
Maryland Real Estate Commission
Business Meeting
Meeting Minutes

DATE: June 21, 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*
Nea Maloo, *Commissioner*
Michael Lord, *Commissioner*
Jacinta Bottoms-Spencer, *Commissioner*
Sandy Olson, *Commissioner*
Jean-Jacques Ellong, *Commissioner*

MEMBERS ABSENT:

Kambon Williams, *Commissioner*

STAFF PRESENT:

Jessica Praley, *AAG*
Robert Pambianco, *AAG*
Michael Kasnic, *Executive Director*
Charlene Faison, *Education Director*
Jillian Lord, *Asst. Executive Director*
John Dove, *Commissioner, DoL*
Colyn Wall, *Investigator*
Nathan Jackson, *Investigator*
Danielle Anderson, *Web Content and Outreach Coordinator*

PUBLIC PRESENT: Christina McGee, Maryland Realtors
Brenda Kasuva, MREEA
Stephanie Gones
Monica Stewart, Agent
David Politzer, Broker
Kathie Connelly, Broker
Maddy Ciulu, DHCD
Bob Pettis, Long & Foster
Daisy, MD Chapter AARST
Kim Caspiri, Attorney, KPC Legal and Mediation Services LLC
Berniece Mensah, DHCH

Roll Call/Quorum Announced and Meeting Called to Order

Demetria Scott, Vice-Chair, called the meeting to order at 10:33 A.M. and welcomes the two newest commissioners, Michael Thomas and Jean-Jacques Ellong.

Approval of Report of Complaints/Administrative Dismissals

Counsel provides background info on voting process for the chair and vice-chair.

Commissioner Jacinta Bottoms-Spencer nominates Donna Horgan for Chair. Commissioner Horgan accepts nomination. Commissioner Horgan is Chair, by acclamation.

Chair Horgan, now calls for nominations of vice-chair. Commissioner Maloo nominates Commissioner Bottoms-Spencer and she accepts the nomination. Being that there are no further nominations, Commissioner Bottoms-Spencer is vice-chair, by acclamation.

Approval of Report of Complaints/Administrative Dismissals

Motion (made by Michael Lord, seconded by Nea Maloo) **To approve the Administrative Dismissals for the month of June. Motion carried.**

Approval of Minutes

Motion (made by Michael Lord, seconded by Jacinta Bottoms-Spencer) **To approve the minutes, of the May 17, 2023 business meeting. Motion carried.**

Presentation

Maddy Ciulu with Maryland Department of Housing and Community Development gave a presentation on the Maryland Homeowner Assistance Fund.

Committee Reports

Education – Demetria Scott, Chair

- For the month of May 2022, PSI administered 1347 salesperson and 87 broker exams, compared to 1026 salesperson and 87 broker exams in May 2023.
- Committee continues to meet about revisions to the MREC Agency – Commercial course. It has been determined the last hour of the course appears to be lacking substance for persons strictly working in the commercial industry.

Motion (made by Jacinta Bottoms-Spencer, seconded by Nea Maloo) **To modify the current commercial agency continuing education course as suggested by the task force. Motion carried.**

- Fingerprinting and background task force met and voted that Maryland should begin to require both, starting 2026. The task force believes legislation should be submitted as it is a means to protect consumers.
 - Discussion is held.
 - Commissioner Bottoms-Spencer expresses concerns of having fingerprinting or background checks being required for renewing agents. She also questions what different information you get from a background check versus fingerprinting.
 - Counsel, Jessica Praley, provides background information on the reason for requiring both. Decision to require both is, primarily, based on data collected from other jurisdictions by Education Director Charlene Faison.
 - Commissioner Maloo notes that as a consumer member, she is in favor of them.
 - Commissioner Thomas is in favor of the background checks. He has experience in them from previous work in human resources. He explains the difference in state versus federal background checks.
 - Commissioner Olson also offers input, pointing out she is licensed in multiple states and Maryland is the only state she does not have to do a background check or fingerprinting for. She also noted that information obtained from ARELLO conversations revealed that other states have been able to capture crimes agents committed between initial licensure and renewal.

Motion (made by Nea Maloo, seconded by Michael Lord) **To initiate legislation for fingerprinting and background checks starting in 2026. Opposed:** Commissioner Bottoms-Spencer. **Motion carried.**

Legislative – Donna Horgan, Chair

- Committee is working on radon legislature; proposed legislation would require radon testing for all homes sold or rented in Maryland.

Motion (made by Donna Horgan, seconded by Jacinta Bottoms-Spencer) **To allow MREC to submit legislation requiring radon testing for the sale or lease of a property in Maryland. Motion carried.**

Counsel adds background info on the process of a bill. Explains that the vote is for the draft bill she out prior to the meeting.

Comments from Executive Director

- Mr. Kasnic welcomed John Dove, Department of Labor Commissioner, who gave background information about himself.
- Congratulated MREC's new chair and vice-chair.
- Welcomed newest commissioners.
- Introduced Colyn Wall and Nathan Jackson, MREC's two newest investigators.
- Reported that he presented to Carroll County Association of Realtors.
- Attended Maryland Realtors event.
- Mission statement as well as reminders to licensees and consumers were read.
- Current license count totals 49,305 of which 4,195 are brokers, 3,118 are associate brokers and 40,949 are salespersons, 163 are reciprocal brokers, 81 are reciprocal associate brokers, and 799 are reciprocal salesperson. There are 774 branch offices.
- The Commission's projected year-end total is 711.
- Had meeting with Maryland Commission on Civil Rights (MCCR). We are continuing the fair housing task force. Mr. Horton, MCCR, will present at next month's meeting and will be present on panels next month.
- CE audits increased significantly. In the past week, a new system was implemented. There were some kinks which should have been worked out by now. The system now warns about a deficiency in hours and there will be a mandatory audit if the licensee proceeds with the renewal.
- Attendance for the ARELLO Annual Conference in September 2023 is needed by the end of the meeting.
- In 2015 there was a decision made to reduce fees for licensees. Input on an increase will be sought from commissioners at next month's meeting.

Comments from Counsel

- Jessica Praley announced that she accepted a new position with the Office of Family Medical Leave. Today is her last meeting with MREC.
- She introduced Robert Pambianco who offered a brief background of himself.

Comments from Chair

- None

Old Business

- None.

New Business

- None

Public Comment

None

Adjournment

There being no further business, the meeting adjourned at 12:26 P.M. The next monthly business meeting is Wednesday, July 19, 2023.

APPROVED AS PRESENTED _____

Donna Horgan, Chairperson

APPROVED AS AMENDED _____

Donna Horgan, Chairperson