
Maryland Real Estate Commission

Business Meeting

Meeting Minutes

DATE: April 24, 2024

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*
Nea Maloo, *Commissioner*
Donna Horgan, *Commissioner*
Sandy Olson, *Commissioner*
Michael Lord, *Commissioner*
Michael Thomas, *Commissioner*
Jacinta Bottoms-Spencer, *Commissioner*

MEMBERS ABSENT:

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

STAFF PRESENT:

John Dove, *Commissioner, Labor*
Sarah McDermott, *Deputy Commissioner, Labor*
Raquel Meyers, *Interim Executive Director*
Charlene Faison, *Education Director*
Robert Pambianco, *AAG*

PUBLIC PRESENT:

Christina McGee, Maryland Realtors

www.labor.maryland.gov

Bob Pettis, Instructor
Brenda Kasuva, MREEA
Monica Stewart
Stephanie Gones, The CE Shop
Kathie Connelly, Broker
James Kidd Jr., Former Labor Employee
Jennifer League
Matt Vardin
Scott Lederer, Broker

Roll Call/Quorum Announced and Meeting Called to Order

Chair called the meeting to order at 10:32 A.M.

Approval of Report of Complaints/Administrative Dismissals

Motion (made by Michael Lord, seconded by Michael Thomas) **To approve the Administrative Dismissals for the month of April 2024. Motion carried.**

Approval of Minutes

Motion (made by Jacinta Bottoms-Spencer, seconded by Michael Lord) **To approve the minutes of the March 20, 2024, business meeting.**

Motion (made by Jacinta Bottoms-Spencer, seconded by Michael Lord) **To approve the minutes of the March 5, 2024, closed session.**

Motion (made by Michael Lord, seconded by Jacinta Bottoms-Spencer) **To approve the minutes of the March 13, 2024, Closed session.**

Committee Reports

Education – Jacinta Bottoms-Spencer, Chair

- For the month of March 2024, PSI administered 934 salesperson and 52 broker exams, compared to 1138 salesperson and 104 broker exams in March 2023.
- BRAD-SD course outline has been completed and will come before the full Commission next month.
- Slide 11 was questioned by two entities. The example given by the Commission is what the individuals have an issue with.
- Shared 17-101 to clarify the validity of the example in slide #11.
- Also noted the disclaimer needs to be added to the outlines.

Legislative – Donna Horgan, Chair

- Legislative Committee will meet next week on Tuesday.
- The radon bill that was submitted last year will be resubmitted.
- Information-gathering on background checks continues

Comments from Interim Executive Director

- Mrs. Meyers allows Labor Commissioner, John Dove, to have the floor. Commissioner Dove read a statement about the role of advice counsel then fielded questions. Reminds all that with any communication to advice counsel, Mrs. Meyers should also be included in the email chain and will determine the priority.
- Mrs. Meyers reports that final action of the fee increase was posted to the MD Register. The effective date of the fee increase is April 29, 2024.
- The Commission’s mission statement was shared.
- Licensing stats for April were shared.
- Guaranty Fund Balance for February is \$1,302,150.29.
- Guaranty Fund Balance for March is \$1,348,932.42.
- Complaints have fallen to 356. A discussion was held as to the reasoning behind moving to paper applications.
- ARELLO mid-year meeting was quite informative.
- ARELLO awards are open and due June 2024.
- Upcoming events include
 - 2024 ARELLO Legal Exchange
 - 2024 Annual Conference
 - 2024 ARELLO Investigators Conference
- Staffing update
 - Tinika Fraiser, from licensing, is volunteering as a claims processor for Port Recovery Project.
 - Robert Vassar was hired as a licensing specialist.
 - Colyn Wall, former investigator for MREC, was hired as the licensing supervisor.
 - Recruitment has begun to hire two more investigators.
 - Interviews for the open paralegal position will be held April 25 and 26, 2024.

Comments from Counsel

- Wholesaling bill did not pass.
- SB564 passed both houses and is on the way to the Governor’s desk for signature.
- SB462 Passed
- SB461/HB520 Passed
- SB542 Passed

The first bill signing is tomorrow, followed by May 9, 2024 and May 17, 2024.

Comments from Chair

- Reminds agents not to give out lockbox combinations.

- Reminds agents that once you have a contract signed and accepted, to handle escrow deposit money accordingly.
- Social media advertising must be complete and contain all the required elements for advertising of any nature.
- Fees – Noted that fee increases can only be raised 12% each year. They will need to be raised again to meet the fees in surrounding states.
- May 15, 2024, business meeting will be in person and held at a state office location in Linthicum, Maryland, with the exact address to be provided to all.

Old Business

- None

New Business

- None.

Public Comment

- Christa McGee, MR
 - Public Policy Committee met last week.
 - Mr. Pambianco mentioned bill that MR follows.
- Brenda Kasuva, MREEA
 - Thanked staff for attending the MREEA meeting.
 - Would like to know the amount of the reinstatement fee.

Adjournment

There being no further business, the meeting adjourned at 11:34 A.M. The next monthly business meeting is Wednesday, May 15, 2024.

APPROVED AS PRESENTED _____ Signature on File
 Donna Horgan, Chairperson

APPROVED AS AMENDED _____
 Donna Horgan, Chairperson