

Louisiana Real Estate Commission
State of Louisiana
Office of the Governor

JEFF LANDRY
GOVERNOR



TAYLOR F. BARRAS
COMMISSIONER OF ADMINISTRATION

OCTOBER 16, 2025
MEETING MINUTES

On Thursday, October 16, 2025, the Louisiana Real Estate Commission (“LREC” and/or “Commission”) conducted its regularly scheduled, monthly meeting in-person and at the Commission’s domicile office located at 9071 Interline Avenue, Baton Rouge, LA 70809 in accordance with La. R.S. 37:1430 *et seq* and other applicable law.

Commission Members Present:

Mr. Joseph Pappalardo, Jr., Chair (Sup. Ct. Dist. 7)	Ms. Synde Devillier, Vice Chair (Sup. Ct. Dist. 6)
Mr. Theodore Major, Secretary (At-Large)	Ms. Hanna Chustz (Sup. Ct. Dist. 5)
Mr. Tony Cornner (3 rd Congress. Dist.)	Ms. Paula Duncan (Sup. Ct. Dist. 3)
Mr. Jeff Free (Sup. Ct. Dist. 2)	Ms. Doneva Halphen (Sup. Ct. Dist. 1)
Ms. Carole Horn (At-Large)	Ms. Gladys Smith-Coward (Sup. Ct. Dist. 5)

Commission Members Absent:

Mr. Matt Ritchie (Sup. Ct. Dist. 4)

Staff Present:

Ms. Summer S. Mire, Executive Director	Mr. Thomas E. Devillier, Dep.Dir./Exec. Counsel
Ms. Arlene Edwards, General Counsel	Mr. Rhett Bordelon
Ms. Karen Carey	Ms. Dusty Evans
Ms. Malissa Fowler	Ms. Telly Hollis
Ms. Jessica Neal	Ms. Allison OToole
Ms. Linda Pham	Mr. Jeremy Travis
Ms. Jenny Yu	Ms. Nikki Wallace

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Others Present:

Mr. Carlos Alvarez, Supreme Realtors

Mr. Wardell Coward

Ms. Carla DeYoung, Tigerland Properties

Ms. Kristie Garrison, Court Reporter

Mr. Burnett King, King Properties

Ms. Tammy Jo Williams, Tigerland Properties

Ms. Evelyn Wolford

I. CALL TO ORDER

Chair Pappalardo called the meeting to order at or about 10:00 a.m. A roll call was conducted in open meeting. See attendance detailed above. Secretary Major led the invocation, and Chair Pappalardo led the Pledge of Allegiance.

II. PUBLIC COMMENTARY

None.

III. APPROVAL OF AUGUST 21, 2025, REGULAR MEETING MINUTES

Vice Chair Devillier made a motion, which was seconded by Commissioner Smith-Coward, and unanimously approved to adopt the minutes of August 21, 2025, Regular Meeting (Exhibit A) as written and circulated.

IV. PERSONAL APPEARANCES

1. Docket No. 2025-1310; In re: Jessica S. Sartin: Ms. Sartin requested an eligibility determination and applied for authorization to obtain a real estate license in accordance with La. R.S. 37:1430 *et seq.* Ms. Garrison placed Ms. Sartin under oath. Ms. Pham presented information regarding hearing procedure and questioned Ms. Sartin, who confirmed on record that she waived all objections to introduction of the proposed *Findings of Fact, Conclusions of Law, and Order* and related exhibit evidence (Exhibit B). Vice Chair Devillier made a motion, which was seconded by Commissioner Halphen, and unanimously approved to introduce all records and exhibit evidence submitted *en globo*. Ms. Pham provided an opening statement and factual summary of the case, including but not limited to criminal history records information and other details that led to Ms. Sartin appearing before the Commission. Ms. Sartin then proceeded with her testimony and responded to Commissioner questions. Following Ms. Sartin's testimony, Commissioner Halphen made a motion, which was seconded by Vice Chair Devillier, to formally adopt the proposed *Findings of Fact, Conclusions of Law, and Order* and related exhibit evidence and to deny Ms. Sartin's authorization to obtain a real estate license in accordance with law. A roll call vote was conducted, and the motion to deny passed unanimously.

V. DOCKET NO. 2025-0253: EMERGENCY ORDER 2025-004 – In re: Brandon K. Chenevert, Jr.; Consideration of Proposed Final Findings of Fact, Conclusions of Law, Order and Evidence

1. Docket No. 2025-0253: Emergency Order 2025-004; In re: Brandon K. Chenevert, Jr.: Mr. Chenevert appeared with his legal counsel, Ms. Tiara Jones (Rozas and Associates Law Firm, LLC) for consideration of *Emergency Order 2025-004*, the proposed *Findings of Fact, Conclusions of Law, and Final Order*, and related evidence of Docket No. 2025-0253. Ms. Garrison placed Mr. Chenevert under oath. Mr. Devillier presented information regarding hearing procedure and informed the Commissioners, in part, that Mr. Chenevert refused to testify and that all questions would be directed to Mr. Chenevert's legal counsel. Mr. Devillier provided an overview of the case, stating in part that *Emergency order 2025-004*, which indefinitely suspended Mr. Chenevert's real estate salesperson license, was issued on August 18, 2025. Mr. Devillier stated this hearing was previously scheduled for the August Commission meeting but was continued by request of Mr. Chenevert and his legal counsel. Vice Chair Devillier made a motion, which was seconded by Commissioner Horn, and unanimously approved, to formally introduce *Emergency Order 2025-004* (Exhibit C).

Mr. Devillier stated, in part, that between August 21, 2025, and October 14, 2025, he exchanged a series of emails with Mr. Shea Smith (Rozas and Associates Law Firm, LLC). Vice Chair Devillier made a motion, which was seconded by Commissioner Cornner, and unanimously approved, to introduce the email correspondence between Mr. Devillier and Mr. Smith (Exhibit D).

Mr. Devillier stated, in part, that as a condition of the Commission's enrollment in the Occupational Licensing Review Program (OLRP), the Commission delivers emergency orders to the Office of the Attorney General for review and to determine if it is an appropriate exercise of the Commission's legal authority. On September 25, 2025, the Commission received a memorandum from the Office of the Attorney General regarding *Emergency Order 2025-004*. Vice Chair Devillier made a motion, which was seconded by Commissioner Smith-Coward, and unanimously approved, to introduce the OLRP determination (Exhibit E).

Vice Chair Devillier made a motion, which was seconded by Commissioner Halphen, and unanimously approved to introduce the proposed *Findings of Fact, Conclusions of Law, and Order* and related exhibit evidence (Exhibit F).

Mr. Devillier provided an opening statement and factual summary of the case, including but not limited to criminal history records information and other details that led to Mr. Chenevert appearing before the Commission. Ms. Jones then proceeded with testimony and responded to Commissioner questions on behalf of Mr. Chenevert. Following the statements by Ms. Jones, Mr. Devillier provided a closing statement. Commissioner Cornner made a motion, which was seconded by Commissioner Horn, to formally adopt the proposed *Findings of Fact, Conclusions of Law, and Order* and related exhibit evidence to ratify and maintain the indefinite suspension of Mr. Chenevert's real estate salesperson license. A roll call vote was conducted, and the motion to formally adopt the proposed *Findings of Fact, Conclusions of Law, and Order* passed unanimously.

Following completion of the personal appearance hearings, the Commission briefly recessed and reconvened to complete the remainder of the agenda.

VI. COMMITTEE REPORTS

1. Budget. Commissioner Cornner reported regarding the Commission's current budget report (Exhibit G).

2. Education. Vice Chair Devillier provided an update on the 2026 Mandatory Course and 2026 Broker Mandatory Course, stating that the "Train the Trainer" course dates have been finalized. Ms. Mire asked for a discussion regarding Broker Mandatory Course instructor qualifications.

Commissioner Cornner made a motion, which was seconded by Commissioner Halphen, to require that instructors shall be an active broker with a minimum of 5 years of experience in such capacity to qualify to be an instructor for the 2026 broker mandatory course. A roll call vote was conducted, and the motion passed unanimously.

Commissioner Horn made a subsequent motion, which was seconded by Commissioner Cornner, to additionally allow certified prelicense instructors with at least 3 years of experience teaching pre-license education courses to qualify as instructors for the 2026 broker mandatory course. A roll call vote was conducted and the motion passed unanimously.

3. Legal / Legislative.

▪ Consideration of Proposed Consent Agreement: 2025-1353; In re: Chanda L. Hall: Mr. Devillier led a discussion regarding the proposed Consent Agreement in Docket No. 2025-1353. Mr. Devillier provided an overview of Ms. Hall's indefinite suspension, which was issued effective June 2023, and detailed the prerequisites of Ms. Hall's reinstatement. After discussion, Commissioner Horn made a motion, which was seconded by Commissioner Smith-Coward, to adopt the proposed consent agreement as written and circulated. A roll call vote was conducted, and the motion passed unanimously.

▪ Discussion of Proposed Rule Revisions (Draft 1) and Rulemaking Procedure/Timeline re: JML Executive Order 25-038: Mr. Devillier led an overview of Executive Order JML-25-038; provided an initial, redline draft proposal of the Commission rules revisions; and, proposed two additional meetings of the Legal/Legislative Committee to review the 109 page draft proposal. Mr. Devillier proposed the committee meetings take place during November 2025 and January 2026, with additional meetings to be conducted as necessary until a final proposal is authorized for rule promulgation. Mr. Devillier completed the discussion with an overview of the rulemaking approval process.

4. Standardized Forms. Commissioner Halphen provided a review of the October 15th Standardized Forms Committee meeting, stating that the committee finalized the proposed changes to the mandatory forms, which would become effective January 1, 2026. Vice Chair Devillier made a motion, which was seconded by Commissioner Cornner, to adopt the revisions to the 2026 mandatory

forms. A roll call vote was conducted, and the motion passed unanimously.

5. Technology. None.

VII. EXECUTIVE DIRECTOR REPORT

1. Annual Ethics and Sexual Harassment Training. Ms. Mire reminded the Commissioners of the December deadline to complete their annual trainings.

2. ARELLO Regulatory Investigations Seminar. Ms. Mire informed the Commissioners of the upcoming ARELLO seminar. Ms. Mire stated that she will be attending alongside Ms. Wallace, who will host an administrative investigations presentation.

3. December Meeting Reschedule. Ms. Mire asked the Commissioners if they would prefer to move the December meeting from December 18 to December 11. The Commissioners decided to keep the meeting scheduled for December 18, 2025.

VIII. UNFINISHED BUSINESS

None.

IX. NEW BUSINESS

After a brief discussion regarding the addition of agenda items, Commissioner Duncan made a motion, which was seconded by Commissioner Horn, to add a continuing education discussion to the agenda. A roll call vote was conducted, and the motion to add the agenda item passed unanimously.

Secretary Major led a discussion regarding continuing education requirements and proposed consideration of future legislation, which would provide that, once a licensee reaches 70 years of age and has a minimum of 15 years of experience, the licensee would be required to take only the annual 4-hour mandatory course to renew their license and would be exempt from taking the full 12 hours of annual continuing education currently required by law.

Chair Pappalardo further discussed whether allowing licensees to annually carry over a maximum of 8 hours of continuing education from one year to the next – similar to attorney continuing education allowances – would also be an appropriate consideration. Ms. Mire stated she would need to work with LREC's database system developer to fully understand the scope of the suggested changes for administrative purposes. Mr. Devillier stated he would draft a proposed bill to be discussed in early 2026 for the Commission's legislative session considerations. Ms. Mire also offered to contact other states' real estate commissions regarding continuing education age limits and the ability to carry over continuing education from a previous year.

X. EXECUTIVE SESSION

None.

XI. ADJOURNMENT

Vice Chair Devillier made a motion to adjourn, which was seconded by Commissioner Halphen, and unanimously approved.