

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
December 18, 2019 10:30 a.m.

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
Jessica Praley, AAG

ABSENT:

Commissioner Kambon Williams (Consumer)

PUBLIC IN ATTENDANCE:

Susan Mitchell, MR
Jason Brand, AACAR
Kathie Connelly, Broker
Ashley Wallace, MHEC

CALL TO ORDER:

J. Nicholas D'Ambrosia, Chair, called the meeting to order at 10:29 AM

REPORT OF COMPLAINTS/ADMINISTRATIVE DISMISSALS:

Motion (made by Marla Johnson, seconded by Jeff Wright) **To approve the Administrative Dismissals for the month of December 2019. Motion carried.**

APPROVAL OF MINUTES:

Motion (made by Jeff Wright, seconded by Marla Johnson) **To approve the minutes, of the November 20, 2019 business meeting.**

COMMITTEE REPORTS:

- Education
 - For the month of November 2019 PSI administered 916 salesperson and 55 broker exams, compared to 885 salesperson and 44 broker exams in November 2018.

- Met with instructors at Supervision Task Force Meeting; meeting with team leads and branch office managers tomorrow for input on topic of supervision.
- Commissioners were joined by Ashley Wallace, Associate Director, Career Development, Maryland Higher Education Commission. Ms. Wallace was invited to give a brief overview of the tasks of MHEC as it pertains to private career schools. Commissioners asked several questions for clarity on a number of subjects. Chair D'Ambrosia requested a summary of pass rates and other data. Education Chair Scott requested a list of schools that are currently under review for non-compliance.
- Legislative – Marla Johnson, Legislative Chair
 - Commissioner Johnson has no comments.
 - Susan Mitchell, MR – Ms. Mitchell gave a status update of legislation mentioned at previous meetings.
 - Commissioner Scott and Mr. Kasnic had an information gathering session with Kathleen Dartez, MR.
 - Chair D'Ambrosia mentions that DC licenses property management and periodically changes CE requirements. One of the newest classes will now be property management.
 - Commissioner Scott is still interested in lockbox issues. She would like more details on enforcement, fines, etc.
 - Anonymous complaints brought up in discussion. Counsel reiterated its earlier advice which was not to accept anonymous complaints.
 - Chair D'Ambrosia makes all aware that private schools can no longer give the NAR Code of Ethics class. It will only be available through a professional association. NAR ethics class does not count towards the Maryland required ethics class.

COMMENTS FROM EXECUTIVE DIRECTOR: Michael Kasnic

- Current license count totals 46,279, of which 4,351 are brokers, 3,084 are associate brokers and 38,261 are salespersons, 138 are reciprocal brokers, 59 are reciprocal associate brokers, and 419 are reciprocal salesperson. Inactive total was not reported. There are 715 branch offices.
- Michael Kasnic and Charlene Faison, Education Director, attended the MREEA meeting on December 10, 2019.
- Enovational system development is still moving along with next meeting scheduled for December 20, 2019.
- Supervision task force meeting will be December 17, 2019.
- Team leaders, branch office managers and brokers will be present for the supervision meeting on December 19, 2019.
- Guaranty fund balance as of October 30, 2019 is \$1,039,088.99
- Compilation of complaints from 2006-2020 shared.

COMMENTS FROM COUNSEL: Jessica Praley, AAG

- Jessica Praley is glad to be back from leave.

- Disclosure/Disclaimer form should be posted Friday; Michael Kasnic will receive comments.
- One-click didn't make the moratorium cut-off which runs December 9, 2019 to February 10, 2020.

COMMENTS FROM CHAIR: J. Nicholas D'Ambrosia

- None.

UNFINISHED BUSINESS:

- None.

NEW BUSINESS:

- Commissioners Cooke and Wright will not be at next month's meeting due to obligations with ARELLO meeting in Key West, Florida.
- Katherine F. Connelly, Vice-Chair, ARELLO Foundation, announces that \$5,000 was awarded to ARELLO to do safety video about timeshares. It will be presented soon. Access to the video will be available for all states to add to its websites.

COMMENTS FROM CHAIR: J. Nicholas D'Ambrosia

Chair D'Ambrosia reads provisions to move to closed session to consult with counsel.

Motion (made by Marla Johnson, seconded by Anne Cooke) **To move to closed session.**

Members in favor: Jeff Wright, Marla Johnson, Demetria Scott, Anne Cooke and Karen Baker;

Opposed: None Absent: Kambon Williams. **Motion carried.**

CLOSED SESSION started at 11:31 A.M. and ended at 11:52 A.M. The purpose of the closed meeting was to consult with counsel, pursuant to Md. Code Annotated, General Provisions Article, § 3-305(b)(7). **Motion** (made by Marla Johnson, seconded by Jeff Wright) **To end closed session.** Members in favor: Jeff Wright, Marla Johnson, Demetria Scott, Anne Cooke and Karen Baker; Opposed: NONE; Abstaining: NONE; Absent: Kambon Williams.

Regular session resumed at 11:52 A.M.

ADJOURNMENT:

There being no further business, the meeting adjourned at 11:53 A.M. The next monthly business meeting is Wednesday, January 15, 2019.

APPROVED AS PRESENTED _____
J. Nicholas D'Ambrosia, Chairperson

APPROVED AS AMENDED _____
J. Nicholas D'Ambrosia, Chairperson