Maryland Real Estate Commission

Business Meeting

Meeting Minutes

DATE: April 19, 2023

TIME: 10:30 A.M.

LOCATION: 1100 N. Eutaw St.

5th Floor Conference Room

Baltimore, MD 21201

*(Teleconference via Google Meet)*

MEMBERS PRESENT:

Anne Cooke, *Commissioner*

Demetria Scott, *Commissioner*

Donna Horgan, *Commissioner*

Nea Maloo, *Commissioner*

Michael Lord, *Commissioner*

Jacinta Bottoms-Spencer, *Commissioner*

Sandy Olson, *Commissioner*

MEMBERS ABSENT:

Kambon Williams, *Commissioner*

STAFF PRESENT: Jessica Praley, *AAG*

Michael Kasnic, *Executive Director*

Charlene Faison*, Education Director*

Brenda Iman*, Paralegal*

PUBLIC PRESENT: Christina McGee, Maryland Realtors

Brenda Kasuva, MREEA

Bob Pettis, Long & Foster

Kathie Connelly, Broker

Brittany Sullivan, GMD Construction Inc/MD AARST

Lewis Shapiro

Rachel Carter, MD Chapter, AARST

Lorin Stieff, Member, AARST

Daisy Rezende, President, AARST MD Chapter

Shawn Callahan

JC Hooker, Broker

Nichol Andler

Mike Walther, AARST

Jane Malone, Nat’l Policy Director, AARST

Rachel Oslund, Lodestar Inspections Services, AARST Member,

Home Inspector

# Roll Call/Quorum Announced and Meeting Called to Order

Anne Cooke, Chair, called the meeting to order at 10:35 A.M.

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# Approval of Report of Complaints/Administrative Dismissals

**Motion** (made by Donna Horgan, seconded by Michael Lord) **To approve the Administrative Dismissals for the month of March. Motion carried.**

**Motion** (made by Donna Horgan, seconded by Michael Lord) **To approve the Administrative Dismissals for the month of April. Motion carried.**

# Approval of Minutes

**Motion** (made by Jacinta Bottoms-Spencer, seconded by Donna Horgan) **To approve the minutes, of the February 15, 2023 business meeting. Motion carried.**

# Committee Reports

## Education – Demetria Scott, Chair

* For the month of February 2022, PSI administered 1134 salesperson and 76 broker exams, compared to 884 salesperson and 76 broker exams in February 2023.
* For the month of March 2022, PSI administered 1557 salesperson and 86 broker exams, compared to 1138 salesperson and 104 broker exams in March 2023.
* Legislative and education committees met to discuss fingerprinting and background checks; met with favorable info.
* Committee had meeting to vet persons for commercial agency outline review and task force. Next meeting is May 10th.

## Legislative – Donna Horgan, Chair

* Committee is very busy; still reviewing the disclousre/disclaimer form.

**Motion** (made by Donna Horgan, seconded by Jacinta Bottoms-Spencer) **To allow the Maryland Real Estate Commission to propose legislation that would require radon testing as part of the sale of all residential real estate in Maryland. Motion carried.**

# Comments from Executive Director

* Mr. Kasnic provided update on what has been happening since the last meeting.
  + Licensing platform update will be introduced in the future.
  + He presented to Howard County Association of Realtors.
  + MREEA had an information session with NAR.
  + Met with ARELLO on the latest industry trends.
  + The department has lost several investigators over the past months.
  + New investigators include Nathan Jackson, Kristine Tricario and Colyn Wall, who started today.
* Mission statement read.
* Warning given to consumers to read and understand all documents prior to signing.
* Current license count totals 41,164 of which 4,199 are brokers, 3,116 are associate brokers and 41,164 are salespersons, 167 are reciprocal brokers, 82 are reciprocal associate brokers, and 781 are reciprocal salesperson. There are 746 branch offices.
* Guaranty fund balance is $1,297,805.39.
* Complaints went down slightly.
* Mikes shared his concern of the addendum document shared with commissioners via email. Counsel advised the Commission of its authority.

# Comments from Counsel

* Counsel provided a list of bills being tracked and that are expected to be signed into law. They include
  + HB144
  + HB1225
  + SB443/HB662
  + SB579
  + SB651
  + HB636

# Comments from Chair

* No comment.

# Old Business

* None.

# New Business

* Commissioner Olson brings up concern of having individuals conducting real estate brokerage services but having no broker in place for the company. Ultimately, nothing can be done unless complaint has been filed. Commissioner Scott offered to assist Commissioner Olson in preparing the complaint.

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# Public Comment

* MD Chapter of AARST representative thanked the Commission for taking on the radon issue. Commissioner Horgan thanked the group and Bob Pettis for assisting them.
* Christa McGee, Maryland Realtors
  + The board will have a meeting to discuss outlines for post-licensing and will confer with the Commission on any outlines them may create.
  + The board has also been hearing a lot about wholesaling in recent weeks.

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# Adjournment

There being no further business, the meeting adjourned at 11:43 A.M. The next monthly business meeting is Wednesday, May 17, 2023.

APPROVED AS PRESENTED \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Anne Cooke, Chairperson

APPROVED AS AMENDED \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Anne Cooke, Chairperson