

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
August 18, 2021 10:30 a.m.
(held via Google Meet)

PRESENT:

Commissioner Kambon Williams (Consumer)
Commissioner Karen Baker (Consumer)
Commissioner Anne Cooke (Industry)
Commissioner Demetria Scott (Industry)
Commissioner Marla Johnson (Industry)
Commissioner Jacinta Bottoms-Spencer (Industry)
Commissioner Donna Horgan (Industry)
Commissioner Michelle Wilson (Consumer)
Commissioner Michael Lord (Consumer)
Charlene Faison, Education Director, Session Recorder
Michael Kasnic, Executive Director
Jillian Lord, Asst. Executive Director
Jessica Praley, AAG
Gregory Morgan, Labor Commissioner
Kausar Syed, Labor Deputy Commissioner

ABSENT:

PUBLIC IN ATTENDANCE:

Matthew Peterson, Coldwell Banker RE School
Kathie Connelly, Broker
Erica Panjehshahi, Long & Foster
Susan Mitchell, MR
Jenifer League, GBBR
Brenda Kasuva, MREEA
Martha Ehrhardt, Agent
JC Hooker, Broker
Patricia Long
Kimberly Goudy
One caller

CALL TO ORDER:

Anne Cooke, Chair, called the meeting to order at 10:34 AM.

REPORT OF COMPLAINTS/ADMINISTRATIVE DISMISSALS:

Motion (made by Marla Johnson, seconded by Michael Lord) **To approve the Administrative Dismissals for the month of August 2021. Motion carried.**

APPROVAL OF MINUTES:

Motion (made by Michael Lord, seconded by Karen Baker) **To approve the minutes of the July 21, 2021 business meeting.**

COMMITTEE REPORTS:

- Education – Demetria Scott, Chair
 - For the month of July 2021, PSI administered 1252 salesperson and 119 broker exams, compared to 977 salesperson and 34 broker exams in July 2020.
 - The next education meeting is Tuesday, August 24, 2021. On the agenda for discussion is what changes to make to identification check and the letter from Maryland Realtors. Student/monitor ratio was voted on by the Education Committee. No changes were requested. Counsel’s recommendation was for larger Commission to vote so it would recorded in the minutes.

Motion (made by Marla Johnson, seconded by Michelle Wilson) **To keep the student:monitor ratio the same at 25:1. Motion to call the question, seconded by Karen Baker. Counsel recalls motion which is to approve the Education Committee’s recommendation that the student:monitor ratio as stated in COMAR 09.11.0.08 remain the same. All in favor: Commissioners Wilson, Lord, Williams, Scott, Cooke, Johnson, Horgan and Baker. Opposed: Commissioner Bottoms-Spencer. Motion carried.**

- Legislative – Demetria Scott, Chair
 - Next meeting of the Legislative Committee is Tuesday, August 24, 2021.
 - No other comments.

COMMENTS FROM EXECUTIVE DIRECTOR: Michael Kasnic

- Current license count totals 48,297 of which 4,210 are brokers, 3,029 are associate brokers and 40,345 are salespersons, 154 are reciprocal brokers, 60 are reciprocal associate brokers, and 499 are reciprocal salesperson. Inactive total was not reported. There are 718 branch offices.
- Guaranty fund balance as of June 30, 2021 is 1,171,342.78.
- All staff is back and working as usual.
- Continuing education complaints have increased.
- Requests for reinstatement waivers are also on the rise.
- The Commission is still seeing emails regarding wholesaling.

- Status of the one-click regulation – It has been forwarded up and making its way through the process.
- Brokerage names – Explanation given on how SDAT registers business names. Issue at hand is a desired business name may be available with SDAT but not with MREC and vice-versa. Question to the Commission is if we want to allow a broker to use the same business name.

Motion (made by Jacinta Bottoms-Spencer, seconded by Marla Johnson) **That one or more brokerages may not have the same business name in Maryland. Counsel clarifies that is not law but a policy of the Commission. Issue tabled.**

COMMENTS FROM COUNSEL: Jessica Praley, AAG

- One-click has moved to the next level.

COMMENTS FROM CHAIR: Anne Cooke

- Chair would like an update on the broker supervision course.
- Chair requests update from Commission Wilson on fair housing task force.
 - Meeting was held last week. Task force would like to make request for changes to the website to address fair housing issues and direct consumers on where to go to learn about fair housing issues and resources available.
 - Task force is meeting again next month to determine where are with recommendations to be presented to the larger Commission.
 - Jillian Lord clarifies what the task force is requesting as adding links to the website.

Motion (made by Marla Johnson, seconded by Jacinta Bottoms-Spencer) **To update MREC’s website to include, for consumers, links to resources pertaining to fair housing. All in favor. Motion carried.**

UNFINISHED BUSINESS:

- Already covered.

NEW BUSINESS:

- Formation of wholesaling task force will happen; interested parties should send an email to Anne Cooke, Chair.
- Chair mentions that travel to ARELLO is in the works. Commissioners expressed concerns about travel to Florida based on current COVID statistics.
- Commissioner Horgan raised question about mask policy for the building. Michael Kasnic will send a copy of the policy sent to staff to the commissioners.
- Susan Mitchell interested in updated guidance for virtual class memo from May 2020. Advised it will be updated.

ADJOURNMENT:

There being no further business, the meeting adjourned at 11:54 A.M.. The next monthly business meeting is Wednesday, September 22, 2021.

APPROVED AS PRESENTED _____
Anne Cooke, Chairperson

APPROVED AS AMENDED _____
Anne Cooke, Chairperson