

**INDIANA REAL ESTATE COMMISSION
Indiana Government Center South
402 West Washington St., Room W064
Indianapolis IN 46204**

MINUTES OF JUNE 17, 2026

John DeSouza, Broker, Acting Chair, called the meeting to order at 9:08 a.m. and declared a quorum in accordance with IC § 25-34.1-2-3(b), pursuant to public notice posted at the principal office for the Board, online at the board's website and on the state calendar at least forty-eight (48) hours before the time of the meeting.

Member(s) Present: John De Souza, Member, Acting Chair
John Briscoe, Member
Charlie Shook, Member
Karen Momper, Consumer Member
Donna Spears, Member
Beth Walker, Member
Donna Kreps, Member
Pam Lumley, Member

Member(s) Absent: Tracy Hutton, Chair
Brian Thompson, Vice Chair
Valerie Rosenblum Member

Staff Present: Jody Edens, Board Director
Professional Licensing Agency
Bradley Repass, Litigation Specialist, OLM
Professional Licensing Agency
Jessica Murillo, Senior Litigation Analyst,
OLM, Professional Licensing Agency
James Harry, J.D., Deputy Attorney General
Office of the Attorney General

The Commission voted to adopt the amended agenda.

Walker/Briscoe, 8/0/0
Motion carries

The following board members voted aye:
Pam Lumley, Beth Walker, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
John DeSouza, Karen Momper
The following board members objected: none
The following board members abstained: none

No minutes for review.

ADMINISTRATIVE HEARINGS

Aaron Bybee Adams, License No. RB14032185, Cause No. 2016 IREC 0031

Respondent appeared in person and was represented by counsel, Don Levenhagen regarding a Petition to Withdraw Probation/Agreement to Withdraw Probation scheduled before the Commission. The State of Indiana was represented by August Petrungaro, Deputy Attorney General in this matter, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

A proposed agreement to withdraw the order of Probation was presented to the Commission for review. The proposed agreement included withdrawal of the Order of Probation from Mr. Adams' license.

After reviewing the proposed agreement and taking official judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to APPROVE the Proposed Withdrawal Agreement.

Briscoe/Kreps, 8/0/0
Motion carries

The following board members voted aye:
Pam Lumley, Beth Walker, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
John DeSouza, Karen Momper
The following board members objected: none
The following board members abstained: none

Derek A. Manis, License No. RB14023732, Cause No. 202409 REC 0014

Respondent appear in person and was represented by counsel, Ellen Townsend regarding a Petition to Withdraw Probation scheduled before the Commission. The State of Indiana was represented by August Petrungaro, Deputy Attorney General in this matter, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

Let the record reflect that Donna Kreps recused herself from this matter and left the room.

The state submitted a notice of non-objection to the Respondent's request to withdraw probation and designation of evidence. No exhibits submitted.

After having considered the evidence presented, and taking official judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to WITHDRAW the Order of Probation from the Respondent's license.

Briscoe/Spears, 7/0/0
Motion carries

The following board members voted aye:
Pam Lumley, Beth Walker,
John Briscoe, Donna Spears, Charlie Shook,
John DeSouza, Karen Momper
The following board members objected: none
The following board members abstained: none

SMS Property Management Co., No License, Cause No. 202511 REC 0093

Respondent did not appear in person and was not represented by counsel, regarding a Cease & Desist/Motion for Voluntary Dismissal scheduled before the Commission. The State of Indiana was represented by Alex James, Deputy Attorney General in this matter, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

Let the record reflect that Beth Walker recused herself from this matter and left the room.

The company is fully licensed now; therefore the Voluntary Dismissal was presented.

After having considered the evidence presented, and taking official judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to DISMISS the Cease & Desist.

Briscoe/Lumley, 7/0/0
Motion carries

The following board members voted aye:
Pam Lumley, Donna Kreps,
John Briscoe, Donna Spears, Charlie Shook,
John DeSouza, Karen Momper
The following board members objected: none
The following board members abstained: none

**Ameenah J.A. Abdulla, License No. RB14039127, Cause No. 202601
REC 0002**

Respondent did not appear in person and was not represented by counsel, regarding an Administrative Complaint/Motion to Dismiss scheduled before the Commission. The State of Indiana was represented by August Petrungaro, Deputy Attorney General, in this matter, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

The Commission reviewed the motion to dismiss.

After having considered the evidence presented, and taking official, judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to DISMISS the Administrative Complaint.

Shook/Lumley, 8/0/0
Motion carries

The following board members voted aye:
Pam Lumley, Beth Walker, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
John DeSouza, Karen Momper
The following board members objected: none
The following board members abstained: none

Sterling M. Davis, License No. RB14049314, Cause No. 202512 REC 0097

Respondent did not appear in person and was not represented by counsel, regarding an Administrative Complaint scheduled before the Commission. The State of Indiana was represented by Tim Fox, Deputy Attorney General in this matter, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

Mr. Fox requested continuance of this matter as he needs to amend the administrative complaint.

After reviewing the proposed settlement agreement and taking official judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to CONTINUE this matter.

Kreps/Spears, 8/0/0
Motion carries

The following board members voted aye:
Pam Lumley, Beth Walker, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
John DeSouza, Karen Momper
The following board members objected: none
The following board members abstained: none

Alisha N. Agnew, License No. RB25000024, Cause No. 202501 REC 0002

Respondent did not appear in person and was not represented by counsel, regarding a Notice of Proposed Dismissal scheduled before the Commission. The State of Indiana was represented not represented in this matter, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

Jody Edens, Board Director, was sworn in to testify. Ms. Edens testified that she had not heard from Ms. Agnew.

After having considered the evidence presented, and taking official, judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to DISMISS this matter.

Briscoe/Walker, 8/0/0
Motion carries

The following board members voted aye:
Pam Lumley, Beth Walker, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
John DeSouza, Karen Momper
The following board members objected: none
The following board members abstained: none

**Brian C. Floyd-Jones, License No. RB17001697, Cause No. 202605 REC
0007**

Respondent did not appear in person and was not represented by counsel, regarding an Administrative Complaint scheduled before the Commission. The State of Indiana was represented by Tim Fox, Deputy Attorney General, in this matter, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

State has requested a continuance in this matter as the Respondent is in prison and Mr. Fox is not sure he received proper notice.

After having considered the evidence presented, and taking official, judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to CONTINUE this matter.

Walker/Spears, 8/0/0
Motion carries

The following board members voted aye:
Pam Lumley, Beth Walker, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
John DeSouza, Karen Momper
The following board members objected: none
The following board members abstained: none

PERSONAL APPEARANCES

The following Personal Appearance did not appear as scheduled and will be invited to the next Commission Meeting in August:

- Felicia Dixon – Initial application
- Yaazmina Payton – Preapproval Application
- Michael L. Smith, RB14040930 – Renewal
- Jennifer Miller, RB23001765 – Renewal
- Lori Rider, RB14048319 – Renewal
- Kathleen Sass, RB14038620 – Renewal

Marcelene Edwards, RB16000912 – Activation App Positive Response:

Marcelene Edwards appeared in person and was not represented by counsel regarding her activation application.

She explained that she has had action taken in Arizona for signage issues and that her property management agreements were not signed timely. She has since retired her license in June 2024.

Arizona requirements have all been completed. She is also licensed in FL, ID, GA, AZ, IN TN & NV all are active but ID and it is on inactive status. She also stated her continuing education is up-to date.

After discussion, the Commission moved to APPROVE Ms. Edwards' Activation Application.

Lumley/Shook, 8/0/0
Motion carries

The following board members voted aye:
Pam Lumley, Beth Walker, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
John DeSouza, Karen Momper
The following board members objected: none
The following board members abstained: none

Khelley Adams, RB14045454 – Renewal Positive Response:

Khelley Adams appeared in person and was not represented by counsel regarding her renewal application.

Ms. Adams was charged with Possession of Marijuana Misdemeanor B on July 24, 2025.

She entered into a diversion agreement and was placed on probation with the courts for one hundred-eighty (180) days. She was required to do the following:

- Complete an assessment
- 40 hours of community service
- Pay a fine

She stated she has not had any other issues.

After discussion, the Commission moved APPROVE Khelley Adam's Renewal Application.

Briscoe/Lumley, 8/0/0
Motion carries

The following board members voted aye:
Pam Lumley, Beth Walker, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
John DeSouza, Karen Momper
The following board members objected: none
The following board members abstained: none

Carolyn McClintock, RB14021661, Renewal Positive Response:

Carolyn McClintock appeared in person and was not represented by counsel regarding her renewal application.

Let the record reflect that John Briscoe recused himself from this matter and left the room.

Ms. McClintock explained that she had an issue with Indiana Association of Realtors. The issue was that the earnest money was not handled properly. She was issued a Letter of Reprimand, a \$1,000 fine and required to complete a course in Ethical Principals and Standards through RECP.

After discussion, the Commission moved to APPROVE Ms. McClintock's renewal.

Lumley/Kreps, 7/0/0
Motion carries

The following board members voted aye:
Pam Lumley, Beth Walker, Donna Kreps
Donna Spears, Charlie Shook,
John DeSouza, Karen Momper
The following board members objected: none
The following board members abstained: none

Gerald Bennett, RB18000865, Renewal Positive Response:

Gerald Bennett appeared in person and was not represented by counsel regarding his renewal application.

July 23, 2023 Mr. Bennett was charged with the following:

- Leaving the Scene of an Accident Driver fails to Immediately stop at the scene
- Operating a Motor Vehicle with a Fictitious Plate
- Operating with Expired Plates

In a plea agreement, he pled guilty to Leaving the Scene of an Accident, Driver fails to Immediately stop at the scene. The other two charges were dismissed.

He was placed on court probation until September 2026.

November 12, 2025 Mr. Bennett submitted a reassignment application and answered the question regarding ever been arrested "no".

After discussion the Commission moved to APPROVE Mr. Bennett's application on INDEFINITE PROBATION until he completes court probation. Mr. Bennett agreed to the probation.

Lumley/Momper, 8/0/0
Motion carries

The following board members voted aye:
Pam Lumley, Beth Walker, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
John DeSouza, Karen Momper
The following board members objected: none
The following board members abstained: none

Esmeralda Belmares, Initial Application – Positive Response:

Esmeralda Belmares appeared in person and was not represented by counsel regarding her initial application.

Ms. Belmares has the following arrests:

- January 2022 – Driving While Suspended: Knowing Violation and Prior Conviction within 10 years - Misdemeanor
- Operating a Motor Vehicle Without Financial Responsibility – Infraction

In a pre-trial conference she pled guilty to Driving While Suspended Knowing Violation and Prior Conviction within 10 years – She received 365 Days confinement in County Jail, with 365 days suspended (no probation)

- September 2025 she was charged with Domestic Battery, Misdemeanor A
- Disorderly Conduct: engages in fighting or tumultuous conduct – Misdemeanor B

In a pre-trial conference she pled to the Domestic Battery and Disorderly Conduct was dismissed. She was sentenced to 365 days in county Jail, with 365 days suspended and placed on 365 days probation, ordered to complete Anger Management evaluation and comply with any recommended treatment.

After discussion, the Commission moved to APPROVE Ms. Belmares' application on INDEFINITE PROBATION.

Briscoe/Spears, 7/1/0
Motion carries

The following board members voted aye:
Brian Thompson, Tracy Hutton, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
Valerie Rosenblum

The following board members objected: Karen Momper

The following board members abstained: none

Madison Culp, RB22000256, Renewal – Positive Response:

Madison Culp appeared in person and was not represented by counsel regarding her renewal application.

Ms. Culp's managing broker appeared with her.

July 28, 2025 – she was charged with Operating a Vehicle While Intoxicated Endangering a Person – Misdemeanor A to which she pled guilty and entered into a plea agreement.

- September 11, 2025 she was Sentenced to 365 days in County jail, 363 days suspended and was placed on court Probation for 363 days.

After discussion, the Commission moved to APPROVE Ms. Culp's license renewal on INDEFINITE PROBATION. Ms. Culp indicated that she agrees with the probation.

Shook/Walker, 8/0/0
Motion carries

The following board members voted aye:
Pam Lumley, Beth Walker, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
John DeSouza, Karen Momper
The following board members objected: none
The following board members abstained: none

Gary West, RB14041197, Renewal – Positive Response:

Gary West appeared in person and was not represented by counsel regarding his renewal application.

Mr. West received a warning letter from Indiana Association of Realtors. He was required to complete a continuing education course, which was completed on September 6, 2025. And he paid a \$250 fine and \$500 application fee.

After discussion, the Commission moved to APPROVE Mr. West's license renewal. Mr. West agreed

Lumley/Briscoe, 8/0/0
Motion carries

The following board members voted aye:
Pam Lumley, Beth Walker, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
John DeSouza, Karen Momper
The following board members objected: none

The following board members abstained: none

Lee Leslie, RB14029542, Renewal – Positive Response:

Lee Leslie appeared in person and was not represented by counsel regarding his renewal application.

Mr. Leslie entered into a consent agreement with the State of Maine. He acknowledges a continuing education violation with renewing his Maine license.

He paid a \$750 fine and completed new core courses.

After discussion, the Commission moved to APPROVE Mr. Leslie's license renewal.

Briscoe, Kreps, 8/0/0
Motion carries

The following board members voted aye:
Pam Lumley, Beth Walker, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
John DeSouza, Karen Momper
The following board members objected: none
The following board members abstained: none

Matthew Williams, RB24000001, Renewal – Positive Response:

Matthew Williams appeared in person and was not represented by counsel regarding his renewal application.

March 24, 2026 he entered a guilty plea to:

- Count 1 – Domestic Battery Resulting in Moderate Bodily Injury – Level 6 Felony with judgment of conviction to be entered as a class A Misdemeanor.
- He was sentenced to 365 days in county jail. First two (2) days shall be executed with the balance suspended to probation and pay court costs.

He indicated that the incident was a result of his PTSD, to which his medication was ineffective. His medication has been corrected.

After discussion, the Commission moved to APPROVE Mr. Williams' license renewal on INDEFINITE PROBATION. Mr. Williams agreed to the probation.

Samantha Klinge Merchant – Pre Approval Application – Positive Response:

Samantha Klinge Merchant appeared in person and was not represented by counsel regarding her Pre Approval Application.

December 2019 she was charged with the following:

- Dealing in Methamphetamine/Delivery of Methamphetamine of 10 or more grams – Felony 2
- Dealing of Methamphetamine/Delivery of Methamphetamine b/t 5 & 10 grams – Felony 3

She entered a plea agreement and was sentenced to Ten (10) years in IDOC commencing on September 10, 2020. In 2023 the Courts approved a modification of her sentence. She was released on court probation. On June 6, 2025, she was released from court probation as she completed it successfully.

January 2020 she was charged with the following:

- Dealing in a Look-a-like Substance – Felony 6

In a pre-trial conference she pled guilty to the charge and was sentenced to County Jail on May 2020 to 183 days in county Jail, with 82 days credit.

She indicated she was released from Prison in December 2024 and was placed on three (3) years' probation. She has been clean since she was released. She indicated she has not failed any of her drug tests.

After discussion, the Commission moved to APPROVE Ms. Klinge Merchant's Pre-Approval Application. She will not need to reappear at the time of her initial application unless she has additional charges.

Momper/Kreps, 8/0/0
Motion carries

The following board members voted aye:
Pam Lumley, Beth Walker, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
John DeSouza, Karen Momper

The following board members objected: none
The following board members abstained: none

Tatyana Nelson, RB14033455, Renewal – Positive Response:

Tatyana Nelson appeared in person and was not represented by counsel regarding her renewal application.

She received an official Warning letter for lack of professional conduct. taken by MIBOR Association. She was issued a \$250 fine and must complete MIBOR's Professionalism Matters course.

She indicated she has paid the fine and is scheduled to take the course in September.

After discussion, the Commission moved to APPROVE Ms. Nelson's license renewal.

Briscoe/Momper, 8/0/0
Motion carries

The following board members voted aye:
Pam Lumley, Beth Walker, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
John DeSouza, Karen Momper
The following board members objected: none
The following board members abstained: none

DISCUSSION

Endorsement Applications reviewed by Brian Thompson:

Brian approved the following applicants by endorsement and is submitting them for the Commission to review for approval.

- Yolanda Thomas-Williams- IL
- Zak Mirkowski – IL
- Ebony Smith – IL
- Jennifer O'Malley – IL
- Stephanie Pierce – IL
- David Soule – OH

- Alexis Tavaréz – IL
- Ariba Zahid – IL
- Chirag Patel – IL
- Prentice Felder – IL
- John Madden – IL
- Raquel Olivares – IL
- Shannon Pope – IL
- Carson Osborne – OH
- Cory Sanders – IL
- Alex Blagojevich – IL
- Nora Gavin – IL
- Kiesha Wheaten-Thomas – IL
- Mark Mielnicki – IL
- Maria Orozco – IL
- Abigail Puentes – IL
- Amy Reason – IL
- Darin Chambliss – IL
- John Hoffman – IL
- Kiran Adimula – IL
- Ruben Martinez – IL
- Bailey Bingham – MI
- Sophia Jones – MI

Brian recommended to DENY the following endorsement application:

- Matthew Pesler – KY

After discussion, the Commission moved to approve all of Brian's recommendations except for the following:

- Bailey Bingham – MI
- Sophia Jones – MI

The Commission TABLED both and requested to discuss both with Brian at the next Commission meeting.

DeSouza/Spears, 8/0/0
Motion carries

The following board members voted aye:
Pam Lumley, Beth Walker, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
John DeSouza, Karen Momper

The following board members objected: none
The following board members abstained: none

REEAB Readoption of LSA #25-810 and LSA #25-816:

After reviewing the readoption information, the Commission moved to APPROVE all for readoption.

Briscoe/Kreps, 8/0/0

Motion carries

The following board members voted aye:

Pam Lumley, Beth Walker, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
John DeSouza, Karen Momper

The following board members objected: none

The following board members abstained: none

Jim McDonald – Guaranteed Recover Fund Request:

Mr. McDonald has submitted several documents and a request to be reimbursed by the guaranteed recover fund due to his property manager stealing a lot of money from him.

After reviewing all the documents and requests, the Commission determined that he has met the requirements and GRANT him an AWARD of \$20,000.

Kreps/Briscoe, 8/0/0

Motion carries

The following board members voted aye:

Pam Lumley, Beth Walker, Donna Kreps
John Briscoe, Donna Spears, Charlie Shook,
John DeSouza, Karen Momper

The following board members objected: none

The following board members abstained: none

There being no further business, the COMMISSION ADJOURNED at 12:17 p.m.

John DeSouza, Acting Chair