

**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**  
**May 18, 2016, 10:30 a.m.**

**Highlights from the meeting:**

- Current license count is 41,157
- April guaranty fund balance is \$939,276.01
- Motion made to repeal COMAR 09.01.11.02J
- Reactivation fee to be reduced from \$50 to \$25; duplicate license fee, eliminated

**PRESENT:**

Commissioner Anne Cooke (Industry)  
Commissioner Marla Johnson (Industry)  
Commissioner Jeff Wright (Industry)  
Commissioner J. Nicholas D'Ambrosia, Chair (Industry)  
Commissioner James Reeder (Consumer)  
Brian Weeks, AAG  
Katherine F. Connelly, Executive Director  
Charlene Faison, Education Administrator, Session Recorder

**ABSENT:**

Commissioner Karen Baker (Consumer)  
Commissioner Robin Pirtle (Consumer)

**PUBLIC IN ATTENDANCE:**

Mark Feinroth, MAR  
Bob Johnston, AACAR  
Dwayne Mingo, PGCAR

**CALL TO ORDER:**

J. Nicholas D'Ambrosia, Chair, called the meeting to order at 10:35 a.m.

**APPROVAL OF MINUTES:**

**Motion** (made by Marla Johnson, seconded by Anne Cooke) **To approve the minutes of the April 20, 2016 business meeting. Unanimous approval.**

**REPORT OF COMPLAINTS/ADMINISTRATIVE DISMISSALS:**

**Motion** (made by Marla Johnson, seconded by Jeff Wright) **To approve the Administrative Dismissals for the month of May 2016. Motion carried.**

## **COMMITTEE REPORTS:**

1. Education – Exam statistics read silently.
  - For the month of April 2016 PSI administered 1011 salesperson and 52 broker exams, compared to 1025 salesperson and 56 broker exams in April 2015.
2. Legislative – Marla Johnson, Legislative Chair
  - No comments from Commissioner Johnson.
  - Brian Weeks, AAG, read bills of interest to the MREC, gave a brief synopsis of each and advised whether action was needed by the Commission.
  - For HB 1453/SB 824, **Motion** (made by Jeff Wright, seconded by Marla Johnson) **To repeal regulation 09.01.11.02J. Motion carried.**
  - **Motion** (made by Marla Johnson, seconded by Anne Cooke) **That approved instructors must teach MREC agency course once every six months to maintain approval as an instructor. Approval will be reviewed annually. Motion carried.**
  - With respect to the expiration date of inactive versus expired licenses, **Motion** (made by Jeff Wright, seconded by Marla Johnson) **For housekeeping purposes to make revision to better clarify 17-316 and 17-314 of Title 17. Motion carried.**

## **COMMENTS FROM EXECUTIVE DIRECTOR:** Katherine F. Connelly

1. **Motion** (made by Marla Johnson, seconded by Anne Cooke) **To approve, with correction, the minutes of the May 4, 2016 business meeting. Unanimous approval.**
2. Current license count totals 41,157, of which 4,358 are brokers, 3,040 are associate brokers, 32,800 salespersons, 584 branch offices, 100 reciprocal brokers, 35 reciprocal associate brokers, and 237 reciprocal salespersons. Of the total count, 1,634 are inactive.
3. Guaranty fund balance for April is \$939,276.01, with \$9,895.00 paid out in claims.
4. Agency training- The task force has been formed and members notified. The first meeting will be held in the second floor conference room on May 31, 2016 at 10AM.
5. Brian Weeks has reached out to MHEC regarding the concerns of CE Shop and has received a response. A meeting has been set up for Monday of next week to go over our systems involving career schools. Brian will prepare a response to MHEC.
6. Education Committee will continue to review the MREC and MHEC requirements surrounding teaching and approval of Principles and Practices course and continuing education.
7. Prabhjit Singh is 60 days out from his suspension being over. His attorney is likely to contact the Commission for next steps. An email was sent to him a couple of months ago outlining items we would like to see implemented if he's reinstated to teach CE.
8. A previously revoked provider has submitted a new curriculum for review. We need to determine how to approach since an anonymous complaint from MD Insurance Administration has been received against owner of the school.
9. A salesperson suspended in 2009 and revoked in 2011 plead guilty on Friday, May13, 2016 to mortgage fraud and will be sentenced October 4, 2016. No one else convicted was licensed.
10. Bills affecting the Commission include HB 217 which requires us to make available our agenda before a public meeting; HB 98 which increases the number of years minutes must be kept; question is how many years to put on web. The last bill, SB 28 requires us to provide information on the web in different languages....DoIT will spearhead this issue.
11. A special meeting of the Board was held on May 4<sup>th</sup>, wherein it was voted to unanimously approve the reduction of two of our fees. One being the duplicate license fee, which is being eliminated. The second is the cost to reactivate a license from inactive status which goes from \$50 to \$25.

12. Ms. Connelly attended the NAR conference in Washington, DC last week. Had a meeting with ARELLO and NAR. We are working together with NAR and CFPB to make sure their guidelines are clear, concise and that licensees are aware of what is required of them. Also working on getting access to the closing statement for the licensee so they can review with their client prior to settlement.
13. Ms. Connelly will be traveling to REEA (Real Estate Educators Association) meeting in June.
14. Elections will be held next month. Nominations will be made from the floor.
15. September meeting needs to be rescheduled as it conflicts with ARELLO meeting.
16. Next meeting is July 20, 2016.

**COMMENTS FROM COUNSEL:** Brian Weeks

- June 24, 2016 edition of the Maryland Register will have information about the fee reductions with a 45 day comment period.
- Governor’s Regulatory Committee will meet. Brian will review laws that may have been superseded by regulation and present.

**COMMENTS FROM CHAIR:** J. Nicholas D’Ambrosia

- None.

**UNFINISHED BUSINESS:**

- None

**NEW BUSINESS:**

- None

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 12:13 P.M. The next monthly business meeting is Wednesday, June 15, 2016.

APPROVED AS PRESENTED \_\_\_\_\_  
 J. Nicholas D’Ambrosia, Chairperson

APPROVED AS AMENDED \_\_\_\_\_  
 J. Nicholas D’Ambrosia, Chairperson