

Andy Beshear
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Lieutenant Governor



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D.J. Wasson
Deputy Secretary

PUBLIC PROTECTION CABINET
Kentucky Division of Real Property Boards
Kentucky Board of Auctioneers
500 Mero Street, 2NE09
Frankfort, KY 40601
Phone: (502) 564-7600

Kentucky Board of Auctioneers
Board Meeting Minutes

October 8, 2025
9:30 a.m. ET.

A meeting of the Kentucky Board of Auctioneers was held on October 8, 2025, at the Mayo-Underwood Building, Frankfort, KY 40601, Room 247CE and by videoconference via MS Teams.

Members Present

Chairperson Danny Ford
Member GeMonee Brown
Member Gregory Johnson
Member Ronald Kirby
Member Bill Patrick

Staff Present

Gerald Florence, Deputy Director
Patrick Riley, General Counsel
Seth Branson, Procedures Development Specialist II
Randy Kloss, Investigator
Tim Nehring, Investigator
Scott Pieratt, Administrative Coordinator

Call to Order

Chairperson Ford called the meeting of the Kentucky Board of Auctioneers to order at 9:57 a.m. ET. Members Ford, Johnson, Brown, Patrick and Kirby were present, establishing a quorum.

Approval of Minutes

Member Johnson moved to approve the September 17, 2025, meeting minutes as presented. Member Kirby seconded the motion. Having all in favor, the motion carried.

Division of Real Property Boards Update

Deputy Director Gerald Florence thanked everyone for attending the Board Meeting for the Kentucky Board of Auctioneers. Mr. Florence reported efforts to hire an Administrative Specialist Senior (paralegal) position to assist with the Division of Real Properties. Mr. Florence confirmed that these staffing additions will assist the legal team and that efforts on this front are advancing forward.

Financial Report

Deputy Director Gerald Florence presented the budget total for the Board of Auctioneers as \$699,596.42 FY26 YTD as of October 1, 2025.

The total for the Board of Auctioneers Education and Recovery Fund was reported to be \$699,826.69 FY26 YTD on October 1, 2025.

Legal Update

General Counsel Patrick Riley stated this upcoming November Board Meeting will likely run longer than usual due to Regulation Review.

General Counsel Riley reported that Kentucky Auctioneers Association's upcoming annual convention will be held in Bowling Green with projected dates of January 22-25, 2026. General Counsel Riley stated that all KBOA Board members and up to a total of fifteen (15) staff should be requested to attend, while actual numbers may vary.

Member Kirby made a motion to authorize up to fifteen (15) board members and staff member to attend the upcoming KAA convention in January 2026. Member Johnson seconded the motion. Having all in favor, the motion carried.

Licensure Report

Administrative Coordinator Scott Pieratt reported two (2) persons took the Auctioneers examination. Both applicants passed the exam.

Complaint Committee Report

Member Johnson presented the following recommendation to the full board:

1. **Matter No. 25-011** – The Board Members heard a status update only.



2. **Matter No. 25-012** – To recommend notation of the respondent's file to reflect an additional five (5) year suspension be added to the current suspension, to levy a \$1,500 fine, and to contact the state revenue department regarding the matter.
3. **Matter No. 25-013** – To recommend notation of the respondent's file to reflect an additional five (5) year suspension be added to the current suspension, to levy a \$1,500 fine, and to contact the state revenue department regarding the matter.

Licensee Requests: None.

Education Review: Member Kirby asked whether CE was approved at the KAA convention. General Counsel Riley instructed Mr. Pieratt to contact KAA for all requisite information such that it could be considered at the November board meeting. Mr. Pieratt confirmed that he would reach out to KAA.

Closed Session

Member Johnson made a motion to enter closed session pursuant to KRS 61.815 and KRS 61.810(1)(c) and (j), with board staff and counsel, to discuss proposed or pending litigation and deliberate on individual adjudications at 10:09 a.m. ET. Member Kirby seconded the motion. Having all in favor, the motion carried.

Reconvene in Open Session

Member Johnson made a motion to come back to open session at 10:26 a.m. ET. Member Patrick seconded the motion. Having all in favor, the motion carried.

Complaint Committee

Member Johnson made the following motions:

1. **Matter No. 25-012** – Member Johnson moved to notate the respondent's file to reflect an additional five (5) year suspension be added to the current suspension, to levy a \$1,500 fine, and to contact the state revenue department regarding the matter. The motion was seconded by Member Patrick. Having all in favor, the motion carried.
2. **Matter No. 25-013** – Member Johnson moved to notate the respondent's file to reflect an additional five (5) year suspension be added to the current suspension and to levy a \$1,500 fine per failure to participate in the complaint process, and to contact the state revenue department regarding the matter. The motion was seconded by Member Kirby. Having all in favor, the motion carried.



New Business and Action Items:

General Counsel Riley stated the following for staff to follow-up at the November board meeting:

1. Continuing education status for the KAA convention.
2. Reviewing travel for upcoming conference.
3. Review the recently completed CORE course.

Approval Per Diem

Member Kirby made a motion to approve the per diem and travel expenses for the following:

1. The October 08, 2025, CRC Meeting; and
2. The October 08, 2025, KBOA Main Meeting.

Member Johnson seconded the motion. Having all in favor, the motion carried.

Meeting Adjournment

Member Kirby moved to adjourn the meeting at 10:37 a.m. ET. Member Johnson seconded the motion. Having all in favor, the meeting adjourned.

Next KBOA meeting will be held – November 12, 2025

Pursuant to KRS 324B.060, I, Tracy Carroll,
Executive Director for the Kentucky Division of Real Property Boards
Kentucky Board of Auctioneers,
have reviewed and Approved the expenditures for the meeting of the
Kentucky Board of Auctioneers (the Board) held on
October 8, 2025. This Approval is based upon my review of the expenditures
as described in the minutes and in greater detail as on file with the KREA. I
did not review, nor did I participate in discussions, deliberations, or decisions
regarding the actions taken by the Commission at this meeting related to
individual disciplinary matters, investigations, or applicant reviews.
The Commission approved the minutes of its meeting at its meeting held on
November 12, 2025

Signature 

Today's Date: 10/12/25