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**Maryland Real Estate Commission**  
**Business Meeting**  
*Meeting Minutes*

DATE: March 20, 2024

TIME: 10:30 A.M.

LOCATION: 1100 N. Eutaw St.  
5<sup>th</sup> Floor Conference Room  
Baltimore, MD 21201  
*(Teleconference via Google Meet)*

MEMBERS PRESENT:

Demetria Scott, *Commissioner*  
Donna Horgan, *Commissioner*  
Jean-Jacques Ellong, *Commissioner*  
Sandy Olson, *Commissioner*  
Michael Thomas, *Commissioner*  
Jacinta Bottoms-Spencer, *Commissioner*

MEMBERS ABSENT:

Nea Maloo, *Commissioner*  
Michael Lord, *Commissioner*  
Kambon Williams, *Commissioner*

STAFF PRESENT:

Robert Pambianco, *AAG*  
Raquel Meyers, *Interim Executive Director*  
Charlene Faison, *Education Director*  
Jillian Lord, *Asst. Executive Director*  
John Dove, *Commissioner, Labor*  
Sarah McDermott, *Deputy Commissioner, Labor*  
Leza Griffith, *Labor*

PUBLIC PRESENT:

Christina McGee, Maryland Realtors  
Bob Pettis, Instructor  
Brenda Kasuva, MREEA  
Monica Stewart  
Stephanie Gones, The CE Shop  
Kathie Connelly, Broker  
Chuck Kasky  
David Politzer  
Julie Stevenson

Roll Call/Quorum Announced and Meeting Called to Order

Chair called the meeting to order at 10:31 A.M.

Approval of Report of Complaints/Administrative Dismissals

**Motion** (made by Jacinta Bottoms - Spencer, seconded by Michael Thomas) **To approve the Administrative Dismissals for the month of March. Motion carried.**

Approval of Minutes

**Motion** (made by Sandy Olson, seconded by Jean-Jacques Ellong) **To approve the minutes of the February 21, 2023 business meeting.**

Committee Reports

Education – Jacinta Bottoms-Spencer, Chair

- For the month of February 2024, PSI administered 787 salesperson and 57 broker exams, compared to 909 salesperson and 80 broker exams in February 2023.
- Commissioner Bottoms-Spencer shared slides on the subject of brokerage relationships and disclosures and disclaimers.
- BRAD-SD course outline is still incomplete and not ready for a vote from the commission.

Legislative – Donna Horgan, Chair

- Chair calls on Chuck Kasky for an update on the NAR settlement. Mr. Kasky provided details of the case and what the next steps for NAR would be. He fielded questions from the commissioners after his update.
- Chair calls on Demetria Scott for an update on the MREC Commercial Agency course revision. The last hour has been updated based on information from the industry. Mr. Pambianco was gracious enough to put together a working outline based on the changes. The task force will meet again and will submit, for a vote, a completed outline at the April meeting.
- Chair Horgan
  - Informs the Commission that the radon bill will continue to be worked on and put forth again.

- Information-gathering for background checks and fingerprinting continues and that will be another piece of legislation recommended.
- The disclosure/disclaimer form has been updated and will be shared with all next month.
- The wholesaling bill currently before the legislation is being watched closely.

### Comments from Interim Executive Director

- Final action for the fee increases is still with the Secretary's office. Effective date is at least 10 days after its publication in the Maryland Register so the public is aware of the change.
- The Commission's mission statement was shared.
- Licensing stats for March were shared.
- Guaranty Fund Balance is \$1,313,750.29.
- Complaints
  - The electronic online form was done away with. Consumers will now need to file complaints by mail.
  - Forty (40) complaints were logged for the month.
  - Mrs. Meyers commended the complaint administrator for handling of the manual complaints.
- March 28, 2024 is the Maryland Realtors' Symposium which Mrs. Meyers will be attending.
- The next MREEA meeting is April 2, 2024.
- ARELLO Mentorship Zoom call is today at 2 PM.
- Licensing supervisor is awaiting approval from HR.
- Licensing specialist will start at the end of the month.
- Education assistant is still awaiting HR approval.
- Hiring of third paralegal is in process; the position has been posted.

### Comments from Counsel

- Former executive director, Michael Kasnic, had previously briefed the Commission on a decision made by the West Virginia Real Estate Commission that brokers in that state have a physical office, therefore, non-resident brokers would require an office in Maryland. Mr. Pambianco informed all that it appears West Virginia has a bill before its legislation to rescind the previously passed bill.

### Comments from Chair

- Required in-person meeting in May was recommended. Maryland Realtors has offered the use of its meeting space to MREC and it was accepted.
- Mr. Pambianco cautions about the prohibition of off-site meetings and will look into if this is allowed.
- Labor Commissioner, John Dove, interjects and states it should not be a problem.
- Commissioner Scott mentions that Maryland Realtors is a lobbying group and questions whether we should meet there. Commissioner Bottoms-Spencer shares in that concern. Commissioner Scott recommends the State's office building in Linthicum, MD.
- The position for executive director will need to be posted. A panel has been convened to work with Labor on that.
- Chair Horgan warns agents not to give out lockbox combinations.

- She also warns that after getting an offer, to follow-up on the depositing of the check.

### Old Business

- Commissioner Scott was in a meeting where there was a question about open meetings act and she shared link in the chat box. She thanked Education Director, Charlene Faison, for providing the link.

### New Business

- None.

### Public Comment

- Christa McGee, MR, gives update on the pending continuing education bill making its way through the legislation.
- Offered congrats on commercial agency outline being nearly completed and again, expressed Maryland Realtors' desire to have its staff including on the upcoming training.
- Brenda Kasuva, MREEA, asked that when updating the BRAD-SD and Commercial agency courses, can the Commission add page numbers to the slides.

### Adjournment

There being no further business, the meeting adjourned at 11:37 A.M. The next monthly business meeting is Wednesday, April 24, 2024.

APPROVED AS PRESENTED \_\_\_\_\_  
Donna Horgan, Chairperson

APPROVED AS AMENDED \_\_\_\_\_  
Donna Horgan, Chairperson