

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
September 22, 2021 10:30 a.m.
(held via Google Meet)

PRESENT:

Commissioner Karen Baker (Consumer)
Commissioner Anne Cooke (Industry)
Commissioner Demetria Scott (Industry)
Commissioner Marla Johnson (Industry)
Commissioner Jacinta Bottoms-Spencer (Industry)
Commissioner Donna Horgan (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
Gregory Morgan, Labor Commissioner

ABSENT:

Commissioner Kambon Williams (Consumer)

PUBLIC IN ATTENDANCE:

Joe Driver, Re/Max Advantage Realty
Susan Mitchell, MR
Jose
Bob Kimball
Simone Malloy
Brenda Kasuva, MREEA
Coldwell Banker
Kathie Connelly
Jennifer Koller, Coldwell Banker
Winnie Gathieu, DLIT
Erica Panjehshahi, Long & Foster
Jason Brand, AACAR

CALL TO ORDER:

Anne Cooke, Chair, called the meeting to order at 10:37 AM.

REPORT OF COMPLAINTS/ADMINISTRATIVE DISMISSALS:

Motion (made by Donna Horgan, seconded by Michael Lord) **To approve the Administrative Dismissals for the month of September 22, 2021. Motion carried.**

APPROVAL OF MINUTES:

Motion (made by Karen Baker, seconded by Donna Horgan) **To approve the minutes of the August 18, 2021 business meeting.**

COMMITTEE REPORTS:

- Education – Demetria Scott, Chair
 - For the month of August 2021, PSI administered 1144 salesperson and 94 broker exams, compared to 1214 salesperson and 51 broker exams in August 2020.
 - Education committee met Tuesday; topics covered were whether any changes would be made to ID checks and updated education document being distributed to schools on September 21, 2021.
 - September education meeting will be held on the 27th and the tabled item from last month will be discussed.

- Legislative – Demetria Scott, Chair
 - First meeting of the Legislative Committee was held Tuesday, August 24, 2021. Topic of discussion was coming soon issues. Next meeting will be on September 24, 2021.
 - Susan Mitchell, MR, gave briefing of topics Maryland Realtors are looking at, among them, deposit legislation, love letters, pay at the table, photo ID affidavit, wholesaling and condo insurance.

COMMENTS FROM EXECUTIVE DIRECTOR: Michael Kasnic

- Current license count totals 48,379 of which 4,211 are brokers, 3,035 are associate brokers and 40,390 are salespersons, 156 are reciprocal brokers, 62 are reciprocal associate brokers, and 525 are reciprocal salesperson. Inactive total was not reported. There are 724 branch offices.
- Guaranty fund balance as of July 30, 2021 is 1,142,043.22.
- Complaints – Highest monthly count has been 88; last month was 77. Projected to end the year with a 40% increase in complaints. Received a concern about the length of complaints; background information given.
- Items of concern being brought to the Commission for discussion
 - Suggestion was received from licensee regarding the “whom” form. Licensee believes form needs additional language; commissioners disagree.
 - Email received from broker regarding assignment of a contract/”we buy homes” companies and how they operate.
 - Sponsorship request for commissioner to attend Maryland Equity and Inclusion Leadership Program offered jointly by the Schaefer Center for Public Policy at University of Baltimore and the Maryland Commission on Civil Rights.

Motion (made by Marla Johnson, seconded by Michelle Wilson) **To have one commissioner attend the University of Baltimore’s Maryland Equity and Leadership and Inclusion Leadership Program at the cost of \$2500.00. Abstain- Commissioners Demetria Scott and Jacinta Bottoms-Spencer. Motion carried.**

COMMENTS FROM COUNSEL: Jessica Praley, AAG

Concept sheet for one-click was approved by the Secretary’s office and the proposed changes will be voted on at the next meeting and then posted in the next issue of the Maryland Register.

COMMENTS FROM CHAIR: Anne Cooke

- This is Commissioner Baker’s last meeting. Commissioner Baker was serving on panel 2. Her replacement will be Commissioner Wilson and Commissioner Horgan will be joining panel 1.
- Commissioners Cooke and Bottoms-Spencer just returned from ARELLO conference in Orlando and gave a recap of the conference. Former Chair J. Nicholas D’Ambrosia was awarded emeritus status with ARELLO and presented with a signed citation from the Governor. He will also serve on the ARELLO Foundation board.
- One investigator is scheduled to go to the ARELLO meeting next month.

UNFINISHED BUSINESS:

- Executive Director, Michael Kasnic, returned to the previously discussed topic of brokerage trade names. The discussion was tabled again to receive advice from counsel.

NEW BUSINESS:

- None

ADJOURNMENT:

There being no further business, the meeting adjourned at 11:27 A.M.. The next monthly business meeting is Wednesday, October 20, 2021.

APPROVED AS PRESENTED _____
Anne Cooke, Chairperson

APPROVED AS AMENDED _____
Anne Cooke, Chairperson