

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
May 19, 2021 10:30 a.m.
(held via Google Meet)

PRESENT:

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

ABSENT:

PUBLIC IN ATTENDANCE:

Katalin Peter, GCAAR
Matthew Peterson, Coldwell Banker RE School
Jason Brand, AACAR
Kathie Connelly, Broker
Brenda Kasuva, MREEA
Bill Castelli, MR
Zac Trupp, GCAAR
David Politzer, KW Legacy
Jacinta Spencer
Bob Pettis, Long & Foster
Donna Horgan
Susan Mitchell, MR
Evan Loukadabis, GCAAR
Elizabeth Glass

Kimberly Gourdy
Paulette Shaduk
Veronica Rolocut

CALL TO ORDER:

J. Nicholas D'Ambrosia, Chair, called the meeting to order at 10:31 AM.

Chair D'Ambrosia acknowledged Jeff Wright for his service to the Commission and announced today would be his and Commissioner's Wright last meeting as neither of them sought reappointment.

REPORT OF COMPLAINTS/ADMINISTRATIVE DISMISSALS:

Motion (made by Marla Johnson, seconded by Jeff Wright) **To approve the Administrative Dismissals for the month of May 19, 2021. Motion carried.**

APPROVAL OF MINUTES:

Motion (made by Karen Baker, seconded by Marla Johnson) **To approve the minutes, with amendments, of the April 21, 2021 business meeting.**

COMMITTEE REPORTS:

- Education
 - For the month of March 2021, PSI administered 1516 salesperson and 115 broker exams, compared to 628 salesperson and 42 broker exams in March 2020.
 - Commissioner Scott would like to address issue with agents completing the broker course. Agents have expressed concern with the length of time it is taking to process their applications.

- Legislative – Marla Johnson, Legislative Chair
 - Marla Johnson, Chair, - Legislative session has ended; Governor signed over 200 bills.
 - Jessica Praley, Counsel – No updates. June 1, 2021 is the deadline for the Governor to sign or veto bills.
 - Chair D'Ambrosia reminds everyone to the ethics filings as they are due by April 30, 2021.
 - Susan Mitchell, MR - Maryland Realtor plans to follow-up with a letter to MREC on virtual CE and item from May Commission Check newsletter.
 - Commissioner Scott noticed a lot of bills had to do with real estate sales but noted several dealt with landlord/tenant issues and noted many agents do property management.
 - Commissioner Wilson, Chair of Fair Housing Committee gave an update; Task force will prepare follow-up questions for MCC and will reconvene.
 - Chair D'Ambrosia shared history of fair housing and issues DC has had in the past, including exclusions of vouchers.
 - Commission Wright, Chair, Application Review Committee, thanked Commissioners Baker and Williams for their work on the committee.

COMMENTS FROM EXECUTIVE DIRECTOR: Michael Kasnic

- MREC is currently undergoing state audit.
- Work continues on the system update.
- Supervision task force has met and scheduled to meet again.
- Licensing extension runs out June 15, 2021.
- Thanked Application Review Committee for their work.
- Current license count totals 52,116 of which 4,538 are brokers, 3,232 are associate brokers and 43,590 are salespersons, 162 are reciprocal brokers, 69 are reciprocal associate brokers, and 525 are reciprocal salesperson. Inactive total was not reported. There are 699 branch offices.
- Guaranty Fund balance as of March 30, 2021 is \$1,144,858.16.
- Complaints projected to be 698 for the fiscal year.
- Thanked Commissioners D'Ambrosia and Wright for their service.

COMMENTS FROM COUNSEL: Jessica Praley, AAG

- Extensions for Virtual Learning – An order was signed by the Labor Secretary Tiffany Robinson in 2020 regarding virtual learning that extended the offering to 30 days after State of Emergency is lifted. Class size increase extended to 90 days after State of Emergency is lifted and that was voted on during the June 20th meeting. This is specific only due to the pandemic and does not affect regulation.
- Showing Service – At last meeting, advertisement had not been reviewed. Counsel has now reviewed the advertisement and reiterates a license is required to provide brokerage services and showing a property is a brokerage service. Counsel's advice is a showing service provider does need a license.
- Thanked Commissioners D'Ambrosia and Wright and expressed it has been a pleasure working with them.

COMMENTS FROM CHAIR: J. Nicholas D'Ambrosia

- NAR and Hate speech – Chair recapped what Article 10 addresses. NAR just finished their NAR/ARELLO meeting. It is noted that any violation of Article 10 would be forwarded to the local boards and commissions for review and to see if violation exists on the local level.
- Virtual learning – There are upsides and downsides to virtual learning. Chair will appoint a task force, that he will chair, along with Commissioners Scott, Wilson and Lord and Susan Mitchell, MR and legal counsel. The task force will look at virtual learning and class monitoring. The task force will make recommendations to the larger Commission for decision.
- Chair D'Ambrosia reflected on his time as chair and thanked everyone for their confidence in him over the years.

UNFINISHED BUSINESS:

- None.

NEW BUSINESS:

- Susan Mitchell, MR, requests point of clarification for virtual CE.
 - Clarification is that Secretary Robinson said 30 days and therefore the 90 days the Commission voted on was not allowed. Virtual CE continues but ends 30 days, not 90 days, after the State of Emergency is lifted. Chair D'Ambrosia reiterates that the final decision lies with the Secretary's office.

ADJOURNMENT:

There being no further business, the meeting adjourned at 11:50 A.M.. The next monthly business meeting is Wednesday, June 16, 2021.

APPROVED AS PRESENTED _____
Chair, Pro Tempore

APPROVED AS AMENDED _____
Chair, Pro Tempore