

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

**DATE:** October 13, 2020

**TIME:** 10:33 a.m.

**PLACE:** By Videoconference via Google Meet and  
Teleconference via 1-260-305-0017 (PIN: 217 682 350#) **Update**

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

**ABSENT:** Commissioner James Smith  
Commissioner Joe Berk

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

**OTHERS PRESENT:** None identified

**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, virtually, at 10:33 a.m.

**Approval of Minutes**

The minutes of the business meeting held on August 11, 2020 were reviewed and considered. By Motion made by Commissioner Huggins, seconded by Commissioner Skillern, and carried by a unanimous vote, the minutes of the August 11, 2020 business meeting were approved.

### Real Estate Appraiser Complaint Committee Report

Commission Chair Polillo reported to the Commission that the Appraiser Complaint Committee met prior to the public meeting and reviewed 8 items of business placed before the Committee. The disposition of which was as follows:

Complaints	-	20- REA -57	Dismissed
		20- REA -59	Technical Review
		21- REA -01	Remedial Education
		21- REA -02	Dismissed
		21- REA -04	Remedial Education
		21- REA -05	Dismissed
		21- AMC -11	Tabled
		21- REA -12	Technical Review

A Motion was made by Commissioner Huggins and seconded by Commissioner Cavey, 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 6 items of business placed before the Committee. The disposition of which was as follows:

Complaints	-	20- INSP -57	Dismissed
		20- INSP -51	New Report
		21- INSP -03	Informal Hearing
		21- INSP -06	New Report
		21- INSP -07	New Report
		21- INSP -13	New Report

A Motion was made by Commissioner Skillern, seconded by Commissioner Huggins, 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 22 courses. The Appraiser Education Committee reviewed 16 courses and approved those courses and the Home Inspection Education Committee reviewed 13 courses and, of those, approved 6 courses. A Motion was made by Commissioner Huggins, seconded by Commissioner Skillern, and unanimously carried that the Commission accept the recommendations of the Education Committees.

## **Old Business**

Commission Chairman, Anatol Polillo, addressed the Commission about attempts to fill the AMC member vacancy on the Commission.

Assistant Attorney General Sloane Kinstler reminded the Commission that anyone who sits on the Commission must be a resident in the State of Maryland.

It was determined that no update is available at this time.

## **New Business**

### **Home Inspector Reciprocity Licensure**

Executive Director, Todd Blackistone, addressed the Commission about Home Inspection reciprocal licensure. It was brought to the attention of the Commission that some states do not require a Home Inspector to pass the National Home Inspection Exam ("NHIE") as part of the requirements for licensure. It was determined that the Commission would accept reciprocal license applications from the states that do not require the NHIE results as a condition of licensure as long as the applicant provided proof of having passed the NHIE.

A Motion was made by Commissioner Hergenroeder, seconded by Commissioner Cavey, and unanimously carried to require National Home Inspection Exam results with a Home Inspection reciprocal license application.

### **Reinstatement of a Real Estate Appraiser License**

Executive Director, Todd Blackistone, addressed the Commission regarding a former Real Estate Appraiser who contacted the Commission to seeking reinstatement of a license that had expired in 2002. It was determined by the Commission that the request must be denied due to the amount of time since the license had expired and concern that the individual's knowledge of the industry may be have become stale.

A Motion was made by Commissioner Huggins, seconded by Commissioner Harman, and unanimously carried to deny the request to reinstate the expired license.

### **Reinstatement of a Real Estate Appraiser Trainee License**

Executive Director, Todd Blackistone, addressed the Commission regarding a former Real Estate Appraiser Trainee who contacted the Commission seeking reinstatement of a license that had expired over 10 years ago. It was determined by the Commission to deny the request to reinstate the license due to amount of time since the license had expired and concern that the individual's knowledge of the industry may be have become stale.

A Motion was made by Commissioner Huggins, seconded by Commissioner Courtney-Morrison, and unanimously carried to deny the request to reinstate the expired license.

National Home Inspection Exam Results

Executive Director, Todd Blackistone, addressed the Commission about a potential applicant who had passed the National Home Inspection Exam (NHIE) in 2012 seeking credit for the having passed the exam. The Commission determined that the exam results were still valid and would not bar the applicant from licensure as long as the individual is otherwise qualified.

A Motion was made by Commissioner Skillern, seconded by Commissioner Marzullo, and unanimously carried to accept the National Home Inspection Exam results in connection with a Home Inspector license application.

Chairman's Report

No report offered.

Assistant Attorney General's Report

No report offered.

Executive Director's Report

Executive Director, Todd Blackistone, welcomed to the Commission the new Commissioner for the Department of Labor's Division of Occupational and Professional Licensing, Gregory Morgan. Commissioner Morgan has an extensive background in related occupations and is excited to work with the MD Commission in serving the State of Maryland and protecting the constituents.

Executive Director, Todd Blackistone, also welcomed to the Commission new Commissioner, Stacy Harman. Commissioner Harman has extensive experience as a Real Estate Appraiser as well as assisting other professional organizations.

Closed Session

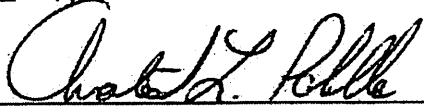
No closed session required.

Adjournment

There being no further business to discuss, a Motion was made by Commissioner Troxell, seconded by Commissioner Harman and unanimously carried that the meeting adjourn. The meeting adjourned at 12:08 p.m.

Approved without corrections

Approved with corrections

  
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Commissioner Anatol Polillo, Chair

  
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Date