

Maryland Real Estate Commission

Business Meeting

Meeting Minutes

DATE: **May 21, 2025**

TIME: 10:30 A.M.

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

MEMBERS PRESENT:

Donna Horgan, *Commissioner, Chair*
Hope Mims, *Commissioner*
Jackie Alexander, *Commissioner*
Michael Lord, *Commissioner*
Jean-Jacques Ellong, *Commissioner*
Sandy Olson, *Commissioner*
Demetria Scott, *Commissioner*

MEMBERS ABSENT:

Kambon Williams, *Commissioner*
Nea Maloo, *Commissioner*

STAFF PRESENT:

John Dove, *Commissioner, O&P*
Sarah McDermott, *Assistant Commissioner, O&P*
Robert Pambianco, *Assistant Attorney General*
Scott Lederer, *Executive Director*
Tenensia Stanley, *Assistant to the Executive Director*
Christopher Morton, *Paralegal*
Lucinda Rezek, *Paralegal*

Matthew McKinney, *Legislative for O&P*
Kathie Connelly, *Consultant*

PUBLIC PRESENT:

Bob Pettis
Christa McGee, *Maryland Realtors*
Dave Stromberg
David Politzer
Deb Hutson
Jenifer League, *GBBR*
Joe Wilson
Katelyn Taylor
Lisa May, *Maryland Realtors*
Lisa St. Clair-Kimmey
Marie Lagos
Stephanie Gones, *The CE Shop*
Tamekia Martin
Brenda Kasuva, *MREEA*
Kathleen Dartez
Greg Fisk
Tamela J
Kitty Owings
Jamey Parker
Joe Wilson

Roll Call/Quorum Announced and Meeting Called to Order

Chair Horgan called the meeting to order at 10:30 A.M.

Approval of Report of Complaints/Administrative Dismissals for May

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

No discussion.

Motion carried.

Approval of Minutes

Motion (made by Commissioner Lord, seconded by Commissioner Mims) **to approve the April 23, 2025, Business Meeting minutes without corrections.**

No discussion.

Motion carried.

Committee Reports

Education - Commissioner Scott, Chair

- Commissioner Scott presented the exam results for April. A total of 245 passed the exam.
- The Education Committee did not meet this month.
- Commissioner Scott asked that you report to her with any questions or concerns about the new CE classes in place.

Legislative – Commissioner Horgan, Chair

- The Legislative Committee will meet on Tuesday, May 27th, to discuss the background check/ fingerprint bill and the Radon bill.

Comments from Executive Director Lederer

- As of April 2025, active license counts are:
 - 3,995 Brokers
 - 3,064 Associate Brokers
 - 37,926 Salespersons
- Mr. Lederer provided an update on MREC staff.
- Mr. Lederer reminded the Committee that the ARELLO Conference is scheduled for September 9–12. He will follow up with the Commissioners regarding attendance.
- The 3-day email notice that is sent to all licensees and their brokers 3 days prior to their license expiration will now be sent 7 days prior.

Comments from Counsel Robert Pambianco

- Two bills were signed by the Governor:
 - Senate Bill 680 was signed on May 6th
 - House Bill 124 was signed on May 13th
- Senate Bill 482 was vetoed by the Governor.
- Maryland Archives is receiving pushback for charging for the land records.

Comments from Chair Horgan

- The Chair stated her term is ending and thanked everyone for their hard work and support over the past 4 years.
- She also mentioned a process called Hybrid Settlement.
- The Chair also mentioned that this is Commissar Lord's last meeting.

- Commissioner Lord gave a brief statement and thanked everyone for their hard work and for letting him sit on the board.
- Mr. Lederer thanked Chair Horgan and Commissioner Lord for their service to the Commission and introduced Joe Wilson to the Commission as the new Industry Member from the Eastern Shore.

Old Business

- There was no old business.

New Business

- The process to submit the background check/ fingerprint bill to legislation has started.
- The board will be voting for a new Chair at the June meeting.

Public Comment

- Christa McGee
 - Ms. McGee thanked the Chair and Commissioner Lord for their service and contributions.
 - Senate Bill 747 passed in West Virginia. The bill is in regards to not requiring a physical office space.
- Brenda Kasuva
 - Brenda thanked Chair Horgan and Commissioner Lord for their service. She also thanked Mr. Lederer for sending Kathie to the MDREEA for assistance.
 - Brenda stated that the attendance for the new classes is going well.
 - Mr. Lederer stated that Topic K is being replaced with Topic H. He also reminded brokers and agents to read the MREC website for a list of the CE requirements.
 - Mr. Lederer explained the reason for changing email notices from 3 days prior to 7 days prior.
Brenda asked about the complaints for July 2024, as they are not appearing on the website.
Mr. Lederer informed the Disclosure/Disclaimer form should be posted at the Maryland Register Office.
The Commission fee changes take several months; the renewal of the CE courses fee is in progress.
- Dave Stromberg
 - Thanked Chair Horgan and Commissioner Lord for their service.
 - Asked if the Supervision course will change and when. The outline for this course is provided by the Commission.

Comments from Chair Horgan

- The Chair reminded agents and brokers not to give out lockbox codes and to verify that all checks have cleared.

- She stated that there are agents on social media advertising without the broker's information in the advertisement.

Adjournment

There being no further business.

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

Motion carried.

The next monthly business meeting is Wednesday, June 18, 2025.

APPROVED AS PRESENTED _____ ***Donna Horgan*** _____

Donna Horgan, Chairperson