

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 - AMENDED
June 21, 2017, 10:30 AM

Highlights from the meeting:

- Guaranty fund balance for May is \$980,951.98.
- Exam pass rates for approved schools will soon be available on website.
- Advertising task force still being formed.

PRESENT:

Commissioner J. Nicholas D'Ambrosia, Chair (Industry)
Commissioner James Reeder (Consumer)
Commissioner Anne Cook (Industry)
Commissioner Jeff Wright (Industry)
Commissioner Owen Taylor (Consumer)
Brian Weeks, AAG
Kathrine F. Connelly, Executive Director
Commissioner Marla Johnson (Industry)
Commissioner Karen Baker (Consumer)
Charlene Faison, Education Administrator, Session Recorder
Commissioner Demetria Scott (Industry)
Commissioner Kambon Williams (Consumer)

ABSENT:

PUBLIC IN ATTENDANCE:

Bob Johnston, AACAR
Mark Feinroth, MAR

CALL TO ORDER:

J. Nicholas D'Ambrosia, Chair, called the meeting to order at 10:30AM

APPROVAL OF MINUTES:

Motion (made by Marla Johnson, seconded by Anne Cooke) **To approve the minutes of May 31, 2017 business meeting. Unanimous approval.**

REPORT OF COMPLAINTS/ADMINISTRATIVE DISMISSALS:

Motion (made by Karen Baker, seconded Jeff Wright) **to approve the Administrative Dismissals for the month of June 2017. Motion carried.**

Commissioner Taylor raised questions on a case.

COMMITTEE REPORTS:

1. Education – Jeff Wright, Chair

- For the month of May 2017 PSI administered 1154 salesperson and 44 broker exams, compared to 1033 salesperson and 60 broker exams in May 2016.

2. Legislative – Marla Johnson, Chair

- No comment
Brian Weeks, AAG
- June 7, 2017 was the deadline to put forth legislation for next year. The Commission submitted none.

COMMENTS FROM EXECUTIVE DIRECTOR: Katherine Connelly

1. Current license count totals 43,314, of which 4,344 are brokers, 3,066 are associate brokers, 34,808 salespersons. Of the total count, 1,628 are inactive.
2. Guaranty fund balance for May is \$980,951.98 and we paid out \$30,400 in claims.
3. A draft of what the webpage would look like for the exam scores from approved schools has been prepared.
4. Advertising issues – Compilation of list of people to be on task force still being worked on. Should be complete over the next month. Commissioners Owen and Baker have offered to fill the need for a consumer member.
5. What constitutes a bedroom has been a topic of discussion in the industry. Complaints have been received, particularly in Baltimore City, about properties being listed as a bedroom when no egress exists. Ms. Connelly searched several local and state codes and had difficulty finding guidelines for when a space could be classified as a bedroom.
6. Ms. Connelly attended the Prince George's County Annual Meeting and conducted a broker/manager class for Greater Capital Area Association of Realtors with Leon Lewis, Executive Director of the DC Real Estate Commission. She also attended the annual meeting of a broker who had approximately 200 agents in attendance.
7. Next business meeting is July 19, 2017

COMMENTS FROM COUNSEL: Brian Weeks

- Mr. Weeks thanked the Commissioners for submission of questions to be asked of Maryland Insurance Administration (MIA). Counsel had a telephone conference with MIA's counsel. MIA prefers to respond to our request for information by mail. They confirmed, by phone, they offer two license types; title insurance producers and title agents.

COMMENTS FROM CHAIR: J. Nicholas D'Ambrosia

- Chair D'Ambrosia brought up for discussion an article from a 2012 Commission Check publication about prospects or poaching. Attention was brought to the article because of last month's discussion of IDX and the use of another agent's listing without permission.
- Inducements – Maryland law states it is unlawful to offer prizes in order to gain a listing. Brian Week's interpretation is if offered to everyone, it is not a violation of the law. Commissioners agree that if offered to all then it is okay. Mr. Weeks will review the files of previous counsel to confirm past language.

UNFINISHED BUSINESS:

- None

NEW BUSINESS:

- Appointment to committees made by Chair D’Ambrosia. Commissioner Williams was added to the Legislative committee. No changes were made to the Education and Task Force on Licensing of Property Managers Committees.
- Changes to panels were made. Panel 1 will be Commissioners Marla Johnson, Karen Baker and Anne Cooke. Panel 2 will be Chair D’Ambrosia, Demetria Scott, and Owen Taylor. Elections for Chair and Vice-Chair, whose duties would start July 1, 2017, were held. **Motion** (made by Marla Johnson, seconded by Anne Cooke) **nominating current Chair D’Ambrosia to continue as Chair. Motion carried.**

Motion (made by Karen Baker, seconded by Demetria Scott) **nominating current Vice-Chair Cook to continue as Vice-Chair. Motion carried.**

ADJOURNMENT:

There being no further business, the meeting adjourned at 11:55 A.M. The next monthly business meeting is Wednesday, July 19, 2017.

APPROVED AS PRESENTED _____
J. Nicholas D’Ambrosia, Chairperson

APPROVED AS AMENDED _____
J. Nicholas D’Ambrosia, Chairperson