Maryland Real Estate Commission

Business Meeting

Meeting Minutes

DATE: December 20, 2023

TIME: 10:30 A.M.

LOCATION: 1100 N. Eutaw St.

5th Floor Conference Room

Baltimore, MD 21201

*(Teleconference via Google Meet)*

MEMBERS PRESENT:

Demetria Scott, *Commissioner*

Donna Horgan, *Commissioner*

Jean-Jacques Ellong, *Commissioner*

Michael Lord, *Commissioner*

Sandy Olson, *Commissioner*

Michael Thomas, *Commissioner*

MEMBERS ABSENT:

Nea Maloo, *Commissioner*

Jacinta Bottoms-Spencer, *Commissioner*

Kambon Williams, *Commissioner*

STAFF PRESENT:

Robert Pambianco, *AAG*

Raquel Meyers, *Interim Executive Director*

Charlene Faison*, Education Director*

John Dove*, Commissioner, Dept. of Labor*

PUBLIC PRESENT:

Christina McGee, Maryland Realtors

Bob Pettis, Instructor

Brenda Kasuva, MREEA

Kathie Connelly, Broker

Monica Stewart

Stephanie Gones, The CE Shop

Lewis Shapiro

# Roll Call/Quorum Announced and Meeting Called to Order

Chair called the meeting to order at 10:33 A.M.

# Approval of Report of Complaints/Administrative Dismissals

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

# Approval of Minutes

**Motion** (made by Michael Lord, seconded by Michael Thomas) **To approve the minutes, of the November 15, 2023 business meeting. Motion carried.**

# Committee Reports

## Education – Jacinta Bottoms-Spencer, Chair

* Chair was absent. Exam stats shared by Charlene Faison, Education Director
* For the month of November 2022, PSI administered 826 salesperson and 99 broker exams, compared to 770 salesperson and 49 broker exams in November 2023.

## Legislative – Donna Horgan, Chair

* Committee meetings will resume in January.
* Work is still being done on background checks, fingerprinting and radon.

# Comments from Executive Director

* Mrs. Meyers made comment on a news article she shared with Commissioners via email. Education Director Charlene Faison posed question through ARELLO listserv to see if other states offer apprenticeships for real estate. The responses were gathered in a Google Sheet document.
* Fee increase recommendation will be published in the MD Register, hopefully in the December 29, 2023 issue.
* License statistics were shared, as well the guaranty fund balance.
* As of today there are a total of 531 open complaints.
* 2024 meeting dates were shares. Mrs. Meyers made note the June 19, 2024 needs to be rescheduled.
* Proposes no meetings for July and December 2024 and notes a motion would be needed.

**Motion** (made by Michael Lord, seconded by Michael Thomas) **To move the June 19, 2024 business meeting to June 12, 2024 and to cancel the business meetings for July 17, 2024 and December 18, 2024. Opposed: Demetria Scott Motion carried.**

Commissioner Olson asked for clarification on if panels, hearings and task force meetings would continue if the business meetings for July and December are canceled. Interim Director Meyers confirms all other board business will continue.

* There will be a NAR information-sharing meeting. The meeting is hosted by NAR through ARELLO.
* ARELLO Mid-Year Meeting is April 16-18, 2024 in New Orleans, Lousiana.

# Comments from Counsel

* Counsel continues to work with Mrs. Meyers on several tasks.

# Comments from Chair

* A number of issues being worked on that will be brought before the Commission at a later date.
* The next 90 days will be important as we watch what the legislation moves forward.
* Real estate will probably pick back up with interest rates dropping.

# Old Business

* Commissioner Thomas brings up the issue of continuing education needing to be reported in three business days. He raises issue that his license expired and wants clarification on the matter.
  + Commissioner Horgan reminds him that agents have two years to complete continuing education and if they were due to renew soon, they should contact the education provider and ask if the hours could be reported sooner than the three business days providers are given.
  + Commissioner Lord questioned the Commission’s authority to collect a late fee.
  + Commissioner Scott provided further information on the removal of the option to self-certify that continuing education was completed.

# New Business

* None.

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# Public Comment

* Christa McGee, MR, shares Maryland Realtors’ 2024 Real Estate Legislation, which includes:
  + Addressing Housing Supply
  + Buyer Brokerage Compensation
  + Condo and HOA Act Reforms
  + Continuing Education Reporting
  + Anonymous Complaints for Advertising Violations
  + Oversight of Branch Offices
  + Financial Literacy
  + First-Time Homebuyer Savings Accounts
  + Assignment of Contracts and marketing Equitable Title (“Wholesaling”)
* Brenda Kasuva, MREEA
  + The group held an instructor development training which Education Director Charlene Faison and Interim Executive Director Raquel Meyers attended. The plan to continue the trainings yearly.
  + Commissioner Scott shared that she also attended the instructor training.
* Commissioner Horgan announced the passing of Jim O’Conor of O’Conor, founder of O’Conor, Piper & Flynn. The Commission thanks him for all he has done in the industry and extend condolences to his family and friends.

# Adjournment

There being no further business, the meeting adjourned at 11:33 A.M. The next monthly business meeting is Wednesday, January 17, 2023.

APPROVED AS PRESENTED \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Donna Horgan, Chairperson

APPROVED AS AMENDED \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Donna Horgan, Chairperson