

**MARYLAND COMMISSION OF REAL ESTATE APPRAISERS,  
APPRAISAL MANAGEMENT COMPANIES, AND HOME INSPECTORS  
BUSINESS MEETING MINUTES**

**DATE:** October 12, 2021

**TIME:** 10:31 am

**PLACE:** 500 N. Calvert Street (virtual was optional)  
2nd Floor Conference Room  
Baltimore, Maryland 21202

**PRESENT:** Commissioner Anatol Polillo, Chairman  
Commissioner Harold Huggins, Vice-Chair  
Commissioner Jeremiah Hosford  
Commissioner Coleen Courtney-Morrison  
Commissioner Sean Troxell  
Commissioner Gwen Skillern  
Commissioner Michelle Marzullo  
Commissioner James Smith  
Commissioner Steve Feyerick  
Commissioner Nathan Cavey  
Commissioner Thomas Owen  
Commissioner Stacy Harman  
Commissioner Bob Hergenroeder  
Commissioner Jerry Pickholtz

**ABSENT:** none

**DEPT. OF LABOR STAFF PRESENT:** Greg Morgan, Commissioner  
Todd Blackistone, Executive Director  
Sloane Fried Kinstler, Assistant Attorney General

**OTHERS PRESENT:** Larry Wasson

**Call to Order**

Commission Chairman, Anatol Polillo, called the business meeting of the Commission of Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors to order at 10:31 am.

**Approval of Minutes**

It was discussed that the minutes of the business meeting held on August 10, 2021 would be amended under the Home Inspector Complaint Committee Report.

By Motion made by Commissioner Troxell, seconded by Commissioner Marzullo, and carried by a unanimous vote, the minutes of the August 10, 2021 business meeting were approved.

**Real Estate Appraiser Complaint Committee Report**

Executive Director, Todd Blackistone, reported to the Commission that the Appraiser Complaint Committee met prior to the public meeting and reviewed 15 items of business placed before the Committee. The disposition of which was as follows:

Complaints	-	21- REA - 63	Closed
		21- REA - 65	Tabled
		21- REA - 69	Remedial Education
		21- REA - 73	Precharge
		21- REA - 74	Precharge
		22- REA - 01	Remedial Education
		22- REA - 04	Remedial Education
		22- REA - 05	Dismissed
		22- REA - 07	Remedial Education
		22- REA - 09	Remedial Education
		22- REA - 10	Tabled
		22- REA - 12	Dismissed
		22- REA - 13	Remedial Education
		22- REA - 14	Remedial Education
		22- REA - 16	Dismissed

A Motion was made by Commissioner Skillern, and seconded by Commissioner Courtney-Morrison, that the Commission accept the report and recommendations of the Appraiser Complaint Committee. This motion passed by a unanimous vote.

**Home Inspector Complaint Committee Report**

Commissioner Troxell reported that the Home Inspector Complaint Committee met prior to the public meeting and reviewed 5 items of business placed before the Committee. The disposition of which was as follows:

Complaints	-	21- INSP - 81	Precharge
		22- INSP - 2	New report
		22- INSP - 6	Dismissed
		22- INSP - 11	Precharge
		22- INSP - 15	Precharge

A Motion was made by Commissioner Feyerick seconded by Commissioner Courtney-Morrison, and unanimously carried that the Commission accept the recommendations of the Home Inspector Complaint Committee.

### **Education Committee Report**

Commission Chair Polillo reported that the Appraiser and Home Inspection Education Committees met on this date and approved 23 courses. The Appraiser Education Committee reviewed 12 courses and, of those, approved 11 courses and the Home Inspection Education Committee reviewed 16 courses and, of those, approved 12 courses.

A Motion was made by Commissioner Hergenroeder, seconded by Commissioner Harman, and unanimously carried that the Commission accept the recommendations of the Education Committees.

### **Old Business**

“Walk and Talk” inspections were discussed. Commissioner Polillo explained that “Walk and Talk” home inspections have no inspection report included. Visitor Larry Wasson proposed having the Commission discuss “walk and talk” inspections in an upcoming Commission newsletter. Commissioner Huggins proposed stating on the Commission’s website that “walk and talk” inspections are not Home Inspections as defined by MD standards.

### **Chairman’s Report**

### **Assistant Attorney General’s Report**

No report offered.

## **New Business**

### **Applicant for a Home Inspector License # 1**

Executive Director, Todd Blackistone, addressed the Commission about an individual who contacted the Commission in an effort to acquire a home inspector license. The individual has a past criminal history that reflects 2 felonies regarding sexual solicitation of a minor and child pornography. This application is tabled as Commission is requesting more information surrounding his convictions as well as documentation stating he is not on the National sex registry list nor is he required to be on the list.

A Motion was made by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and unanimously carried that the Commission that this matter be tabled until we receive the requested information.

### **Applicant for a Home Inspector License # 2**

Executive Director, Todd Blackistone, addressed the Commission about an individual who contacted the Commission to apply for a home inspector license. This person was convicted of theft and burglary in 2010 and has seen been released from prison and is currently on probation. This application is tabled as the Commission is requesting more information from the applicant such as his past employment history, the period of incarceration, recent letters of reference, circumstances surrounding the conviction and whether they are involved in AA or NA meetings.

A Motion was made by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and unanimously carried that the Commission table the discussion of the application approval until we receive more information.

### **Applicant for a Home Inspector License # 3**

Executive Director, Todd Blackistone, addressed the Commission about an individual who contacted the Commission to apply for a home inspector license. This individual completed the application and told the Commission that the only past criminal history was from 1994-95. It was then discovered that there was a 2010 conviction that was not disclosed by the applicant.

A Motion was made by Commissioner Hosford, seconded by Commissioner Harman and carried that the Commission 13 for - 2 against to deny the approval of the license application.

A Motion was made by Commissioner Huggins, seconded by Commissioner Courtney-Morrison, and unanimously carried that the Commission deny the reinstatement of the license.

**Adjournment**

There being no further business to discuss, a Motion was made by Commissioner Huggins, seconded by Commissioner Troxell, and unanimously carried that the meeting adjourn. The meeting adjourned at 12:14 p.m.

\_\_\_\_\_ Approved without corrections

\_\_\_\_\_ Approved with corrections

*Signature on file*

\_\_\_\_\_  
Commissioner Anatol Polillo, Chair

*10/21/21*  
\_\_\_\_\_  
Date