
Maryland Real Estate Commission

Business Meeting

Meeting Minutes

DATE: **September 18, 2024**

TIME: 10:30 A.M.

LOCATION: 1100 N. Eutaw Street
5th Floor Conference Room
Baltimore, MD 21201
(Teleconference via Google Meet)

MEMBERS PRESENT:

Donna Horgan, *Commissioner, Chair*
Jacinta Bottoms-Spencer, *Commissioner, Vice Chair*
Demetria Scott, *Commissioner*
Michael Lord, *Commissioner*
Nea Maloo, *Commissioner*
Sandy Olson, *Commissioner*
Jean-Jacques Ellong, *Commissioner*
Kambon Williams, *Commissioner*

STAFF PRESENT:

Sarah McDermott, *Assistant Commissioner, Labor*
Scott Lederer, *Executive Director*
Robert Pambianco, *Assistant Attorney General*
Lucinda Rezek, *Paralegal*
Christopher Morton, Paralegal
Colyn Wall, *Licensing Supervisor*
Allison Simpson-Admin

PUBLIC PRESENT:

Christa McGee, *Maryland Realtors*
Melissa Cannatta

Brenda Kasuva, MREEA
Kathie Connelly
Bob Pettis
Monica Steward
Melissa Cannatta
Dave Stromberg
Kitty Owings

Roll Call/Quorum Announced and Meeting Called to Order

The Chair called the meeting to order at 10:30 A.M.

Approval of Report of Complaints/Administrative Dismissals

Motion (made by Commissioner Bottoms-Spencer, seconded by Commissioner Ellong) **To approve the Administrative Dismissals for the month of September 2024.** Commissioner Lord would like to remove 555-RE-2024 **Motion carried.**

Approval of Minutes

Motion (made by Commissioner Lord, seconded by Commissioner Bottoms-Spencer) **To approve the minutes without corrections of the August 21, 2024, business meeting. Motion carried.**

Committee Reports

Education – Commissioner Bottoms-Spencer, Chair

- Commissioner Spencer shared four slides:
Re: Train the Trainer updates to BRAD-SD approved in May, 2024 was completed and given to Executive Director. Train the Trainer will commence in Oct 2024 with 8 classes offered. It will be a virtual training, 2 seasoned trainers will provide training.
- Commission Bottoms-Spencer acknowledged Commissioner Maloo, chair of the Fair Housing Committee, who won an award from ARELLO for her work with students at Howard University. Commissioner Maloo gave remarks regarding the fair housing task force, showed a video and described how a firehouse was turned into affordable housing.

Legislative – Commissioner Scott, Chair

- Commissioner Scott announced the first meeting will be held on October 24, 2024.

Comments from Executive Director

- Executive Director Lederer attended the Maryland Realtor annual conference and spoke with 200 Licensees.
- License count has decreased YoY Sept by 4% compared to MD Realtors also 4%
- He stated several members were in attendance at ARELLO

Comments from Counsel

- Stated that on Oct 1 pieces of legislation will be going to be enforced
- Senate bill 461 dealing with anonymous complaints
- Branch 462 offices allows brokers to designate branch manager
- HB 697 re: commercial transaction buyer's rights
- Senate 564 CE and renewal requirements
- Sen 125 residential Property sales

Comments from Chair

- Remind agents not to give out lockbox combinations.
- She discussed how realtors put ads on social media and must ensure they know the law and what to include.
- She discussed escrow is deposited and clears the bank

Comments

- **A motion was made by Commissioner Olson for a vote for final approval for amendment to fee schedule. Commissioner Ellong Seconded the Motion, Motion Carried.**
- Commissioner Olson commented on new revision to article Md Code real property title-10 803 conflicting with Brokers Act of title 17

Old Business

- No old business discussed

New Business

- No new business discussed

Public Comment

- Christa McGee raised a series of questions re CE requirements
The discussion also had re: violations regarding lock boxes.
- Brenda Kasuva, MREEA
 - Mentioned the Sept 14 meeting and that she was looking forward to Train the Trainer, sharing if anyone wants to attend.
- Melissa Cannatta
 - Indicated she was waiting for the course outline for Brad-SD. Executive Director Lederer shared that the outline was approved in May, 2024 but will be going out after to Train the Trainer sessions.

Adjournment

There being no further business, **Motion** (by Commissioner Bottoms-Spencer, seconded by Commissioner Ellong) **To adjourn the meeting Motion carried.** The next monthly business meeting is Wednesday, October 16, 2024.

APPROVED AS PRESENTED _____

Donna Horgan

Donna Horgan, Chairperson