
Maryland Real Estate Commission

Business Meeting

Meeting Minutes

DATE: **January 15, 2025**

TIME: 10:32 A.M.

LOCATION: 100 S. Charles Street
Tower 1
Baltimore, MD 21201
(Teleconference via Google Meet)

MEMBERS PRESENT:

Donna Horgan, *Commissioner, Chair*
Demetria Scott, *Commissioner*
Hope Mims, *Commissioner*
Jackie Alexander, *Commissioner*
Michael Lord, *Commissioner*
Nea Maloo, *Commissioner*
Jean-Jacques Ellong, *Commissioner*
Kambon Williams, *Commissioner*

MEMBERS EXCUSED:

Sandy Olson, Commissioner

STAFF PRESENT:

John Dove, *Commissioner, O&P*
Scott Lederer, *Executive Director*
Robert Pambianco, *Assistant Attorney General*
Christopher Morton, *Paralegal*
Kathie Connelly, *Consultant / Contractor*
Lucinda Rezek, *Paralegal*
Tenensia Stanley, *Executive Director Assistant*
Matthew McKinney, *Legislative for O&P*

PUBLIC PRESENT:

Kim Caspari,
Marie Lagos,
Scott Sanders,
Katelyn Taylor,
Brenda Kasuva, *MREEA*
Stephanie Gones, *The CE Shop*
Tamekia Martin, *Anne Arundel County Association of Realtors*
Cheryl Youngbar,
Bob Pettis, Broker

Roll Call/Quorum Announced and Meeting Called to Order

Chair Horgan called the meeting to order at 10:32 A.M. and mentioned the meeting was being recorded to facilitate accurate minutes.

Approval of Report of Complaints/Administrative Dismissals for December

Motion (made by Commissioner Lord, seconded by Commissioner Alexander)
To approve the Administrative Dismissals for December 2024.

No discussion.

Motion carried.

Approval of Minutes

Motion (made by Commissioner Ellong, seconded by Commissioner Lord) **To approve the December 18, 2024 Business Meeting minutes without corrections.**

No discussion.

Motion carried.

Committee Reports

Education - Commissioner Scott, Chair

- Commissioner Scott gave a summary of the Exam stats for December.
- She stated the committee will begin the next calendar year with their first meeting on Tuesday, January 21st.
- She welcomed any input for the committee to be submitted to Executive Director Lederer or Education Director Kearney.

Legislative – Commissioner Horgan, Chair

- The Committee will meet on January 21, 2025, at 3 pm.
- She stated the committee will discuss legislative session updates and more details regarding background checks and fingerprinting. The committee will also be discussing the Radon bill.
- She welcomed any input for the committee to be submitted to her.

Comments from Executive Director Lederer

- Mr. Lederer introduced the newly hired Executive Director Assistant Tenensia Stanley. She has been with the Commission for over one year with the licensing department.
- Mr. Lederer announced the Department of Labor has moved to 100 S. Charles Street as of January 13, 2025. He stated that he would arrange for the committee to take a tour once the commission is settled into the new space.
- License counts for December 2024 are 4,036 Brokers down about 4%, 3,065 Associate Brokers, and 38,510 Salespersons down 7%, year over year.
- He reminded the brokers and educators about the 30-day CE requirement. Starting in October 2024 a 6-month and 3-month e-blast will go out to all brokers and agents regarding the new CE law and requirements.

Comments from Counsel Robert Pambianco

- Counsel went over pieces of legislation that are currently headed to the General Assembly. He did not see anything yet regarding Title 17 but suspects there will be at some point.
- Counsel mentioned Bill 114 which would authorize the Maryland Department of Labor to establish a process to include veteran status on an occupational license. No hearing is scheduled as of yet.

Comments from Chair Horgan

- The Chair had no comments except for what was already discussed.

Old Business

- Mr. Lederer stated that he and Counsel Pambianco have reviewed the Maryland Disclosure Disclaimer form that was approved in May for

clarification on the terminology, formatting, and typographical issues, and adjusted the smoke alarm language to line up with the Maryland law. The revisions will be sent to the commissioners for a final vote next meeting.

- Commissioner Maloo asked about meeting in person this year. Chair Horgan stated that the in-person meeting was in May last year, and spoke on doing it again this year at last month's meeting.

New Business

- Mr. McKinney discussed the process for the legislative session and went over the process for approval to testify.
- Commissioner Alexander asked how often the members of the committee do public testimony. Chair Hogan stated that they usually don't.

Public Comment

- Bob Pettis, Long and Foster
 - Mr. Pettis asked about the branch office count. Mr. Lederer stated that the branch office count for December 2024 was 831 compared to 744 in December 2023 which is up about 11%. There are no reciprocal branch offices at the moment.
 - Mr. Pettis mentioned the administrative change to the current law regarding BRAD and the BRAD SD convergence. Counsel Pambianco stated he was expecting to see it but did not.
 - Mr. Pettis asked about the Guarantee fund being at \$1.3 million.
- Brenda Kasuva, MREEA
 - She extended an invitation to the Instructor Development Workshop on January 22nd at 1 PM via Zoom.
 - She reminded Mr. Lederer to update the Openhouse notice with the new address.
 - Commissioner Scott added that the Understanding Who a Real Estate Agent Represents and the Consent for Dual Agency forms should be updated as well.
 - Ms. Kasuva asked about the number of people who were charged the reinstatement fee for completing their CEs late. Mr. Lederer responded with an estimate of 700 agents since October 1st.
 - Commissioner Scott added to make sure agents have a valid email address on file with the commission.
 - Chair Horgan reminded brokers that it is their job to supervise and keep the agents up to date.

Adjournment

There being no further business, Chair Horgan wished everyone a Happy Valentine.

Motion To adjourn the meeting (made by Commissioner Maloo, seconded by Commissioner Ellong).

Motion carried.

The next monthly business meeting is Wednesday, February 19, 2025.

APPROVED AS PRESENTED _____ *Donna Horgan* _____

Donna Horgan, Chairperson