
Maryland Real Estate Commission
Business Meeting
Meeting Minutes

DATE: July 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:

Michael Thomas, *Commissioner*
Demetria Scott, *Commissioner*
Donna Horgan, *Commissioner*
Michael Lord, *Commissioner*
Jacinta Bottoms-Spencer, *Commissioner*
Sandy Olson, *Commissioner*
Jean-Jacques Ellong, *Commissioner*

MEMBERS ABSENT:

Nea Maloo, *Commissioner*
Kambon Williams, *Commissioner*

STAFF PRESENT:

Robert Pambianco, *AAG*
Michael Kasnic, *Executive Director*
Charlene Faison, *Education Director*
Jillian Lord, *Asst. Executive Director*
Brenda Iman, *Paralegal*
Lucinda Rezek, *Paralegal*
Tinika Frasier, *Education Assistant*

PUBLIC PRESENT: Christina McGee, Maryland Realtors
Brenda Kasuva, MREEA
Stephanie Gones, The CE Shop
Monica Stewart, Agent
Kathie Connelly, Broker
Nichol Andler
Cleveland Horton, MCCR
Jenifer League, GBBR

Roll Call/Quorum Announced and Meeting Called to Order

Chair called the meeting to order at 10:32 A.M..

Presentation by Maryland Commission on Civil Rights (MCCR)

Guest not present. Commission will come back once he/she logs on to the meeting.

Approval of Report of Complaints/Administrative Dismissals

Motion (made by Michael Lord, seconded by Sandy Olson) **To approve the Administrative Dismissals for the month of July. Motion carried.**

Approval of Minutes

Motion (made by Demetria Scott, seconded by Jean-Jacques Ellong) **To approve the minutes, of the June 21, 2023 business meeting. Motion carried.**

Committee Reports

Education – Jacinta Bottoms-Spencer, Chair

- For the month of June 2022, PSI administered 1242 salesperson and 97 broker exams, compared to 929 salesperson and 71 broker exams in June 2023.

Legislative – Donna Horgan, Chair

- Radon legislation has moved up the chain of command and Commissioner Horgan will be paying close attention to its progression.
- There are no new updates on fingerprinting or background checks.

Comments from Executive Director

Presentation

Mr. Kasnic introduces Mr. Cleveland Horton from the Maryland Commission on Civil Rights (MCCR) who gave a presentation.

- Mr. Kasnic shows what the new renewal screens look like, pointing out the system letting a licensee know they are missing hours and if they proceed with the renewal, they will be subject to a mandatory audit.

- Mr. Kasnic informs the Commission of the number of audits MREC has received since the implementation of the new screens. Charlene Faison provided an accurate count
 - From January 1, 2023 to July 18, 2023, there was a total of 1088 total audits
 - From January 1, 2023 to June 11, 2023, the day before the change to the renewal screens, 453 licensees who passed the audit and 35 that failed.
 - One month since the implementation of the new screens advising about the mandatory audit, there have been 375 licensees who passed and 44 that failed.
 - There are currently 182 pending audits as of this morning.
 - The calls and emails have been overwhelming since the implementation of mandatory audits.

Mr. Kasnic gave an overview of the history of CE and expressed concern over the workload of audits, alone. He is asking the Commissioners to consider a motion to mandate that approved providers, immediately, upload CE.

Motion (made by Demetria Scott, seconded by Sandy Olson) **To not allow licensees to renew their license without having completed the appropriate 15 hours of CE and it be reflected on MREC's website.**

Jacinta Bottoms-Spencer would like to amend the motion to include that approved providers must upload CE within 3 days. After brief discussion, she pulls back the amendment.

Original motion carried.

Motion (made by Jacinta Bottoms-Spencer, seconded by Demetria Scott) **To reduce the time allowed to upload attendance from 14 days to 3 days. Commissioner Bottoms-Spencer amends the motion to 3 business days. All in favor:** Commissioners Olson, Ellong, Bottoms-Spencer, Thomas and Horgan. **Absent:** Commissioners Williams and Maloo. **Opposed:** Commissioners Lord and Scott. **Motion Carried.**

- Licensee fees – Mr. Kasnic gives brief history of raising of license fees and points out that fees cannot be raised more than 12%. Mr. Kasnic is seeking a motion to submit legislation to raise fees by 12%.

Motion (made by Jacinta Bottoms-Spencer, seconded by Demetria Scott) **To move forward with submitting legislation to increase all MREC fees by 12%. Motion Carried.**

Comments from Counsel

- Counsel is continuing to get acclimated to his new position and is being assisted by former counsel, Jessica Praley.

Comments from Chair

- Commission Horgan is finding that agents are giving out lockbox codes without permission.
- Has concern about earnest money deposits being given to title companies without any type of follow-up.

Old Business

- None.

New Business

- None

Public Comment

- Christa McGee, MR
 - Wants to provide clarification of broker compensation received and who is paying it.
 - MR will promise legislation to allow brokers to supervise as many offices as they can.
- Brenda Kasuva, MREEA
 - Requests that schools be allowed to upload a spreadsheet of attendees.
 - Ms. Kasuva thanks Mr. Kasnic and Mrs. Faison for attending last week’s meeting.
 - Mentioned use of Showami by agents. Mr. Kasuva was advised the service/product has come before the Commission in the past.

Adjournment

There being no further business, the meeting adjourned at 12:59 P.M. The next monthly business meeting is Wednesday, August 16, 2023.

APPROVED AS PRESENTED _____
Donna Horgan, Chairperson

APPROVED AS AMENDED _____
Donna Horgan, Chairperson