Maryland Real Estate Commission

Business Meeting

Meeting Minutes

DATE: May 17, 2023

TIME: 10:30 A.M.

LOCATION: 1100 N. Eutaw St.

5th Floor Conference Room

 Baltimore, MD 21201

 *(Teleconference via Google Meet)*

MEMBERS PRESENT:

Anne Cooke, *Commissioner*

Demetria Scott, *Commissioner*

Donna Horgan, *Commissioner*

Nea Maloo, *Commissioner*

Michael Lord, *Commissioner*

Jacinta Bottoms-Spencer, *Commissioner*

Sandy Olson, *Commissioner*

Kambon Williams, *Commissioner*

MEMBERS ABSENT:

STAFF PRESENT: Jessica Praley, *AAG*

Michael Kasnic, *Executive Director*

Charlene Faison*, Education Director*

Jillian Lord*, Asst. Executive Director*

Kausar Syed, *Deputy Commissioner, DoL*

 PUBLIC PRESENT: Christina McGee, Maryland Realtors

Brenda Kasuva, MREEA

Stephanie Gones

Barbara Maloney, Broker & Instructor

Monica Stewart, Agent

Lewis Shapiro

Shawn Callahan

Marie McFarland, Instructor

Brenda Smith

David Politzer, Broker

JC Hooker, Broker

# Roll Call/Quorum Announced and Meeting Called to Order

Anne Cooke, Chair, called the meeting to order at 10:35 A.M.

#

# Approval of Report of Complaints/Administrative Dismissals

**Motion** (made by Michael Lord, seconded by Jacinta Bottoms-Spencer) **To approve the Administrative Dismissals for the month of May. Nea Maloo abstained from vote. Motion carried.**

Commissioner Lord asked for case 2023-RE-096 to be removed.

# Approval of Minutes

**Motion** (made by Nea Maloo, seconded by Jacinta Bottoms-Spencer) **To approve the minutes, of the April 19, 2023 business meeting, with amendments. The date in the minutes was incorrectly recorded as February 15, 2023. Motion carried.**

# Committee Reports

## Education – Demetria Scott, Chair

* Not present

## Legislative – Donna Horgan, Chair

* Committee is working on continuing with moving forward with creating a radon disclosure.
* Still working on revisions to the disclosure/disclaimer form.
* Continuing to look at requiring backgrounds for the future.

# Comments from Executive Director

* Mr. Kasnic announced a new commissioner will be starting next month.
* Acknowledged Anne Cooke’s service and wished her well.
* Licensing system the State looked at in the past did not work but changes are possible within the current system.
* Commercial agency committee met.
* Had a Q&A with EXP Realty; was invited to speak there.
* Internal auditors are looking at records.
* Meeting with Carroll County Realtors will take place next week.
* Mission statement as well as reminders to licensees and consumers were read.
* Current license count totals 49,423 of which 4,184 are brokers, 3,115 are associate brokers and 41,079 are salespersons, 168 are reciprocal brokers, 82 are reciprocal associate brokers, and 795 are reciprocal salesperson. There are 746 branch offices.
* Guaranty fund balance as of March 31, 2023 is $1,298,494.96.
* The Commission has received 61 complaints this month. The projected year-end total is 711.
* Commissioner Bottoms-Spencer has question of whether Commissioner Morgan still here? She also asked about Anne Cooke leaving. Commissioner Cooke responded, explaining that she chose not to stay another term. Commissioner Bottoms-Spencer thanks her for her time. Mr. Kasnic will meet with the new commissioner to give him an introduction of how the commission works.
* Commissioner Scott has joined the meeting so Chair Cooke goes back to her for the education committee report
	+ For the month of April 2022, PSI administered 1338 salesperson and 89 broker exams, compared to 996 salesperson and 63 broker exams in April 2023.
	+ The committee has its first commercial agency meeting with industry leaders to review material and see where in the current course outline improvements can be made.
	+ Commissioner Scott offers well wishes to Commissioner Cooke and noted she is the longest standing member of the Commission.

# Comments from Counsel

* Counsel is in the process of drafting radon legislation and should have it available at the legislative committee’s next meeting.
* Counsel wished Commissioner Cooke well.

# Comments from Chair

* Expressed gratitude for serving on the Commission and says she has enjoyed every second of being a commissioner. Commissioner Cooke also expressed appreciation to the MREC staff for all of their hard work.
* Other commissioners offered well wishes to Commissioner Cooke.

# Old Business

* None.

# New Business

* Counsel states there are new business items that must be discussed in closed session.

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# Public Comment

* Christa McGee, Maryland Realtors
	+ Maryland Realtors is in the process of updating the Maryland homeowner’s website. Extends invitation to MREC to do a blog post or share info on the site, if they wish.
	+ Partnered with Prince George’s County to do a home buyer expo on June 17, 2023.

Counsel advises that the Board will be seeking legal advice from counsel on three matters and the Board is allowed to consider them in closed session pursuant to Section 3-305(b)(7) of the General Provisions Article. The items include:

1. Discussion of applications.
2. Discussion of panel and hearing procedures
3. Complaint

**Motion** (made by Donna Horgan, seconded by Jacinta Bottoms-Spencer) **To close meeting and move to closed session to obtain advice from legal counsel. Members in favor:** Demetria Scott, Kambon Williams, Donna Horgan, Sandy Olson, Anne Cooke, Jacinta Bottoms-Spencer, Michael Lord and Nea Maloo**; Opposed:** NONE**; Abstaining:** NONE**; Absent: Motion carried.**

Public session ended at 11:07 A.M.

**CLOSED SESSION** (held virtually via Google Meet) started at 11:13 A.M. and ended at 12:23 P.M. The purpose of the closed meeting was to consult with counsel, pursuant to Md. Code Annotated, General Provisions Article, § 3-305(b)(7), to seek legal advice from counsel on three matters before the Commission.

Public session resumed at 12:24 P.M.

**Motion** (made by Donna Horgan, seconded by Anne Cooke) **To accept and approve all motions as decided in closed session.** Members in favor: Demetria Scott, Sandy Olson, Donna Horgan, Anne Cooke, Kambon Williams, Nea Maloo and Michael Lord; Opposed: Jacinta Bottoms-Spencer; Abstaining: NONE; Absent: **Motion carried.**

# Adjournment

There being no further business, the meeting adjourned at 12:27 P.M. The next monthly business meeting is Wednesday, June 21, 2023.

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

 Anne Cooke, Chairperson

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

 Anne Cooke, Chairperson