
Maryland Real Estate Commission

Business Meeting

Meeting Minutes

DATE: July 20, 2022

TIME: 10:30 A.M.

LOCATION: 1100 N. Eutaw St.
5th Floor Conference Room
Baltimore, MD 21201
(Teleconference via Google Meet)

MEMBERS PRESENT: Donna Horgan, *Commissioner*
Kambon Williams, *Commissioner*
Anne Cooke, *Commissioner*
Michael Lord, *Commissioner*
Jacinta Bottoms-Spencer, *Commissioner*
Demetria Scott, *Commissioner*
Nea Maloo, *Commissioner*
Sandy Olson, *Commissioner*

MEMBERS ABSENT:

STAFF PRESENT: Michael Kasnic, *Executive Director*
Jillian Lord, *Asst. Executive Director*
Charlene Faison, *Education Director*
Danielle Anderson, *Web Content and Outreach
Coordinator*
Jessica Praley, *AAG*
Michelle Compton, *Labor*

PUBLIC PRESENT: Brenda Kasuva, *MREEA*
Lisa May, *MR*
Chrissy Flavin, *Coldwell Banker Realty*
Joe Driver, *Re/Max Advantage*

Barbara Kubicz, Counsel, Coldwell Banker Realty
Kimberly Goudy, The CE Shop
Bob Pettis, Long & Foster
Michelle Compton, Labor, OAB, Summer Law Clerk
Jenifer League, GBBR
Julie Stevenson, Shore Living RE, Broker
David Politzer, Broker

Roll Call/Quorum Announced and Meeting Called to Order

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

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 July. Motion carried.**

Approval of Minutes

Motion (made by Michael Lord, seconded by Donna Horgan) **To approve the minutes, of the June 15, 2022 business meeting. Motion carried.**

Committee Reports

Education – Demetria Scott, Chair

- For the month of June 2022, PSI administered 1242 salesperson and 97 broker exams, compared to 1231 salesperson and 142 broker exams in June 2021.
- Source of income handout was distributed to Commissioners for review.

Motion (made by Donna Horgan, seconded by Anne Cooke) **To approve the source of income document, with change to URL and with an August publication date. All in favor. Motion carried.**

Discussion held – Commissioner Bottoms-Spencer would like some background on how and why topic has come up. Commissioner Scott provided a history of the topic.

Legislative – Demetria Scott, Chair

- Donna Horgan will be the new legislative Chair.
- Commissioner Horgan states there are several topics on the Committee's agenda, including buyer love letters.
- Committee would like to propose an amendment to 17-322(b). Commissioner Scott gave an explanation of the change.

Motion (made by Anne Cooke, seconded by Donna Horgan) **To approve an amendment to 17-322(b), adding a provision to the statute and to move forward with resending it for inclusion in the next legislative session.**

Extensive discussion held.

All in favor – Commissioners Cooke, Horgan, Olson and Lord; **Abstain** – Commissioner Williams; **Opposed** – Commissioner Bottoms-Spencer; **Not voting** – Commission Scott and Maloo (temporarily disconnected from meeting). **Motion carried.**

Counsel and Michael Kasnic will work to put a packet together for the Secretary's Office.

Comments from Executive Director

- Note made that Mission Statement is very important at this time as we have had several issues with building maintenance, and we are stepping up.
- Ms. Celestine Hall, who has been with the MREC for almost 25 years is retiring; her last day is tomorrow. Thanks for her service to MREC and the State.
- Mr. Kasnic attended MREEA meeting where a presentation was given, and questions were asked.
- Had call regarding wholesaling and a neighboring state offered guidance.
- Reviewed processes with PSI and internal auditors.
- Current license count totals 49,694 of which 4,176 are brokers, 3,061 are associate brokers and 41,586 are salespersons, 156 are reciprocal brokers, 69 are reciprocal associate brokers, and 646 are reciprocal salesperson. Inactive total was not reported. There are 774 branch offices.
- Guaranty fund amount not reported this month.
- Complaints will be presented quarterly. We ended the year with 837 complaints this year.
- Legislative packet will be put together for the Secretary's office. Also included in the packet will be previously voted on change which is the 3-year deadline loophole that is in our statute.
- Newsletter – Ms. Anderson will be provided the source of income document for inclusion in the next newsletter.
- New licensing system – Former system will most likely not come to fruition. We've learned our current system may be tweaked and we are working to incorporate some of those changes.
- Mr. Kasnic was called to court for a case involving unlicensed activities.
- Mr. Kasnic will send survey on Commissioner preferences to meetings in a few days.

Comments from Counsel

- Counsel has decided to delay discussion of a letter previously sent. It will be discussed next month in closed session.
- Michelle Compton, Law Clerk and student with University of Baltimore was introduced.

Comments from Chair

- Thanks to those that changed plans to attend meeting.
- Newest commissioner, Sandra Olson, was introduced.
- Commissioner Olson introduced herself and thanked everyone for the opportunity to be here.

Old Business

- None

New Business

Election of Chair

- Commissioner Horgan received a concerning email which was forwarded to Mr. Kasnic in hope of sharing it with the Commissioners as a whole. Mr. Kasnic provided a brief recap of the practice of the company mentioned in the letter. Counsel and Mr. Kasnic are in discussion and will forward an email and it may be addressed during a closed session.
- Commissioner Bottoms-Spencer wants something put in the newsletter about pocket cards. Counsel will prepare language to be voted on at a future meeting.

Public Comment

Bob Pettis

Language currently in preparation is in MR's listing and buyer-agent agreements.

Lisa May, MR

- Love letter – HB1457 was supported at the last general session but it was pulled back.

- MR is increasing their communication to Realtors. They would like to be included on any information they may share from MREC.

Adjournment

There being no further business, the meeting adjourned at 12:02 P.M. The next monthly business meeting is Wednesday, July 20, 2022.

APPROVED AS PRESENTED _____
Anne Cooke, Chairperson

APPROVED AS AMENDED _____
Anne Cooke, Chairperson