative. Motion passed.

Nichols rejoined the meeting.

A motion was made by Nichols and seconded by Fontaine to approve proposed dismissals 2023-REC-19571 and 2023-REC-19708. Unanimous.

VI. PROPOSED CONSENT AGREEMENTS

A motion was made by Nichols and seconded by Fontaine to approve consent agreement 2023-REC-19421. Towle voted in the affirmative. Nichols and Fontaine opposed. Motion failed.

A motion was made by Nichols and seconded by Fontaine to send consent agreement 2023-REC-19421 back to staff to amend the agreement to include a 14-day suspension. Unanimous.

A motion was made by Nichols and seconded by Fontaine to approve consent agreement 2026-REC-21477. Unanimous.

Commission members reviewed and discussed a request for reconsideration of a revised agreement for 2026-REC-21260 which included sanctions of a \$1,000 fine and 60-day license suspension. A motion was made by Nichols and seconded by Fontaine to offer licensee the revised consent agreement with no additional changes. Fontaine and Towle voted in the affirmative. Nichols opposed. Motion carried.

VII. DIRECTOR'S REPORT

The Director discussed the next steps in the Rulemaking process for Chapter 410: Minimum Standards of Practice. The written comment period ends on August 3, 2026. Comments received will be presented for consideration at the next meeting.

VIII. PUBLIC COMMENT

None

IX. MEETING SCHEDULE

The next meeting is currently scheduled for Thursday, August 20, 2026.

X. ADJOURNMENT

A motion was made by Nichols and seconded by Fontaine to adjourn the meeting at 9:52 a.m. Unanimous.