
Maryland Real Estate Commission

Business Meeting

Meeting Minutes

DATE: **March 19, 2025**

TIME: 10:30 A.M.

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

MEMBERS PRESENT:

Donna Horgan, *Commissioner, Chair*
Hope Mims, *Commissioner*
Jackie Alexander, *Commissioner*
Michael Lord, *Commissioner*
Jean-Jacques Ellong, *Commissioner*
Sandy Olson, *Commissioner*
Nea Maloo, *Commissioner*

MEMBERS EXCUSED:

Kambon Williams, *Commissioner*
Demetria Scott, *Commissioner*

STAFF PRESENT:

Scott Lederer, *Executive Director*
Robert Pambianco, *Assistant Attorney General*
Christopher Morton, *Paralegal*
Lucinda Rezek, *Paralegal*
Tenensia Stanley, *Executive Director Assistant*
Kathie Connelly, *Consultant*
Amore Umayahtha, *Licensing Specialist*

PUBLIC PRESENT:

Greg Fisk
Deb Hutson
Katelyn Taylor
Marie Lagos
Jenifer League
Barabra Maloney
Christa McGee, *Maryland Realtors*
Lisa May
Monica Stewart
Dave Stromberg
Stephanie Gones, *The CE Shop*
Veronica Rolocut
Brenda Kasuva, *MREEA*

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 March

Motion (made by Commissioner Lord, seconded by Commissioner Ellong) **to approve the Administrative Dismissals for March 2025.**

No discussion.

Motion carried.

Approval of Minutes

Motion (made by Commissioner Alexander, seconded by Commissioner Mims) **to approve the February 19, 2025, Business Meeting minutes with correction to the date for the approval of the report of complaints/administrative dismissals from December to February.**

No discussion.

Motion carried.

Committee Reports

Education - Commissioner Scott, Chair

- Mr. Lederer provided an update on the Education Committee Meeting held on March 11th. The meeting focused on reviewing course outlines and presentation slides for the following courses:

- BRAD (Brokerage Relationships and Disclosures)
- BRAD-SD (Brokerage Relationships and Disclosures – Salesperson Development)
- Broker Supervision
- The committee is currently in the process of reviewing the submitted materials. Proposed revisions and feedback will be discussed further at the next scheduled Education Committee meeting in April.

Legislative – Commissioner Horgan, Chair

- The Committee convened on the Tuesday following the Business Meeting to discuss several pending bills currently under consideration in the Senate.
- The Committee continues to make progress on matters related to background checks and fingerprinting, working through the appropriate legislative and administrative channels.

Comments from Executive Director Lederer

- As of February 2025, the active license counts are as follows:
 - 4,003 Brokers
 - 3,071 Associate Brokers
 - 38,271 Salespersons
- Mr. Lederer provided an overview of the process for handling reciprocal license applications originating from states other than Pennsylvania.
- Mr. Lederer shared updates on staffing within the Commission office, specifically regarding the Licensing Supervisor, Education Assistant, and Licensing Specialist positions.
- The total number of open complaints has decreased to approximately 226, with around 20 complaints being less than 180 days old.
- Mr. Lederer reported that three anonymous complaints related to advertising had been received. He has contacted the responsible brokers and requested that corrections be made and documented proof of compliance submitted within 30 days.

Comments from Counsel Robert Pambianco

- Counsel reviewed several pieces of legislation the Commission has been following, including Senate Bill 160, House Bill 972, and Senate Bill 815.

Comments from Chair Horgan

- The Chair requested that Mr. Lederer provide an update on the disclosure disclaimer.
- The Chair noted recent changes to the fee structure outlined in COMAR (Code of Maryland Regulations).
- The Chair reminded all licensees of the law requiring completion of Continuing Education (CE) within 30 days of license renewal.

Old Business

- There was no old business.

New Business

- Mr. Lederer introduced a proposal to revise the Continuing Education (CE) Late Fee (Reinstatement Fee) amount and update the associated terminology. He opened the floor to the Commissioners for discussion.

Motion (made by Commissioner Lord, seconded by Commissioner Olson) **to change the CE late fee to \$75 and change the wording to CE Late Fee (Reinstatement Fee).**

No discussion.

Motion carried.

Public Comment

- Christa McGee
 - Ms. McGee provided an update on Senate Bill 815, noting that written testimony had been submitted and discussions were held with the sponsor. As a result of these discussions, the sponsor amended the bill to remove Real Estate licenses and other boards from the bill.
 - Ms. McGee also expressed her gratitude to Mr. Lederer for his participation in the Commercial Symposium on March 20th.
- Brenda Kasuva
 - Ms. Kasusa confirmed with Mr. Lederer the specific course outlines currently under review by the Education Committee.
 - Ms. Kasusa expressed her thanks to Mr. Lederer and Christa for their participation in the MREEA Maria Meeting scheduled for April 23rd.

Adjournment

There being no further business.

Motion to adjourn the meeting (made by Commissioner Alexander, seconded by Commissioner Olson).

Motion carried.

The next monthly business meeting is Wednesday, April 23, 2025.

APPROVED AS PRESENTED _____ *Donna Horgan* _____

Donna Horgan, Chairperson