

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
January 17, 10:30 a.m.

Highlights from the meeting:

- Current license count is 44,360
- Guaranty fund balance for November is \$1,012,615.08
- Charlene Faison and Lucinda Sands represented MREC at the MREEA annual meeting
- Most recent ARELLO trip deemed informative to Commissioners

PRESENT:

Commissioner J. Nicholas D'Ambrosia, Chair (Industry)
Commissioner Jeff Wright (Industry)
Commissioner Owen Taylor (Consumer)
Commissioner Marla Johnson (Industry)
Commissioner Karen Baker (Consumer)
Commissioner Demetria Scott (Industry)
Commissioner Kambon Williams (Consumer)
Commissioner James Reeder (Consumer)
Commissioner Anne Cooke (Industry)
Brian Weeks, AAG
Milena Trust, AAG
Charlene Faison, Education Director, Session Recorder
Michael Kasnic, Executive Director
Victoria L. Wilkins, DLLR Commissioner

ABSENT:

PUBLIC IN ATTENDANCE:

CALL TO ORDER:

J. Nicholas D'Ambrosia, Chair, called the meeting to order at 10:32 AM

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

Motion (made by Karen Baker, seconded by Jeff Wright) **To approve the minutes of the December 20, 2017 business meeting . Motion carries.**

Owen disagrees with the minutes. He states the November 21st minutes still read he was absent; he wants them to reflect he was present. He also wants today's minutes to reflect that he was not invited to the second conference call.

Motion (made by Owen Taylor, seconded by Demetria Scott) **To amend the minutes of the November 21, 2017 business meeting to reflect that Owen Taylor was present for the first conference call. Abstaining from the vote are Commissioners Williams and Reeder. Motion carries.**

Motion (made by Owen Taylor, seconded by Demetria Scott) **To amend the minutes of the November 21, 2017 business meeting to reflect that Owen Taylor was not present for the second conference call because he was not invited. Commissioner Taylor also wants to note Commissioners Williams and Reeder were not invited.**

Amendment (proposed by Kambon Williams), **made to have record reflect he was not available for the day. Commissioner Scott accepts amendment. Commission Taylor opposes accepting Commissioner Williams' amendment. Motion carries.**

Amendment (proposed by James Reeder), **made to have record reflect he was not invited to the second conference call because he was late attending the first call and unaware a second call was being held. Commissioner Scott accepts amendment. Motion carries.**

REPORT OF COMPLAINTS/ADMINISTRATIVE DISMISSALS:

Motion (made by Owen Taylor, seconded by Karen Baker) **To approve the Administrative Dismissals for the month of January 2018. Motion carried.**

COMMITTEE REPORTS:

1. Education – Jeff Wright

- For the month of December 2017 PSI administered 927 salesperson and 40 broker exams, compared to 910 salesperson and 50 broker exams in December 2016.
- Commissioner Wright offered comments about the most recent ARELLO meeting noting the discussion in the committee he's part of was offering an online version of Commissioner College for those not able to attend meetings in person.
- Chair D'Ambrosia received an email from a local association and they'd like more supervision instructors. Education Committee to discuss options for providing more sessions to train new instructors.

2. Legislative – Marla Johnson, Legislative Chair

- No comment from Commissioner Johnson
- Brian Weeks brought up two bills of interest
 - HB55 (introduced by Delegate J. Lewis)

Business Occupations – Obligations of Real Estate Brokers – Voter Registration
FOR the purpose of requiring a certain licensed real estate broker, licensed associate real estate broker, or licensed real estate salesperson to provide a voter registration application and certain information regarding voter registration to a client on the

date of closing, under certain circumstances; providing that a certain violation is not subject to a general penalty provision; and generally relating to obligations of real estate brokers.

- SB65 (introduced by Senator Benson)

Real Property - Regulation of Common Ownership Community Managers

This bill creates the State Board of Common Ownership Community Managers to regulate the provision of common ownership community (COC) property management services in Maryland. Appointed by the Governor, the board operates under the authority of the Secretary of Labor, Licensing, and Regulation. The board is subject to reestablishment and periodic evaluation under the Maryland Program Evaluation Act, with a termination date of October 1, 2028.

COMMENTS FROM EXECUTIVE DIRECTOR: Michael Kasnic

1. Current license count totals 44,360, of which 4,343 are brokers and 35,797 are salespersons. Of the total count, 1,601 are inactive.
2. Charlene Faison and Lucinda Sands represented the MREC at the Maryland Real Estate Educators Association (MREEA) Annual Meeting. Commissioner Scott also attended the meeting and passed along positive comments regarding their excellent job representing the office.
3. Guaranty fund balance for November is \$1,012,615.08 with \$4,789 paid out in claims.
4. Several advertising concerns, relating to social media platforms, teams and promotional items have been raised. Chair D'Ambrosia commented he received feedback about the MREEA meeting regarding advertising. Chair will sit with Michael Kasnic to discuss organization of the advertising task force prior to next month's meeting. Looking to find 10-12 individuals to be on the task force.
5. Charlene Faison advised commissioners of new 2018 mileage rate as well as the most recent contact list being in their packets.

COMMENTS FROM COUNSEL: Brian Weeks, AAG

- No comment.

COMMENTS FROM CHAIR: J. Nicholas D'Ambrosia

CLOSED SESSION started at 11:30AM and ended at 12:10 P.M. The purpose of the closed meeting was to consult with counsel, pursuant to Md. Code Annotated, General Provisions Article, § 3-305(b)(7), regarding whether an applicant has met the requirement for obtaining a broker license. **Motion** (made by Chair D'Ambrosia, seconded by Karen Baker) **To close meeting.** Members in favor: James Reeder, Owen Taylor, Jeff Wright, Marla Johnson, Demetria Scott, Kambon Williams, Anne Cooke and Karen Baker; Opposed: NONE; Abstaining: NONE; Absent: NONE.

Regular session resumed at 12:10PM.

Motion (made by Anne Cooke, seconded by Jeff Wright) **To approve the application in question as the applicant has met the requirement of obtaining a broker license.** Members in favor: Jeff Wright, Marla Johnson, Demetria Scott, Kambon Williams, Anne Cooke and Karen Baker; Opposed: Owen Taylor; Abstaining: James Reeder. **Motion carried.**

- ARELLO – Chair D’Ambrosia is Vice Chair of the Law and Regulation Committee and noted meeting was successful. He made the observation that ARELLO may not be as international as they claim due to lack of travel of representatives from countries other than Canada.
- ARELLO mid-year conference in New Orleans in April. Funds are available to allow five representatives from MREC, including the Executive Director, to attend. Commissioners on committees, Wright, Cooke, and D’Ambrosia, would be in attendance. Commissioners Taylor and Baker withdraw their request to travel to the April meeting. Commissioner Scott will make the fifth representative.

UNFINISHED BUSINESS:

- Bylaws
 - **Motion** (made by Demetria Scott, seconded by Owen Taylor) **To proceed with developing suggested bylaws.** Members in favor: Owen Taylor, Demetria Scott, James Reeder and Kambon Williams; Opposed: Anne Cooke, Marla Johnson, Jeff Wright, and Karen Baker. **Motion is lost.**

NEW BUSINESS:

- Email containing an image of sign on a pole discussed for advertising violation. Question on the table is whether the signs need to have business name and office phone to adhere to advertising laws. Commissioners agree it does; paralegal to make contact with the agent to correct.
- Commissioner Taylor would like detailed information about cases (i.e. fines paid, etc)

ADJOURNMENT:

There being no further business, the meeting adjourned at 12:57 P.M. The next monthly business meeting is Wednesday, February 21, 2018.

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

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