

**MARYLAND REAL ESTATE COMMISSION**  
**500 North Calvert Street**  
**Baltimore, MD 21202**

Mission: Protecting the health, safety, and welfare of the public  
through examination, licensing, and regulatory activities regarding real estate

**BUSINESS MEETING MINUTES**  
**June 17, 2020 10:30 a.m.**  
(held via Google Meet)

**PRESENT:**

Commissioner Marla Johnson (Industry)  
Commissioner Karen Baker (Consumer)  
Commissioner Anne Cooke (Industry)  
Commissioner Jeff Wright (Industry)  
Commissioner J. Nicholas D'Ambrosia, Chair (Industry)  
Commissioner Demetria Scott (Industry)  
Charlene Faison, Education Director, Session Recorder  
Michael Kasnic, Executive Director  
Jillian Lord, Asst. Executive Director  
Jessica Praley, AAG  
Commissioner Kambon Williams (Consumer)  
Commissioner Michael Lord (Consumer)  
Commissioner Michelle Wilson (Consumer)  
Victoria Wilkins, Commissioner

**ABSENT:**

**PUBLIC IN ATTENDANCE:**

Susan Mitchell, MR  
Katalin Peter  
Brenda Kasuva, MREEA  
Kathie Connelly, Broker  
Doug White  
Win Gat  
Marie McFarland, Coastal Association of Realtors  
One unknown caller

**CALL TO ORDER:**

J. Nicholas D'Ambrosia, Chair, called the meeting to order at 10:38 AM

**REPORT OF COMPLAINTS/ADMINISTRATIVE DISMISSALS:**

**Motion** (made by Jeff Wright, seconded by Marla Johnson) **To approve the Administrative Dismissals for the month of June 2020. Motion carried.**

## **COMMITTEE REPORTS:**

- Education
  - Discussion of request from a local board to increase number of students allowed in CE courses.
    - Susan Mitchell, MR, added comment that several local boards would like to see the class size cap removed but to still maintain the student/monitor ratio, which is 25:1.
    - Commissioner Wilson asked for clarification of the class size cap. Commissioner Scott is open to raising the limit to 100 but not 200 or more.
    - Chair D'Ambrosia suggests the Commission rely on the schools to have trust that people will adhere to the guidelines and believes violators will be reported. Commissioner Lord adds we are in a very unique situation and we do need to make some accommodations.
    - Susan Mitchell, MR, further adds that monitors will be assigned a set number of students to monitor and the instructor would share the screen.
    - Chair D'Ambrosia does not believe this will affect all schools
    - Brenda Kasuva, MREEA, says her organization's average class is about fifteen students and the average age of the student is a little higher than normal. MREEA has not had much need for as many as 100 students in a class at a time. Current in-person classes are set to twenty.

**Motion** (made by Jeff Wright, seconded by Marla Johnson) **To raise the limit of the number of students to 200 and a student/monitor ratio of 25:1 (twenty-five students for every one monitor).**

**Motion amended to allow up to 200 students, keeping the student/monitor ratio of 25:1 (twenty-five students for every one monitor) and for the increased size class allowance to remain in effect for up to ninety (90) days beyond the Governor's Executive Order.**

**All in favor of amended motion. Motion Carried.**

- Education providers are encouraged to seek guidance from professional organizations regarding support services for online education.
- Legislative – Marla Johnson, Legislative Chair
  - Commissioner Johnson has no comments.
  - Counsel has no comments.
  - Susan Mitchell, MR, - Legislative update from last month is the same. MR also considering CE issue which was previously discussed. They have prepared a letter to the Governor requesting extension of time allowed to renew be extended beyond 30 days. Also received a request for hybrid classes.

**Motion** (made by Marla Johnson, seconded by Jeff Wright) **To approve hybrid (in-person at multiple locations and online) classes, with a maximum number of students of 200 and a student/monitor ratio of 25:1 (twenty-five students for every one monitor) and for the increased size class allowance to remain in effect for up to ninety (90) days beyond the Governor’s Executive Order.**

**Motion amended to add that there must be a monitor at each in-person location.**

**All in favor of amended motion. Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion** (made by Anne Cooke, seconded by Marla Johnson) **To approve the minutes of the May 20, 2020 business meeting. Commissioners Lord and Wilson abstained. All others in favor; motion carried.**

**COMMENTS FROM EXECUTIVE DIRECTOR:** Michael Kasnic

- Enovational – MREC is the first Labor board to utilize program; plans are progressing as scheduled.
- RFP still being worked on.
- Current license count totals 47,197, of which 4,399 are brokers, 3,093 are associate brokers and 39,059 are salespersons, 146 are reciprocal brokers, 62 are reciprocal associate brokers, and 438 are reciprocal salesperson. Inactive total was not reported. There are 693 branch offices.
- Guaranty fund balance as of April 31, 2020 is \$1,073,392.
- Complaints – 650 is the final number for the fiscal year.
- Next month Commission needs to look at what legislation it would like to submit.

**COMMENTS FROM COUNSEL:** Jessica Praley, AAG

- Ms. Praley would like to discuss the document pertaining to extensions she emailed to all Commissioners.

**Motion** (made by Marla Johnson, seconded by Demetria Scott) **To accept and approven recommendation of counsel as it is written. All others in favor; motion carried.** Document will be posted to MREC website.

**COMMENTS FROM CHAIR:** J. Nicholas D’Ambrosia

- Real estate sales are down some and mortgage applications are up; interest rates to stay same until about 2022.

- Notices some associations are reopening.
- Licensees are going to settlement and with the authority of the broker, settlement companies are writing the licensees a check but the law states commissioners must be paid to the broker and the broker is to distribute the funds. Commission Scott believes the practice is done because agents want to get paid directly. Chair D'Ambrosia thinks it deserves a reminder to the brokers and counsel suggests it goes out as part of the next Commission letter.

**UNFINISHED BUSINESS:**

- None

**NEW BUSINESS:**

- None

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 11:55 A.M. The next monthly business meeting is Wednesday, July 15, 2020.

APPROVED AS PRESENTED \_\_\_\_\_  
J. Nicholas D'Ambrosia, Chairperson

APPROVED AS AMENDED \_\_\_\_\_  
J. Nicholas D'Ambrosia, Chairperson