

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
June 19, 2019 10:30 a.m.

PRESENT:

Commissioner J. Nicholas D'Ambrosia, Chair (Industry)
Commissioner Marla Johnson (Industry)
Commissioner Demetria Scott (Industry)
Jessica Praley, AAG
Commissioner Karen Baker (Consumer)
Commissioner Jeff Wright (Industry)
Commissioner Anne Cooke (Industry)
Charlene Faison, Education Director, Session Recorder
Michael Kasnic, Executive Director
Jillian Lord, Asst. Executive Director
Commissioner Kambon Williams (Consumer)

ABSENT:

Commissioner James Reeder (Consumer)

PUBLIC IN ATTENDANCE:

Kathie Connelly, Broker
Susan Mitchell, MD Realtors
Jason Brand, AACAR
Jimmy Boyd, MREC Investigator

CALL TO ORDER:

J. Nicholas D'Ambrosia, Chair, called the meeting to order at 10:30 AM

REPORT OF COMPLAINTS/ADMINISTRATIVE DISMISSALS:

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

APPROVAL OF MINUTES:

Motion (made by Jeff Wright, seconded by Karen Baker) **To approve the minutes, with amendment, of the May 22, 2019 business meeting.**

COMMITTEE REPORTS:

- Education – Jeff Wright
 - For the month of May 2019 PSI administered 1053 salesperson and 40 broker exams, compared to 1099 salesperson and 58 broker exams in May 2018.
 - Commissioner Wright still hopes to have school pass rates published online

- Legislative – Marla Johnson, Legislative Chair
 - Commissioner Johnson has no comments.
 - Susan Mitchell, MR – Nothing new to report. Policy Committee will start meeting soon.

COMMENTS FROM EXECUTIVE DIRECTOR: Michael Kasnic

- Current license count totals 45,845, of which 4,345 are brokers, 3,085 are associate brokers and 37,833 are salespersons, 132 are reciprocal brokers, 53 are reciprocal associate brokers, and 397 are reciprocal salesperson. Inactive total was not reported. There are 690 branch offices.
- Guaranty fund balance for April 2019 is \$1,121,943.44. Guaranty fund balance for May 2019 is \$1,088,893.86.
- Parking in the building’s garage will not be available as of August 1, 2019.
- Mr. Kasnic spoke at Harford and Prince George’s County Association of Realtors, as well as Maryland Realtors and a Re/Max office.
- Introduction of newest investigator, Jimmy Boyd.
- Mr. Kasnic reports that hiring action is taking place for a paralegal.
- Review of topics to be sent forward to legislation.
 - Term of inactive status change in text needs to be voted on. **Motion** (made Marla Johnson, seconded by Demetria Scott) **to accept addition of language to close the loophole in 17-314(g). All in favor. Motion carried.**
- Counsel advises time-share registration is governed under the real property law so there may be changes needed to their law if time-share registration is ever to be regulated.
- RFP completed and on track.
- Two issues brought up by candidates
 1. Commission makes test too hard to pass.
 2. Scoring of test questions.
- Email distribution – An entity did an email blast, making available for public view all recipients’ email addresses.
- Travel – ARELLO conference in Denver – Four commissioners are scheduled to attend along with two investigators. Commission needs to attend Commissioner College, part I.

COMMENTS FROM COUNSEL: Jessica Praley, AAG

- Disclosure/disclaimer form – Counsel and Michael Kasnic need to approve the concept sheet before it is sent to Secretary’s office.
- One-click rule – Concept sheet completed and approved; ready to go to Secretary’s office. **Motion** (made Jeff Wright, seconded by Marla Johnson) **to add to one-click rule concept sheet, language that required information be on the first viewable screen. All in favor. Motion carried.**
- Counsel announced next month is most likely her last month due to medical leave. She will provide information next month on replacement counsel.

COMMENTS FROM CHAIR: J. Nicholas D’Ambrosia

- Agency Task Force – Agency law, itself, did not change but the continuing education requirement is more encompassing. Therefore, a task force needs to be created. Commissioner Scott will chair the group. Commissioner Scott provided a list of possible people to make up the task force.

- Commissioner Scott reminds everyone the new law takes effect October 1, 2019. Therefore, train-the-trainer sessions have to be held quickly; suggests at least one meeting be held via Zoom.
- Counsel reminds everyone the department’s new name will be Department of Labor, effective July 1, 2019.
- Voting – Chair D’Ambrosia opens the floor to nominations.
 - Commissioner Wright nominates current chair, Mr. D’Ambrosia, for the position of Chair; seconded by Commissioner Johnson. Commissioner Scott moves to close nominations. Mr. D’Ambrosia accepts the nominations. All in favor. Chair D’Ambrosia continues in the position of Chair.
 - Commission Baker nominates Commissioner Wright for the position of vice-chair; Commissioner Cooke seconds the nomination. Commissioner Wright accepts the nomination. Commissioner Williams moves to close the nominations. All in favor. Commissioner Jeff Wright is the vice-chair.

UNFINISHED BUSINESS:

- Susan Mitchell, MR, advises the executives met and acknowledge lockbox access is an issue that needs to be addressed.

NEW BUSINESS:

- Commissioner Johnson announced she is seeing an influx of agents using homes as an office without the home being registered with the Commission as a branch office.

ADJOURNMENT:

There being no further business, the meeting adjourned at 11:32 P.M. The next monthly business meeting is Wednesday, July 17, 2019.

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

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