Louisiana Real Estate Commission
State of Louisiana

Office of the Governor

JEFF LANDRY
GOVERNOR

TAYLOR F. BARRAS
COMMISSIONER OF ADMINISTRATION

AUGUST 20, 2026

MEETING MINUTES

On Thursday, August 20, 2026, the Louisiana Real Estate Commission ("LREC" and/or "Commission") conducted its regularly scheduled, monthly meeting in-person 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:

Ms. Synde Devillier, Chair (Sup. Ct. Dist. 6)
Ms. Dee Halphen, Secretary (Sup. Ct. Dist. 1)
Ms. Paula Duncan (Sup. Ct. Dist. 3)
Mr. Jeff Free (Sup. Ct. Dist. 2)
Mr. Joseph Pappalardo, Jr. (Sup. Ct. Dist. 7)
Ms. Gladys Smith-Coward (Sup. Ct. Dist. 5)
Mr. Tony Cornner, Vice Chair (3rd Congress. Dist.)
Ms. Hanna Chustz (Sup. Ct. Dist. 5)
Ms. Cindy Dyer (Sup. Ct. Dist. 4)
Ms. Carole Horn (At-Large)
Mr. Matt Ritchie (At-Large)

Commission Members Absent:
N/A

Staff Present:

Ms. Summer S. Mire, Executive Director
Ms. Arlene Edwards, General Counsel
Ms. Vanda Araujo
Ms. Karen Carey
Ms. Bethany Featherston
Ms. Brandi Guy
Ms. Jessica Neal
Mr. Jeremy Travis
Ms. Tiffany Williams
Mr. Thomas E. Devillier, Dep. Dir. / Exec. Counsel
Ms. Celeste Amezcua
Mr. Rhett Bordelon
Ms. Dusty Evans
Ms. Malissa Fowler
Ms. Telly Hollis
Ms. Allison OToole
Ms. Nikki Wallace
Ms. Jenny Yu

Others Present:

Mr. Wardell Coward

Mr. Theodore Major, Fmr. Commissioner

Ms. Kristie Garrison, Court Reporter

I. CALL TO ORDER

Chair Devillier called the meeting to order at or about 10:00 a.m. A roll call was conducted in open meeting. See attendance details above. Commissioner Smith-Coward led the invocation, and Commissioner Free led the Pledge of Allegiance.

II. WELCOME – REAPPOINTED COMMISSIONER, MATT RITCHIE

Chair Devillier congratulated Commissioner Ritchie on his reappointment to the Commission.

III. PRESENTATION OF SERVICE PLAQUE TO FORMER COMMISSIONER TED MAJOR

Chair Devillier presented former Commissioner Major with a service plaque, commemorating his time as Commissioner. Commissioner Duncan and Commissioner Smith-Coward added additional words of appreciation to Commissioner Major.

IV. PUBLIC COMMENTARY

None.

V. APPROVAL OF MEETING MINUTES

Commissioner Pappalardo made a motion, which was seconded by Commissioner Smith-Coward and unanimously approved, to adopt the minutes of the May 28, 2026, Education Committee Meeting (Exhibit A), and the May 28, 2026, Regular Meeting (Exhibit B) as written and circulated.

VI. PERSONAL APPEARANCES

1. Docket No. 2026-0141; *In re: Devyn B. Stark*: Mr. Stark applied for authorization to obtain a real estate license in accordance with La. R.S. 37:1430 *et seq*. Mr. Stark was placed under oath by Ms. Garrison. Commissioner Smith-Coward recused herself prior to discussion and voting. Mr. Devillier presented information regarding procedure and questioned Mr. Stark, who confirmed on record that he waived all objections to introduction of the proposed *Findings of Fact, Conclusions of Law, and Order* and related exhibit evidence (Exhibit C). Secretary Halphen made a motion, which was seconded by Vice Chair Cornner, and unanimously approved to introduce all records and exhibit evidence submitted *en globo*. 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. Stark appearing before the Commission. Mr. Stark then proceeded with his testimony and responded to Commissioner questions. Following Mr. Stark's testimony, Commissioner Horn made a motion,

which was seconded by Vice Chair Cornner, to formally adopt the proposed Findings of Fact, Conclusions of Law, and Order and related exhibit evidence and to deny Mr. Stark's authorization to obtain a real estate license in accordance with law. A roll call vote was conducted, and the motion passed unanimously.

2. Docket No. 2026-0214; *In re: Justin L. Smoot*: Mr. Smoot applied for authorization to obtain a real estate license in accordance with La. R.S. 37:1430 *et seq*. Mr. Smoot was placed under oath by Ms. Garrison. Commissioner Smith-Coward recused herself prior to discussion. Mr. Devillier presented information regarding procedure and questioned Mr. Smoot, who confirmed on record that he waived all objections to introduction of the proposed *Findings of Fact, Conclusions of Law, and Order* and related exhibit evidence (Exhibit D). Secretary Halphen made a motion, which was seconded by Commissioner Pappalardo, and unanimously approved to introduce all records and exhibit evidence submitted *en globo*. 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. Smoot appearing before the Commission. Mr. Smoot then proceeded with his testimony and responded to Commissioner questions. Following Mr. Smoot's testimony, Commissioner Free made a motion, which was seconded by Commissioner Duncan, to formally adopt the proposed Findings of Fact, Conclusions of Law, and Order and related exhibit evidence and to approve Mr. Smoot's authorization to obtain a real estate license in accordance with law. A roll call vote was conducted, and the motion passed unanimously.

3. Docket No. 2026-0214; *In re: Zachary C. Durison*: Mr. Durison requested an eligibility determination and applied for authorization to obtain a real estate license in accordance with La. R.S. 37:1430 *et seq*. Mr. Durison was placed under oath by Ms. Garrison. Mr. Devillier presented information regarding procedure and questioned Mr. Durison, who confirmed on record that he waived all objections to introduction of the proposed *Findings of Fact, Conclusions of Law, and Order* and related exhibit evidence (Exhibit E). Secretary Halphen made a motion, which was seconded by Vice Chair Cornner, and unanimously approved to introduce all records and exhibit evidence submitted *en globo*. 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. Durison appearing before the Commission. Mr. Durison then proceeded with his testimony and responded to Commissioner questions. Following Mr. Durison's testimony, Commissioner Smith-Coward made a motion, which was seconded by Commissioner Pappalardo, to formally adopt the proposed Findings of Fact, Conclusions of Law, and Order and related exhibit evidence and to approve Mr. Durison's authorization to obtain a real estate license in accordance with law. A roll call vote was conducted, and the motion passed 9-1 with Commissioner Ritchie voting in opposition.

VII. COMMITTEE REPORTS

1. Budget. Ms. Mire reported regarding the Commission's current budget report (Exhibit F). Ms. Mire also provided additional details regarding the revised fiscal year 2026-27 budget and the proposed budget for fiscal year 2027-28. Following discussion, Vice Chair Cornner made a motion, which was seconded by Commissioner Horn, and unanimously approved to adopt the proposed budgets.

2. Education. Commissioner Horn provided details regarding the 2026 "Train the Trainer" seminars. The seminars will be hosted in Shreveport (October 20, 2026), Baton Rouge (October 27, 2026), and Kenner (October 29, 2026).

3. Legal / Legislative. Mr. Devillier led a discussion of *Executive Order JML-25-038*, providing an update to the Commissioners on the rules revisions process. Mr. Devillier stated the proposed rules revisions have been filed with the Office of the Attorney General, Occupational License Review Program staff, since June 10, 2026 and are awaiting approval prior to final legislative oversight review and promulgation.

4. Standardized Forms. Secretary Halphen led a discussion on the proposed Wholesaling Residential Real Property Mandatory Cancellation Notice. Following discussion, Secretary Halphen made a motion, which was seconded by Vice Chair Cornner, and unanimously approved to ratify and approve the *Wholesaling Residential Real Property Mandatory Cancellation Notice*.

5. Technology. No report.

VIII. EXECUTIVE DIRECTOR REPORT

1. Annual Compliance Questionnaire. Ms. Mire led a discussion regarding the Louisiana Compliance Questionnaire. Following discussion, Secretary Halphen made a motion, which was seconded by Commissioner Smith-Coward, and unanimously approved to accept the questionnaire.

2. Annual Renewal Period Update. Ms. Mire provided the Commissioners with an update on the annual renewal period.

3. Staff Recognition. Ms. Mire recognized LREC accounting division staff for another year of the Commission receiving its annual report from the Louisiana Legislative Auditor's office without any deficiencies noted. Ms. Mire also recognized Compliance division staff, Ms. Allison O'Toole for receiving the Certified Real Estate Investigator ARELLO designation. Last, Ms. Mire recognized Ms. Tiffany Williams for receiving a successful rating in the Commission's recent Office of Risk Management safety audit.

IX. UNFINISHED BUSINESS

None.

X. NEW BUSINESS

None.

XI. EXECUTIVE SESSION

Vice Chair Cornner made a motion, which was seconded by Commissioner Horn and unanimously approved via roll call vote, to enter executive session. The executive session was lawfully included on the meeting agenda as: "To discuss the report, development, or course of action regarding

security plans or devices and the assessment and implementation thereof (La. R.S. 42:17(A)(3)).” Secretary Halphen made a motion, which was seconded by Commissioner Chustz and unanimously approved via roll call vote, to exit executive session and return to open meeting.

XII. ADJOURNMENT

Commissioner Ritchie made a motion to adjourn, which was seconded by Commissioner Dyer and unanimously approved. Meeting adjourned at or around 12:15 p.m.