

Maryland Real Estate Commission

Business Meeting

Meeting Minutes

DATE: **August 20, 2025**

TIME: 10:30 A.M.

LOCATION: 100 S. Charles Street
Tower 1
Baltimore, MD 21201
(Teleconference via Google Meet)

MEMBERS PRESENT:

Demetria Scott, *Commissioner, Chair*
Hope Mims, *Commissioner*
Sandy Olson, *Commissioner*
Joe Wilson, *Commissioner*
Jackie Alexander, *Commissioner*
Roxanne Alston, *Commissioner*
Nea Maloo, *Commissioner*

MEMBERS ABSENT:

Kambon Williams, *Commissioner*
Jean-Jacques Ellong, *Commissioner*

STAFF PRESENT:

Robert Pambianco, *Assistant Attorney General*
Scott Lederer, *Executive Director*
Tenensia Stanley, *Assistant to the Executive Director*
Christopher Morton, *Paralegal*
Japonica Kearney, *Education Director*
Allison Simpson, *Education Assistant*
Tia Wright, *Licensing Specialist*

Matthew McKinney, *Legislative for O&P*

PUBLIC PRESENT:

Kathie Connelly
Kathleen Dartez
Lisa Hoerger, DNR
Greg Fisk
Jenifer League
Brenda Kasuva, *MREEA*
David Politzer
Monica Stewart
Bob Pettis
Christa McGee, *Maryland Realtors*
Stephanie Gones, *The CE Shop*
Tamekia Martin
Veronica Rolocut

Roll Call/Quorum Announced and Meeting Called to Order

- Chair Scott called the meeting to order at 10:32 A.M. Roll call was conducted by Mr. Lederer.

Approval of Report of Complaints/Administrative Dismissals for August

Motion (made by Commissioner Wilson, seconded by Commissioner Alexander) **to approve the Administrative Dismissals for August 2025.**

No discussion.

Motion carried.

Approval of Minutes

Motion (made by Commissioner Olson, seconded by Commissioner Maloo) **to approve the July 16, 2025, Business Meeting minutes without corrections.**

No discussion.

Motion carried.

Committee Reports

Education - Commissioner Mims, Chair

- Commissioner Mims discussed ongoing work to update the broker supervision course. This update is necessary due to regulatory changes and will ensure licensees meet the latest supervision standards. Expected to be updated by the next meeting, September 17, 2025.
- Shared July 2025 license counts. There is an overall 3.97% decline in licensees compared to the previous year: brokers decreased to 3,960, associate brokers to 327, and salespersons to 37,587. Reciprocal licenses saw slight increases. The Commission discussed concerns about the drop, noting potential market conditions affecting licensing.

Legislative – Commissioner Alexander, Chair

- Commissioner Alexander reported that the committee will meet monthly following Commission meetings. Future agendas will include a review of legislative priorities and pending regulatory changes.

Comments from Executive Director Lederer

- Mr. Lederer presented two public comments on the Maryland Residential Property Disclosure and Disclaimer Statement.
 - **First Comment:** Formatting revisions were requested to improve clarity, including renumbering questions and moving key instructions to the front page for better visibility.
 - **Second Comment:** Suggested adding Question 21A regarding open violations in Chesapeake Bay critical areas.
- **Commission Discussion:** Commissioners debated language concerning buyers' rights to home inspections. The consensus was to clarify that buyers may **request** inspections rather than have an automatic **right to do so**. There was agreement to capitalize the statement "This Disclosure Statement is Not a Substitute for a Home Inspection" and remove "You have the right to obtain a home inspection."
- **Votes:**
 - **Motion:** Commissioner Wilson moved to adopt Question 21A and remove the sentence "You have the right to obtain a home inspection." Commissioner Alexander seconded.
 - **Result:** Majority approved; Commissioner Alston opposed the removal of the sentence. No abstentions.
 - **Motion:** Commissioner Alexander moved to place the inspection disclaimer above the purchaser's signature line and label it "Notice to Purchaser." Commissioner Olson seconded.
 - **Result:** Passed unanimously.
 - **Motion:** Commissioner Maloo moved to authorize the Executive Director to make formatting, typographical, and grammatical corrections. Commissioner Wilson seconded.
 - **Result:** Passed unanimously.

- **Motion:** Commissioner Wilson moved to approve the revised form for publication. Commissioner Olson seconded.
 - **Result:** Passed unanimously.

Comments from Counsel Robert Pambianco

- Counsel noted no major legal updates but reminded commissioners that the legislative session will soon approach and could require future Commission actions.

Comments from Chair Scott

- Chair Scott reviewed the Maryland Open Meetings Act, emphasizing transparency and compliance. She shared resources and training links.
 - **Motion:** Jackie Alexander moved to appoint Joe Wilson as the Commission's Open Meetings Act monitor; Hope Mims seconded.
 - **Vote:** Passed unanimously.
- **Vice Chair Nomination:** Hope Mims nominated Joe Wilson. Wilson accepted. With no other nominations, he was elected Vice Chair **by acclamation** (no vote required).

Old Business

- No old business.

New Business

- There was no new business.

Public Comment

- Brenda Kasuva
 - Requested clarification on the timeline for the broker supervision course and the status of previously approved fee increases. Lederer confirmed the second 12.5% fee increase was not approved.
 - Asked about the advertising task force. Commissioner Mims noted that work would begin this week.
 - Suggested reviewing the Real Estate Commission's "source of income" handout for updates to align with Maryland Commission on Civil Rights materials.
- Christa McGee
 - Promoted the upcoming October REALTOR conference, highlighted ongoing policy and legislative planning, and shared early registration details. Encouraged Commission awareness of industry priorities.

Executive Session

- **Motion:** Joe Wilson moved to enter executive session pursuant to Maryland General Provisions § 3-305(b)(1) and (b)(7) to discuss a personnel matter and obtain legal advice; Hope Mims seconded.
 - **Vote:** YEA: Olson, Maloo, Mims, Alexander, Wilson, Alston. NO: None (Chair did not vote.)
- Session held virtually from 11:19 AM to 11:46 AM.
- Persons present:
 - Commissioners Demetria Scott, Jackie Alexander, Hope Mims, Sandy Olson, Joe Wilson, Roxanne Alston, Nea Maloo, Counsel Robert Pambianco, Executive Director Scott Lederer, Assistant to the Executive Director Tenensia Stanley
- Topics of discussion: Staff authority
- Actions taken: Adopted a motion approving certain actions and a second motion relating to signing documents.

Adjournment

There being no further business.

Motion to adjourn the meeting (made by Commissioner Alston, seconded by Commissioner Mims).

Motion carried.

The next monthly business meeting is on Wednesday, September 17, 2025.

APPROVED AS PRESENTED _____ **SIGNATURE ON FILE** _____

Demetria Scott, Chairperson