Maryland Real Estate Commission

Business Meeting

Meeting Minutes

DATE: February 21, 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*

Donna Horgan, *Commissioner*

Jean-Jacques Ellong, *Commissioner*

Michael Lord, *Commissioner*

Sandy Olson, *Commissioner*

Nea Maloo, *Commissioner*

Kambon Williams, *Commissioner*

Michael Thomas, *Commissioner*

Jacinta Bottoms-Spencer, *Commissioner*

MEMBERS ABSENT:

STAFF PRESENT:

Robert Pambianco, *AAG*

Raquel Meyers, *Interim Executive Director*

Charlene Faison*, Education Director*

Jillian Lord*, Asst. Executive Director*

 PUBLIC PRESENT:

Christina McGee, Maryland Realtors

Bob Pettis, Instructor

Brenda Kasuva, MREEA

Monica Stewart

Stephanie Gones, The CE Shop

Brandi Smith

Kathie Connelly, Broker

Jenifer League, GBBR

# Roll Call/Quorum Announced and Meeting Called to Order

Chair called the meeting to order at 10:36 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 February. Motion carried.**

# Approval of Minutes

**Motion** (made by Jacinta Bottoms-Spencer, seconded by Nea Maloo) **To approve the minutes, of the January 17, 2023 business meeting.**

**Motion** (made by Michael Lord, seconded by Sandy Olson) **To approve the minutes, with amendment (Commissioner Lord wanted to offer clarification on a comment he made). Motion carried.**

# Committee Reports

## Education – Jacinta Bottoms-Spencer, Chair

* Education Committee will meet on Monday at Noon.
* For the month of January 2023, PSI administered 931 salesperson and 63 broker exams, compared to 742 salesperson and 38 broker exams in January 2024.
* BRAD course continues to be reviewed as a result of SB443.
* Reviewed new courses required under SB443.
* Survey will be sent to Commissioners to gauge thoughts on what needs to be worked on in the outline.

## Legislative – Donna Horgan, Chair

* Work continues on radon legislation that will be put forth again.
* The next committee meeting will be Tuesday at 11 A.M. Maryland State Police was asked to come and speak on background checks.
* Task force is reviewing the disclosure/disclaimer form and has made changes. Hope to have a finalized version by next month’s business meeting.

# Comments from Executive Director

* The fee increase proposal was placed in the Maryland Register for public comment. There were none. Motion is requested to adopt the new fees.

**Motion** (made by Demetria Scott, seconded by Jacinta Bottoms-Spencer) **To adopt the new fees. Motion Carried.**

* 2024 Legislative Session Policy was shared.
* The Commission’s mission statement was shared.
* Licensing stats for February are as follows:
	+ Broker 4,152 (+3)
	+ Associate Broker 3,109 (+3)
	+ Salespersons 40,086 (-52)
	+ Reciprocal Broker 165 (-1)
	+ Reciprocal Assoc Br 79 (+1)
	+ Reciprocal Salesperson 828 (+18)
	+ Totals 49,211 (-31)
	+ Branch Offices 791 (-3)
* Guaranty Fund Balance is $1,306,982.53
* Complaints have substantially decreased. The electronic complaint form is no longer available online. Complaints must now be done by paper application and be mailed in with all supporting documentation.
* As of February 7, 2024, Raquel Meyers is now serving as Executive Director.
* Education Assistant position is still open. HR is working to complete the review process of applicants.
* Recruiting for the licensing specialist and licensing supervisor positions is currently in process.

# Comments from Counsel

* Robert Pambianco mentioned several pieces of legislation that may affect the real estate industry. Those include:
	+ HB273
	+ SB542
	+ SB462
	+ HB709
	+ SB564

# Comments from Chair

* Commissioner Horgan thanked everyone for adjusting their schedules to be a part of all meetings.
* Met with Maryland Realtors and was updated on what they are watching during this legislative session; welcomed comments from MREC.
* Commissioner Horgan has talked to the Executive Director and she would really like one in-person meeting. She would like for the May meeting to be in-person and in Annapolis.

# Old Business

* None

# New Business

* None.

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# Public Comment

* Christa McGee, MR, congratulates and welcomes Raquel Meyers. She has no further updates since last month’s meeting.
* Commissioner Horgan notes that she has gotten robo calls asking agents if they want to become loan officers. It was brought to the attention of the Executive Director. She also received a note from a broker about it.
* Christa McGee asks, again, about the penalty for schools that fail to report on time and about a new train the trainer course.
* Commissioner Horgan reminds agents to handle escrow checks properly.
* Brenda Kasuva, MREEA
	+ Congratulates Mrs. Meyers on her appointment as Executive Director.
	+ Notes the dates of the 2024 meetings and invites have been sent to MREC.
	+ She would like to know the effective date of the new fees. Mrs. Meyers advises it still needs approval from the Secretary’s Office. Robert Pambianco does not have the exact date.
	+ Requests clarification on complaints having to be done by paper application.
	+ Would like to know, again, if the brokerage relationships course will be one course or two courses.
	+ Also asked about the consequences of a person doing CE at the last minute and schools having three business days to upload attendance.
* Commissioner Lord reminds everyone that financial disclosure statements are due by April 30, 2024.
* Commissioner Olson asked why the Commission is moving away from doing complaints online. Commissioner Scott brings up that she previously made a suggestion to update the complaint form.
* Donna offers final reminder to agents not share lockbox combinations.

# Adjournment

There being no further business, the meeting adjourned at 11:45 A.M. The next monthly business meeting is Wednesday, March 20, 2024.

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

 Donna Horgan, Chairperson

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

 Donna Horgan, Chairperson