

MINUTES OF THE BOARD MEETING

Of

LOUISIANA STATE BOARD OF HOME INSPECTORS

Friday, September 5, 2025
9:00 AM
Office of the LSBHI
5211 Essen Lane Suite 9, Baton Rouge

Board Members in Attendance:

District 1 – William Paternoster
District 2 – Christopher Thacker
District 3 – Paul Brunet

District 4 – Fredrick Williams
District 5 – Robert Smith
District 6 – John McLaughlin
At Large – Jean Picou Jr.

I

Those members in attendance, Chairman John McLaughlin called the meeting to order at 9:00 AM, followed by the Pledge of Allegiance.

The Board reviewed the minutes from the previous Quarterly Board Meeting, and a motion was made (Fred Williams) and seconded (Paul Brunet) to approve the minutes as written.

II

The Board reviewed and approved the following education provider applications:

ITS OK CE- Continuing Education-7-0 vote
Mike Roberts- Continuing Education- 7-0 vote
Alex Zepeda LHI#11196 – In-Field Trainer- 7-0 vote
Jade LaFleur LHI#10838 – In-Field Trainer – 7-0 vote

III

Complaints

C-25-003 LSBHI v. Bubniw LHI#11133– Mr. Bubniw was not present. The Board voted unanimously to subpoena all home inspection records from House Call and table the complaint until the December board meeting.

C-25-008 LSBHI v. Hurwitz LHI#111382– Mr. Jake Hurwitz was sworn in by Chairman John McLaughlin. Board member William Paternoster recused himself from the hearing. The complainant alleged that Mr. Hurwitz violated LAC46XL.115D (performing inspections with an expired license) and LAC46XL.117B (Failing to file monthly reports). The complainant stated that Mr. Hurwitz completed 141 inspections while holding an expired license. Mr. Hurwitz agreed with the complaint and takes full responsibility for his oversight. The complainant also stated that Mr. Hurwitz continuously failed to submit monthly reporting per the LSBHI rules, and the issue was ongoing. Mr. Hurwitz again apologized for his oversight and will strive to do better moving forward. The Board rendered its decision based on the testimony given, finding Mr. Hurwitz guilty for violating LAC46XL.115D and 117B by a 5-0 vote. Mr. Hurwitz was ordered to pay a fine of \$50.00 per inspection performed with an expired license (\$50 x141=

\$7050.00) for violating LAC46XL.115D. He was also ordered to pay a fine of \$2670.00 (past due totals for past dues monthly reporting) for violation LAC46XL.117B. Total fine \$9720.00. The Board ordered Mr. Hurwitz to attend the next available Standards of Practice and Report Writing Seminar without receiving CE credit.

IV

The Board voted unanimously in favor of renewing legal contracts as follows:

Albert Nicaud (Legal Counsel)

Tom Owen Jr. (Ethics Attorney)

Allen Graves (Prosecuting Attorney)

V

Attorney Albert Nicaud provided an overview of [Governor Landry's Executive Order JML 25-38](#) concerning Administrative Rules and Regulations. Following the discussion, the Board reviewed all applicable rules and voted to adopt them with the recommended edits.

EXECUTIVE SESSION

ADJOURN

The meeting adjourned at 11 AM

Other attendees: Albert Nicaud, Board Attorney; Morgan Spinoso, COO; Barry Landry; Gordon Atwell; Jeff McCleney; Kenneth Holland; Scott Hearne; Alez Zepeda; Mike Roberts; Paul Pickett; Louis Schaff; Terrance Dunn; Jake Hurwitz

Minutes recorded by: C.O.O. Spinoso