



New York State Association of REALTORS®, Inc.

**Special Meeting of the Executive Committee Minutes**  
**Zoom Meeting**  
**December 21, 2022 – 10:00 am**

**Call to Order**

The meeting was called to order by President, Jennifer Vucetic. A quorum was present.

**Members Present**

Jennifer Vucetic, Greater Capital  
John Vernazza, Staten Island  
Joseph Rivellino, Buffalo Niagara  
Gina Marie Bettenhauser, Long Island  
Dawn Carpenter, Staten Island  
Dana Crocker, NYS Commercial  
Anthony Domathoti, Hudson Gateway  
Linda Lugo, Long Island  
Angelo Pappalardo, Staten Island  
Karen Peebles, Jefferson Lewis  
Don Radke, Greater Syracuse  
Mary Alice Ruppert, Long Island  
Mike Smith, Greater Rochester  
Chris Teelin, Greater Syracuse  
miriam treger, Buffalo Niagara  
Kira Witherwax, Clinton County  
Amy Wood Gonzalez, Ithaca

**Not Present**

Edward Bedinotti, Greater Capital  
Steve LaBombard, Clinton County  
Dave Legaz, Long Island  
Kevin Loiacono, Long Island  
Ann Rushlo, Mohawk Valley

**Staff Present**

Duncan MacKenzie, RCE, NYSAR CEO  
Ali Mann, RCE, NYSAR Director of Governance & Board Relations  
Anthony Gatto, NYSAR Director of Legal Services

**Legal action Committee**

The Legal Action Committee recommends that NYSAR allocate \$50,000 towards legal fees in the matter of HVPOA v. City of Kingston.

The City of Kingston recently approved an emergency housing shortage pursuant to the Emergency Tenant Protection Act. In order to find an emergency, the City conducted a flawed survey that found vacancy rates of less than 5%. The approval permitted the City to establish a rent guidelines board that will determine the amount of rent landlords may charge. The rent guidelines board found that rents should be reduced by 15%.

***Executive Committee's Action: approved.***