

Maryland Real Estate Commission

Business Meeting

Meeting Minutes

DATE: December 17, 2025

TIME: 10:30 A.M.

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

MEMBERS PRESENT:

Demetria Scott, *Commissioner, Chair*
Sandy Olson, *Commissioner*
Joe Wilson, *Commissioner*
Jackie Alexander, *Commissioner*
Kambon Williams, *Commissioner*
Roxanne Alston, *Commissioner*
Nea Maloo, *Commissioner*
Hope Mims, *Commissioner*

MEMBERS ABSENT:

STAFF PRESENT:

Robert Pambianco, *Assistant Attorney General*
Scott Lederer, *Executive Director*
Tenensia Stanley, *Assistant to the Executive Director*
Christopher Morton, *Paralegal*
Aajah Harris, *Policy Director*
Allison Simpson, *Education Assistant*

PUBLIC PRESENT:

Boyd Campbell
Kathie Connelly
Kathleen Dartez
Jessica Fox
Dawn Friend
Kourtney Hunter
Deb Hutson
Marie Lagos
Tamekia Martin
Brenda Kasuva
Christa McGee
Kitty Owings
David Pulitzer
Tammy Satzberg
Gwendolyn Wynn
Bob Pettis
Stephanie Gones
Dave Stromberg

Roll Call/Quorum Announced and Meeting Called to Order

- Chair Scott called the meeting to order at 10:35 a.m. A roll call was conducted by Executive Director Lederer, confirming that a **quorum was present**.
- The meeting was recorded and transcribed to ensure the accuracy of these minutes.

Approval of Report of Complaints/Administrative Dismissals for December

Motion (made by Commissioner Alexander, seconded by Commissioner Wilson) to approve the Administrative Dismissals for December 2025.

No discussion.

Motion carried.

Approval of Minutes

Motion (made by Commissioner Wilson, seconded by Commissioner Mims) to approve the November 19, 2025, Business Meeting minutes without corrections.

No discussion.

Motion carried.

Committee Reports

Education - Commissioner Mims, Chair

- The Education Committee held a brief meeting in November to focus on the preparation for January 2026 meetings with PSI to finalize processes related to exam test questions.
- There will be no Education Committee meeting in December.
- Beginning January 2026, the Education Committee will resume meeting on the third Tuesday of each month at 11:30 a.m.

Legislative – Commissioner Alexander, Chair

- The Legislative Committee met on November 24th.
- The updated Property Disclosure/Disclaimer Form is still pending, as the final review has not been released yet. The Committee discussed both the immediate publication and identifying potential future revisions for the next review cycle.
- The committee discussed adjusting meeting schedules to accommodate the upcoming legislative session, focusing on fingerprinting/background checks and property management licensing for the 2027 legislative session..
- The next Legislative meeting is scheduled for the fourth Monday in January.

Comments from Executive Director Lederer

- Mr. Lederer presented the November 2025 year-over-year license statistics with a total of 45,339 licensees, including reciprocals.
- The Guarantee fund balance as of October 31, 2025, is \$1,305,317.96.
- The Commission is working with its Education Department to reintroduce student evaluations for continuing education classes. These evaluations will provide quality oversight and accountability moving forward.
- The Commission processed 77 letters of qualification for out-of-state licensees in November.

Comments from Counsel Robert Pambianco

- Two major regulatory amendments have been published in the Maryland Register:
 - CE Late Fee Increase to \$75 and CE Course Approval Fee set at \$25 – were published on December 12, 2025.
 - Broker Supervision Course Reduction from 3 hours to 1.5 hours – was published on December 1, 2025
- If no substantive public comments are received, the Commission may be able to take final action on both items at the January 21, 2026 meeting.
- The revised Property Disclosure/Disclaimer Form is still expected to be released for publication in the Maryland Register on January 23, 2026. Final

Commission action expected in March 2026, following the public comment period.

Comments from Chair Scott

- Chair Scott expressed gratitude to the commissioners for their service and expertise, emphasizing the value of volunteer leadership.
- Chair Scott recognized the long-serving commissioners and new members who assumed leadership roles in 2025.
- Chair Scott also noted the continued vacancy of a consumer-member position.
- Chair Scott highlighted a recent enforcement case involving improper sharing of lockbox access codes. She emphasized that providing access to unlicensed individuals (clients, assistants, investors) violates Commission rules and may result in license revocation, and she reinforced that lockbox access is a serious consumer-protection issue.

Old Business

- Executive Director Lederer reported that the Advertising Checklist Task Force met multiple times.
- Several substantive revisions were identified, particularly related to electronic and social media advertising.
- A revised checklist is being finalized and is expected to be presented for Commission review at the January 2026 meeting.

New Business

- There was no new business.

Public Comment

Christa McGee

- Thanked the Commission for collaboration and participation in recent legislative meetings.
- Expressed appreciation for ongoing communication and cooperation.

Brenda Kasuva

- Asked for clarification on the implementation of student evaluations, including delivery methods for in-person and virtual courses.
- Suggested providing compliance reminders to school administrators regarding course advertising, attendance verification, and approval timelines.

Additional Remarks

- Mr. Lederer confirmed that evaluations will apply to all required courses and that consultation with educators will occur to address virtual delivery challenges. Mr Lederer clarified course advertising and approval timing requirements.

Adjournment

There being no further business.

Motion to adjourn the meeting (made by Commissioner Alston, seconded by Commissioner Wilson).

Motion carried.

Meeting adjourned at 10:58 a.m.

The next monthly business meeting is on Wednesday, January 21, 2026.

APPROVED AS PRESENTED ____SIGNATURE ON FILE____

Demetria Scott, Chairperson