



New York State Association of REALTORS®, Inc.

**Special Meeting of the Executive Committee Minutes**  
**Zoom Meeting**  
**March 16, 2022 – 2:30 pm**

**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  
Edward Bedinotti, Greater Capital  
Gina Marie Bettenhauser, Long Island  
Dawn Carpenter, Staten Island  
Dana Crocker, NYS Commercial  
Anthony Domathoti, Hudson Gateway  
Kevin Loiacono, Long Island  
Linda Lugo, Long Island  
Angelo Pappalardo, Staten Island  
Karen Peebles, Jefferson Lewis  
Mary Alice Ruppert, Long Island  
Mike Smith, Greater Rochester  
miriam treger, Buffalo Niagara  
Kira Witherwax, Clinton County

**Not Present**

Steve LaBombard, Clinton County  
Dave Legaz, Long Island  
Don Radke, Greater Syracuse  
Joseph Rivellino, Buffalo Niagara  
Ann Rushlo, Mohawk Valley  
Chris Teelin, Greater Syracuse  
Amy Wood Gonzalez, Ithaca

**Staff Present**

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

**Recommendations from the NYSAR Legal Action Committee:**

- A. NYSAR allocate up to \$30,000 to have an amicus curiae brief submitted in the matter of JBGR v Chicago Title Insurance.

RATIONALE: Chicago Title Insurance issued a title policy where it was later discovered did not list a recorded covenant against the property. Chicago is denying coverage to the owners claiming the recorded covenant was not covered under the policy as it was related to zoning which is excluded.

As the covenant was recorded, it should have been discovered by Chicago Title and made a part of the title insurance policy. If Chicago were to prevail, it would require all purchasers to take an extra step in their due diligence to verify that such a covenant does not exist for the property being purchased.

***Executive Committee action: approved.***

- B. NYSAR allocate up to \$30,000 to have an amicus curiae brief submitted in the matter of Pusatere v City of Albany.

RATIONALE: The City of Albany has passed a “good cause eviction” law prohibiting landlords from evicting tenants unless they meet one of the “good causes” set forth in the law. The law also caps rent increases as well as requiring landlords to renew leases with a tenant in perpetuity so long as the tenant does not meet any of the “good causes”

***Executive Committee action: approved.***

- C. NYSAR allocate up to \$25,000 to fund 50% of the legal fees for the lower court lawsuit in the matter of Pusatere v City of Albany.

RATIONALE: The City of Albany has passed a “good cause eviction” law prohibiting landlords from evicting tenants unless they meet one of the “good causes” set forth in the law. The law also caps rent increases as well as requiring landlords to renew leases with a tenant in perpetuity so long as the tenant does not meet any of the “good causes”

***Executive Committee action: approved.***

With no further business to come before the committee, the meeting was adjourned.