New York State Association of REALTORS®, Inc.

BOARD OF DIRECTORS
Turning Stone Resort & Casino – Mohawk
Friday, September 18, 2026 – 8:30 am

Call to Order
The meeting was called to order by President, Ron Garafalo. A quorum was present.

Invocation and Pledge of Allegiance
An invocation was offered by Immediate Past President Jacqie Rose, and the Pledge of Allegiance was led by Past President Dave Legaz.

President's Report
President Garafalo asked for any corrections to the excused absences as published:

Jessica Akde Elmazi, Long Island
Christopher Bacchus, Long Island
Elisa Calise, Long Island
Katy Cardinale, Long Island
Laura Copersino, Long Island
Tony D'Anzica, Hudson Gateway
Ayres Dcunha, Long Island
Katiana Deshommes, Long Island
Laura Dupkin Memisha, Long Island
Gail Fattizzi, Hudson Gateway
Lalla Fitzpatrick, Greater Rochester
Ricky Gates, Jefferson-Lewis
John Gerace, Buffalo Niagara
Margaret Hartman, Buffalo Niagara
Beverly Howe, Greater Rochester
Tsui Hsu, Long Island
Deborah Iemma, Brooklyn
RC Ike, Elmira-Corning
Deanna Ingram, Greater Syracuse
Dave Legaz, Long Island
Amy Little, Ithaca
Clayton Livingston, Hudson Gateway
Thomas McCarthy, Long Island
Felton McLaughlin, Greater Capital
Ann Marie Pallister, Long Island
Manzoor Patoli, Long Island
Giulia Prestia, Brooklyn
Joseph Rivellino, Buffalo Niagara
Cindy Rosario, Hudson Gateway
Mary Alice Ruppert, Long Island
Vlora Sejdi, Hudson Gateway
Coleen Siracusa, Staten Island
Felicia Smith, Long Island5
Yoshinori Takita, Long Island
Kenny Theam Tan, Long Island

Maryann Tercasio, Hudson Gateway
James Wangelin, Buffalo Niagara
Rita White, Dutchess County

The excused absences were approved as amended.

President Garafalo asked for corrections to the minutes of the February 12, 2026 meeting held at the Crowne Plaza Desmond Hotel. ***The minutes were approved as published.***

Auditor's Report
Wojeski & Company reviewed the auditor's report with the Directors for the period ending December 31, 2025. ***A motion was carried to accept the audited statement as presented.***

Treasurer's Report
Dan Staley, President-Elect

President-Elect Staley reviewed the financial statements with the Directors for the period ending August 31, 2026.

Budget and Finance Committee
Dan Staley, President-Elect

The Budget & Finance Committee recommends that NYSAR take up to $100,000 from reserves for building improvements.

The Executive Committee action: recommends approval. The Board of Director's action: approved.

Organizational Planning Committee
Jason Walch, Chair

The Organizational Planning Committee recommends that virtual endorsements are permissible when campaigning for a NYSAR elected officer position.

The Executive Committee action: recommends approval. The Board of Director's action: approved.

The Organizational Planning Committee recommends that all endorsements, whether written or virtual, should be shared with the Nominating Committee and the NYSAR Board of Directors on a platform that the NYSAR staff deems appropriate up until the day before the meeting of the Nominating Committee.

The Executive Committee action: sent back to the committee for further explanation and clarification of the proposed process. The Board of Director's action: no action at this time.

The Executive recommends that a policy be created where no NYSAR Elected Officer candidate can request or receive endorsements until after the Nominating Committee for the subsequent year is approved by the Board of Directors.

The Board of Director's action: approved.

New Business

2027 Budget
The Executive Committee recommends that the 2027 budget be adopted as presented.
The Board of Director's action: approved.

2028 Dues Increase
The Executive Committee recommends that a $30 dues increase be implemented for 2028.
The Board of Director's action: approved.

Depository for 2027
The Executive Committee recommends that M&T Bank serve as the depository for the NYSAR checking account through the fiscal year of 2027.
The Board of Director's action: approved.

Accounting Firm for 2027
The Executive Committee recommends that Wojeski & Company serve as the accounting firm for the year 2027.
The Board of Director's action: approved.

Chief Executive Officer for 2027
Mike Kelly was introduced as NYSAR's Chief Executive Officer for 2027.

Report of Nominating Committee – Election of 2027 NYSAR Officers
Chair, Jacqie Rose reported that the Nominating Committee recommends the following individuals serve as President-Elect and Treasurer for the association in 2027:

Anthony Domathoti, President-Elect
Kira Witherwax, Treasurer

A motion was carried to approve the slate as presented.

Approval of 2027 Nominating Committee
President-Elect Staley proposed the following individuals serve as members of the 2027 Nominating Committee: ***A motion was carried to approve the committee members as presented.***

Primary Members

Chair	Ron Garafalo	Hudson Gateway	12/31/2027
NYSAR Past President	Dawn Carpenter	Staten Island	12/31/2027
NYSAR Past President	Linda Lugo	Long Island	12/31/2027
Adirondack Region Rep	Peter Whitbeck	Adirondack Champlain Valley	12/31/2027
Capital Region Rep	Kathie Spangler	Greater Capital	12/31/2027
Central Region Rep	Richard Wilbur	Greater Syracuse	12/31/2027
Genesee Region Rep	Jennifer Isaac	Greater Rochester	12/31/2027
Lower Hudson Region Rep	Roseanne Paggiotta	Hudson Gateway	12/31/2027
Metropolitan Region Rep	Mary Alice Ruppert	Long Island	12/31/2027
Southern Tier Region Rep	Becky Jones	Greater Binghamton	12/31/2027
Western Region Rep	John Gerace	Buffalo Niagara	12/31/2027
Local Board Rep	Rey Hollingsworth Falu	Hudson Gateway	12/31/2027
Local Board Rep	Shaan Khan	Long Island	12/31/2027

Alternate Members

NYSAR Past President	Jacqie Rose	Otsego Delaware	12/31/2027
NYSAR Past President	Mike Smith	Greater Rochester	12/31/2027
Adirondack Region Rep	Dan Davies	Southern Adirondack	12/31/2027
Capital Region Rep	Kim Bullard	Greater Capital	12/31/2027
Central Region Rep	Connie Ryan	Greater Syracuse	12/31/2027
Genesee Region Rep	Pete Zizzi	Greater Rochester	12/31/2027
Lower Hudson Region Rep	Rick Rielly	Dutchess County	12/31/2027
Metropolitan Region Rep	Charlotte Van Der Waag	Long Island	12/31/2027
Southern Tier Region Rep	Becky Thomas	Otsego Delaware	12/31/2027
Western Region Rep	Rosalind Burgen	Buffalo Niagara	12/31/2027
Local Board Rep	Shanese Williams	Hudson Gateway	12/31/2027
Local Board Rep	Mark Donnelly	Long Island	12/31/2027

Approval of 2027 Executive Committee

President-Elect Staley proposed the following individuals serve as members of the 2027 Executive Committee: ***A motion was carried to approve the committee members as presented.***

Position	Full Name	Local Board/Association	Term Expires
Chair, NYSAR President	Dan Staley	Dutchess County	12/31/2027
Vice Chair, NYSAR President-Elect	Anthony Domathoti	Hudson Gateway	12/31/2027
NYSAR Treasurer	Kira Witherwax	Adirondack Champlain Valley	12/31/2027
Immediate Past President	Ron Garafalo	Hudson Gateway	12/31/2027
	Linda Lugo	Long Island	12/31/2027
	Liz Trego	St. Lawrence	12/31/2027
	Dan Davies	Southern Adirondack	12/31/2027
	Mark Donnelly	Long Island	12/31/2028
	Karen Peebles	Jefferson Lewis	12/31/2028
	Linda Page	Dutchess County	12/31/2028
	Dawn Carpenter	Staten Island	12/31/2029
	Kim Bullard	Greater Capital	12/31/2029
	Shaan Khan	Long Island	12/31/2029
Appraisal Chair	Wayne Feinberg	Adirondack Champlain Valley	12/31/2027
Legal Action Comm Chair	Liz Trego	St. Lawrence	12/31/2027
Legislative Steering Comm Chair	Jason Walch	Hudson Valley Catskill Region	12/31/2027
NYSCAR President	Mercedes Brien	NYS Commercial	12/31/2027
Organizational Planning Chair	Paige Ryan	Long Island	12/31/2027
Professional Standards Chair	Brittany Matott	St. Lawrence	12/31/2027
Local Board/Assoc EO Rep	Meagen O'Brien	Otsego Delaware	12/31/2027
Local Board/Assoc Rep	Tony Ruperto	Hudson Gateway	12/31/2027
Local Board/Assoc Rep	Renee Hughes	Long Island	12/31/2027
NAR Region 2 RVP	Dave Legaz	Long Island	12/31/2027

Adjournment

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

X = in attendance
EX = excused

2026 NYSAR Board of Directors Meeting

Friday, September 18, 2026
Mohawk - Turning Stone

	BOARD/ASSOCIATION & ENTITLEMENT 2024		NAME	CURRENT TERM	Position
	ADIRONDACK CHAMPLAIN VALLEY		Gunther, Jodi	2026	Pres
X		**1**	Boucher, Emily	2024-2026	
X		**2**	Shenfield, Daci	2024-2026	
	BROOKLYN		Stanislaus, Annmarie	2026	Pres
		1	Fisher, Annette	2024-2026	
EX		**2**	Iemma, Debroah A	2024-2026	
X		**3**	Richards, Barrington L	2024-2026	
EX		**4**	Prestia, Giulia	2026-2028	
X			Gurvitch, Max		PP
X	**BUFFALO NIAGARA**		Adams, Lori A	2026	Pres/2026 Exec
		1	Burgin, Rosalind	2024-2026	
X		**2**	Johnson, Michael A	2024-2026	
X		**3**	Miller, Brian	2024-2026	2026 Exec
		4	Murphy, Tamika	2024-2026	
X		**5**	Scott, Andre A	2024-2026	
X		**6**	Taylor, Melvin L	2024-2026	
EX		**7**	Wangelin, James	2024-2026	
X		**8**	Green, J. Gerard	2025-2027	
X		**9**	Vinci, Louis	2025-2027	
X		**10**	Delgaty, Marcie	2026-2028	
EX			Gerace, John	2026	2026 Exec
EX			Hartman, Margaret M		PP
			Kenline, Gary P		PP

X = in attendance
EX = excused

2026 NYSAR Board of Directors Meeting

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	BOARD/ASSOCIATION & ENTITLEMENT 2024		NAME	CURRENT TERM	Position
EX			Rivellino, Joseph		PP
X	CHAUTAUQUA-CATTARAUGUS		Holt, Stephen	2026	Pres
X		1	Hess Schmitt, Tammy	2024-2026	
X			Pezzimenti, Dennis	2026	2026 Exec
	CORTLAND		Sherman-Broyles, Susan	2026	Pres
X		1	Buchan, Kristopher W	2026-2028	
EX	DUTCHESS		White, Rita	2026	Pres
X		1	Mendogni, Lino J	2024-2026	
X		2	Rielly, Rick	2024-2026	
X		3	Campbell, Kelly	2025-2027	
X			Page, Linda J	2028	PP/2028 Exec
X			Staley, Daniel - PE	2026	2026 Exec/PE
			Steed, Ronald B		PP
EX	ELMIRA-CORNING		Ike, RC	2026	Pres
X		1	Lilley, Lisa	2026-2028	
	Gtr. BINGHAMTON		Drihmi, Allison	2026	Pres
X		1	Gehl, Joseph E	2024-2026	
X		2	Schaefer, Christina	2026-2028	
X	Gtr. CAPITAL		Blanchard, Kirsten	2026	Pres
		1	Cerone, Susan M	2024-2026	

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	BOARD/ASSOCIATION & ENTITLEMENT 2024		NAME	CURRENT TERM	Position
X		2	Mentiply, Jennifer	2024-2026	
EX		3	McLaughlin, Felton	2025-2027	
		4	Struzinsky, Haleh	2025-2027	
		5	Unfilled	2025-2027	
X		6	Licata, Lisa	2026-2028	
		7	Murray, Lorenzo	2026-2028	
X		8	Poccia, Michelle	2026-2028	
X		9	Spangler, Kathie	2026-2028	
X		10	Woodcock, Melissa W	2026-2028	
			Connors, J. Gregory		PP
			Vucetic, Jennifer A		PP
	Gtr. ROCHESTER		Simonetti, Don	2026	Pres
EX		1	Howe, Beverly	2024-2026	
X		2	Wagner, Jenna	2024-2026	
X		3	Catillaz, Clair B	2025-2027	
X		4	DeMars, Renee	2025-2027	
		5	Malatesta, Nina	2025-2027	
		6	Brown, Angela	2026-2028	
X		7	DeCotis, Jessica	2026-2028	
EX		8	Fitzpatrick, Lalla	2026-2028	
		9	Rosato, Cindy	2026-2028	
X			Smith, Michael		PP
X	Gtr. SYRACUSE		Manzano Sr., David	2026	Pres
EX		1	Ingram, Deana	2024-2026	

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X		2	Wilbur, Richard	2024-2026	
		3	Quigg, Nancy	2025-2027	
		4	Chapin, Jennie	2026-2028	
X		5	Kelso-O'Connor, Stacey	2026-2028	
X		6	Scammell, Gina	2026-2028	
			Diruzzo, Anthony		PP
			Hartnett, Daniel		PP
	HAMPTONS & NORTH FORK		Baig, Tahir	2026	Pres
		1	Baig, Tahir	2024-2026	
X	HUDSON GATEWAY		Hollingsworth Falu, Rey	2026	Pres/2026 Exec
EX		1	D'Anzica, Tony	2024-2026	
EX		2	Fattizzi, Gail	2024-2026	
X		3	French, Tiffany M	2024-2026	
		4	Kingsley, Mary J	2024-2026	
EX		5	Livingston, Clayton C.	2024-2026	
		6	Olivero, John	2024-2026	
X		7	Ramos, Myriam	2024-2026	
EX		8	Rosario, Cindy	2024-2026	
		9	Rousset, Jennifer	2024-2026	
		10	Saljanin, Shtjefen	2024-2026	
X		11	White, Robin A	2024-2026	
X		12	Williams, Shanese	2024-2026	
X		13	Bauman, Carmen	2025-2027	
X		14	Boyles, Layla R	2025-2027	

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		15	Chi, Ernest	2025-2027	
X		16	Christiansen, Carol	2025-2027	
		17	Faranda, J. Philip	2025-2027	
		18	Forsberg, Mackenzie	2025-2027	
		19	Hawkins Syska, Crystal	2025-2027	
X		20	Kramer, Barry	2025-2027	
X		21	Port, Valerie	2025-2027	
EX		22	Tercasio, Maryann	2025-2027	
		23	Herska, Richard	2026-2028	
X		24	Jackman, Soleil	2026-2028	
X		25	Jones, Pamela	2026-2028	
X		26	Lippolis, Joseph	2026-2028	
X		27	Mason, Harding	2026-2028	
X		28	McCann, Carole	2026-2028	
X		29	Paggiotta, Roseann	2026-2028	
X		30	Palumbo, Darin	2026-2028	
X		31	Phillips, Brian	2026-2028	
EX		32	Sejdi, Vlora	2026-2028	
X			Belmore, Tammy Teresa	2026	Exec/2026 NAHREP Rep
EX			Domathoti, Anthony	2026	2026 Exec/Treas.
			Endres, J.P.		PP
			Fries, Savo		PP
X			Garafalo, Ronald - Pres		2026 Exec/Pres
X			Goldy, Susan		PP
			Levine, Jo		PP
X			Ruperto, Anthony	2026	2026 Exec

X = in attendance
EX = excused

2026 NYSAR Board of Directors Meeting

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	BOARD/ASSOCIATION & ENTITLEMENT 2024		NAME	CURRENT TERM	Position
			Schmelzer, Michael		PP
X	HUDSON VALLEY CATSKILL REGION		Daniels, Emily	2026	Pres
X		1	Sweeney, Timothy	2024-2026	
X		2	Sesma, Jennifer	2025-2027	
X		3	Walch, Jason D	2025-2027	2026 Exec
X		4	Williams, Pieta	2025-2027	
X	ITHACA		Huey, Bethany	2026	Pres
X		1	Adams, Joshua	2026-2028	
			DelVecchio, CJ		PP
EX			Little, Amy	2026	2026 Exec
X	JEFFERSON-LEWIS		Peebles, Karen	2026	Pres/2028 Exec
X		1	Gardner, Robert	2026-2028	
EX		2	Gates, Ricky	2026-2028	
X	LONG ISLAND		Khan, Rao A Shaan	2026	Pres
EX		1	Akde Elmazi, Jessica	2024-2026	
X		2	Alonzo, Zoila	2024-2026	
X		3	Arnold, Matthew	2024-2026	
X		4	Bettenhauser, Gina Marie	2024-2026	
X		5	Boggia, Glenn	2024-2026	
X		6	Born, Helena A	2024-2026	
X		7	Cartagena, Carmen	2024-2026	
X		8	Chiappetta, Debra A	2024-2026	

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EX = excused

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	BOARD/ASSOCIATION & ENTITLEMENT 2024		NAME	CURRENT TERM	Position
X		9	Cooper, Jennifer	2024-2026	
EX		10	Deshommes, Katiana	2024-2026	
X		11	Diaz, Daniela	2024-2026	
X		12	Dickson, Christine	2024-2026	
EX		13	Dupkin Memisha, Laura	2024-2026	
X		14	Howard, Nicole A	2024-2026	
X		15	Mathieson, Christina	2024-2026	
		16	Mosca, Nancy	2024-2026	
X		17	Oppedisano, Helene	2024-2026	
X		18	Perez, Eyston	2024-2026	
X		19	Pfeffer, Ruth	2024-2026	
		20	Rahman, Mohammad	2024-2026	
		21	Rathour, Harjeet	2024-2026	
EX		22	Smith, Felicia	2024-2026	
X		23	Vanderwaag, Charlotte	2024-2026	
		24	Unfilled	2024-2026	
EX		25	Calise, Elisa	2025-2027	
EX		26	Cardinale, Katy	2025-2027	
X		27	Caruso, Skylar	2025-2027	
X		28	Choudhury, Rob A	2025-2027	
EX		29	Copersino, Laura	2025-2027	
		30	Cruse, Charles A	2025-2027	
EX		31	Dcunha, Ayres J	2025-2027	
X		32	Demidovich, Peter S	2025-2027	
X		33	Gangaram, Deow N	2025-2027	
X		34	Hollenstein, Jessica	2025-2027	

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EX = excused

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	BOARD/ASSOCIATION & ENTITLEMENT 2024		NAME	CURRENT TERM	Position
EX		35	Hsu, Tsui	2025-2027	
		36	KC, Nabaraj	2025-2027	
		37	Krug, Richard	2025-2027	
X		38	Leatherman, Kevin M	2025-2027	
X		39	Molnar, John S	2025-2027	
X		40	Nolan, Connor	2025-2027	
X		41	Palmer, Dana	2025-2027	
EX		42	Patoli, Manzoor	2025-2027	
X		43	Perdomo, Nino	2025-2027	
X		44	Prince, Angela	2025-2027	
		45	Schulz, Marie	2025-2027	
X		46	Song, Kewon	2025-2027	
EX		47	Takita, Yoshinori	2025-2027	
X		48	Williams, Natasha	2025-2027	
		49	Unfilled	2025-2027	
EX		50	Bacchus, Christopher	2026-2028	
X		51	Balanoff, Tiffany	2026-2028	
		52	Bueso Roman, Lydia	2026-2028	
X		53	Caruso, Peter	2026-2028	
		54	Cortez, Joesiann	2026-2028	
X		55	Craig, Gisella D	2026-2028	
X		56	Erker, Patricia	2026-2028	
X		57	Fong, Michael	2026-2028	2026 AREAA Rep
X		58	Galicia, Michael R	2026-2028	
X		59	Greene, Frederic R	2026-2028	
X		60	Hatoum, Hind S	2026-2028	

X = in attendance
EX = excused

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	BOARD/ASSOCIATION & ENTITLEMENT 2024		NAME	CURRENT TERM	Position
X		61	Hughes, Renee B	2026-2028	
X		62	Kim, Joosoo	2026-2028	
EX		63	McCarthy, Thomas J	2026-2028	
EX		64	Pallister, Ann Marie	2026-2028	
X		65	Parisi, Richard	2026-2028	
X		66	Parlewicz, Malgorzata	2026-2028	
X		67	Protain, Kerry	2026-2028	
X		68	Raynor, Kalen M	2026-2028	
X		69	Ryan, Paige	2026-2028	
X		70	Sanders, Shebra R	2026-2028	
EX		71	Tan, Kenny Theam	2026-2028	
X		72	Turner, Erica E	2026-2028	
X			Clark Watkins, Yvette	2026	2026 Exec
X			Donnelly, Mark T	2028	2028 Exec
			Gigante, Nicholas		PP
X			Legaz, David M	2026	PP/2026 Exec
			Lugo, Linda	2027	PP/2027 Exec
X			Malloy, Janay D	2026	2026 NAREB Rep
EX			Ruppert, Mary Alice	2026	Grievance Ch
			Seuram, Moses		PP
	MOHAWK VALLEY		Arcuri, Sabrina	2026	Pres
		1	Smith, Rebecca	2025-2027	
		2	Boucher, Lynn	2026-2028	
EX	NYSCAR		Brien, Mercedes	2026	Pres/2026 Exec

X = in attendance
EX = excused

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	BOARD/ASSOCIATION & ENTITLEMENT 2024		NAME	CURRENT TERM	Position
		1	Strell, Robert P	2026-2028	
	OTSEGO-DELAWARE		Muller, Patrick	2026	Pres
		1	Maxson, Kimberly	2025-2027	
		2	Unfilled	2025-2027	
			Adams, David G		PP
X			Rose, Jacqlene R - IPP	2026	2026 Exec/IPP
X	ST. LAWRENCE		Bonno, Donna	2026	Pres
X		1	Matott, Britany	2025-2027	
X			Stevenson, Jennifer	PP/2026 LGBTQ+ Alliance Rep	
X			Trego, Elizabeth	2027	2027 Exec
X	SOUTHERN ADIRONDACK		Cross, Scott A	2026	Pres
		1	Unfilled	2026-2028	
		2	Unfilled	2026-2028	
X			Davies, Dan	2027	2027 Exec
X	STATEN ISLAND		Caro, Steven	2026	Pres
		1	Diaz, Georgianna	2024-2026	
		2	La Fata, Rosanne	2024-2026	
EX		3	Siracusa, Coleen M	2024-2026	
X		4	Fleming, Gary	2025-2027	
		5	Reali, Francine	2025-2027	
			Carpenter, Dawn M		PP
X			Vernazza, John A		PP

X = in attendance
EX = excused

2026 NYSAR Board of Directors Meeting

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	BOARD/ASSOCIATION & ENTITLEMENT 2024		NAME	CURRENT TERM	Position
			Wonica, George K		PP
X	SULLIVAN		Wolff, Loretta	2026	Pres
		1	Breen, Cathleen	2025-2027	