



Janet T. Mills
Governor

STATE OF MAINE
DEPARTMENT OF PROFESSIONAL & FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
REAL ESTATE COMMISSION

Penny Vaillancourt
OPOR Director



Joan F. Cohen
Commissioner

**Real Estate Commission Public Meeting
October 16, 2025
AGENDA**

Location: 76 Northern Ave. Gardiner, ME 04345

Room: Central Conference Room

Information regarding virtual attendance to this meeting will be posted on the Board's website at:
<https://www.maine.gov/pfr/professionallicensing/professions/real-estate-commission/home/board-meeting-information>

Time: 9:00 a.m.

Contact: Shara Chesley, (207) 624-8521
Shara.Chesley@maine.gov

I. CALL TO ORDER

II. AGENDA MODIFICATIONS AND APPROVAL

III. ADJUDICATORY HEARING

Director v. Stephanie E. McGuire

IV. MINUTES REVIEW AND APPROVAL

Review and approval of August 21, 2025, minutes.

V. PROPOSED DISMISSALS

2023-REC-18821
2023-REC-18823
2023-REC-18870
2023-REC-18893
2023-REC-18898

VI. PROPOSED CONSENT AGREEMENTS

2025-REC-20842
2025-REC-20898
2025-REC-20922
2025-REC-20942
2025-REC-20965

Office Location: 76 Northern Avenue, Gardiner, Maine 04345
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<https://www.maine.gov/pfr/professionallicensing/professions/real-estate-commission>

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VII. DIRECTOR'S REPORT

VIII. PUBLIC COMMENT

Under this item, the Board will offer an opportunity to members of the public in attendance to comment on any public matter under the jurisdiction of the Board, except for any open application or complaint. While the Board cannot take action on any issues presented, the Board will listen to comments and may ask staff to place the issue on a subsequent agenda. At the discretion of the Board Chair, a time limit on comments may be set

IX. MEETING SCHEDULE

Next meeting scheduled for November 20, 2025.

X. ADJOURNMENT



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

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
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
<u>MEMBERS ABSENT</u>	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.