

**MARYLAND COMMISSION OF REAL ESTATE APPRAISERS,  
APPRAISAL MANAGEMENT COMPANIES, AND HOME INSPECTORS  
BUSINESS MEETING MINUTES**

**DATE:** June 8, 2021

**TIME:** 10:33 am

**PLACE:** 500 N. Calvert Street (virtual meeting)  
2nd Floor Conference Room  
Baltimore, Maryland 21202

**PRESENT:** Commissioner Anatol Polillo, Chairman  
Commissioner Harold Huggins, Vice-Chair  
Commissioner Jeremiah Hosford  
Commissioner Coleen Courtney-Morrison  
Commissioner Sean Troxell  
Commissioner Gwen Skillern  
Commissioner Michelle Marzullo  
Commissioner James Smith  
Commissioner Steve Feyerick  
Commissioner Nathan Cavey  
Commissioner Thomas Owen  
Commissioner Stacy Harman

**ABSENT:** Commissioner Bob Hergenroeder

**DEPT. OF LABOR STAFF PRESENT:** Greg Morgan, Commissioner  
Todd Blackistone, Executive Director  
Sloane Fried Kinstler, Assistant Attorney General  
Michael Szlachetka, Administrative Specialist

**OTHERS PRESENT:** None identified

**Call to Order**

Commission Chairman, Anatol Polillo, called the business meeting of the Commission of Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors to order at 10:33 am.

**Approval of Minutes**

It was discussed that the minutes of the business meeting held on April 13, 2021 would be amended under the Home Inspector Complaint Committee Report.

By Motion made by Commissioner Huggins, seconded by Commissioner Troxell, and carried by a unanimous vote, the minutes of the April 13, 2021 business meeting were approved.

**Real Estate Appraiser Complaint Committee Report**

Executive Director, Todd Blackistone, reported to the Commission that the Appraiser Complaint Committee met prior to the public meeting and reviewed 8 items of business placed before the Committee. The disposition of which was as follows:

Complaints	-	21- REA - 44	Dismissed
		21- REA - 46	Dismissed
		21- REA - 50	Remedial Education and informal hearing
		21- REA - 58	Remedial Education
		21- REA - 62	Dismissed
		21- REA - 66	Dismissed
		21- REA - 70	Dismissed
		21- REA - 71	Dismissed

A Motion was made by Commissioner Courtney-Morrison, and seconded by Commissioner Harman, that the Commission accept the report and recommendations of the Appraiser Complaint Committee. This motion passed by a unanimous vote.

**Home Inspector Complaint Committee Report**

Commissioner Troxell reported that the Home Inspector Complaint Committee met prior to the public meeting and reviewed 9 items of business placed before the Committee. The disposition of which was as follows:

Complaints	-	21- INSP - 25	Precharge
		21- INSP - 27	New report
		21- INSP - 28	New report and Remedial Education
		21- INSP - 31	Closed
		21- INSP - 32	Precharge
		21- INSP - 43	New report
		21- INSP - 53	New report
		21- INSP - 60	Dismissed
		21- INSP - 61	Precharge

A Motion was made by Commissioner Skillern, seconded by Commissioner Smith, and unanimously carried that the Commission accept the recommendations of the Home Inspector Complaint Committee.

### **Education Committee Report**

Commission Chair Polillo reported that the Appraiser and Home Inspection Education Committees met on this date and approved 37 courses. The Appraiser Education Committee reviewed 21 courses and, of those, approved 18 courses and the Home Inspection Education Committee reviewed 20 courses and, of those, approved 19 courses.

A Motion was made by Commissioner Huggins, seconded by Commissioner Marzullo, and unanimously carried that the Commission accept the recommendations of the Education Committees.

### **Old Business**

#### **Uniform Standards of Professional Appraisal Practice (USPAP)**

Executive Director, Todd Blackistone, addressed the Commission about updating the Uniform Standards of Professional Appraisal Practice (USPAP) to current edition by amending COMAR 09.19.05.01. Mr. Blackistone informed the Commission that there were no public comments regarding the regulation.

Assistant Attorney General, Sloane Fried Kinstler, addressed the Commission and informed the Commission that it would be appropriate for the board to take final action. COMAR 09.19.05.01 will now reflect the most recent and amended Uniform Standards of Professional Appraisal Practice (USPAP) and will not have to be modified with each update.

A Motion was made by Commissioner Huggins, seconded by Commissioner Hosford, and unanimously carried that the Commission approve the amendments to COMAR 09.19.05.01 for final action.

### **Chairman's Report**

Commission Chairman, Anatol Polillo, addressed the Commission regarding a new development regarding home inspections. Due to recent market trends some buyers are requesting walk through visual inspections. The Commission decided to look further into this development and reconvene in the future.

### **Assistant Attorney General's Report**

No report offered.

## New Business

### Reinstatement of a Real Estate Appraiser License # 1

Executive Director, Todd Blackistone, addressed the Commission about a former real estate appraiser who contacted the Commission to reinstate their license. This individual's Licensed Appraiser license expired in 2016. The Maryland Statutes states that a licensee may reinstate and appraiser license in up to 3 years. Due to the combined 10 years of experience as being licensed in Maryland, DC and Virginia the Commission decided to allow the reinstatement of the expired license.

A Motion was made by Commissioner Huggins, seconded by Commissioner Courtney-Morrison, and unanimously carried that the Commission allow the reinstatement of the expired license.

### Reinstatement of a Real Estate Appraiser License # 2

Executive Director, Todd Blackistone, addressed the Commission about a former real estate appraiser who contacted the Commission to reinstate their license. The individual's license expired in 2009 who was unable to maintain the license due to family issues. Due to the amount of time not practicing in the appraisal field the request was denied.

A Motion was made by Commissioner Huggins, seconded by Commissioner Harmon, and unanimously carried that the Commission deny the reinstatement of the expired license.

### Reinstatement of a Real Estate Appraiser License # 3

Executive Director, Todd Blackistone, addressed the Commission about a former real estate appraiser who contacted the Commission to reinstate their license. This individual's Certified Residential license expired in 2013, but has maintained the continuing education requirement since and kept it current.

A Motion was made by Commissioner Feyerick, seconded by Commissioner Huggins, and unanimously carried that the Commission approve the reinstatement of the license provided the Commission can verify evidence of consistent and consecutive continuing education of 42 hours per license cycle since the license expired.

### Reinstatement of a Real Estate Appraiser License # 4

Executive Director, Todd Blackistone, addressed the Commission about a former real estate appraiser who contacted the Commission to reinstate their license. This individual held a real estate appraiser license in the State of Virginia, which was suspended in 2010. The Commission requested information about this incident, but received no response.

A Motion was made by Commissioner Huggins, seconded by Commissioner

Courtney-Morrison, and unanimously carried that the Commission deny the reinstatement of the license.

#### Home Inspector Audit

Executive Director, Todd Blackistone, addressed the Commission regarding a home inspector who was audited and failed to produce 30 hours of approved continuing education. The individual did produce 23 hours of approved continuing education, but completed additional continuing education after the audit. Per COMAR 09.36.08.02. A renewal applicant shall complete at least 30 hours of qualifying continuing professional competency for each 2-year registration term.

A Motion was made by Commissioner Huggins, seconded by Commissioner Harman, and unanimously carried that this issue be presented to the Home Inspection Complaint Committee.

#### Home Inspector Applicant

Executive Director, Todd Blackistone, addressed the Commission regarding home inspector license applicant who was discharged from the Coast Guard in 2016. In addition, the applicant has two prior convictions. In 2017 they were was guilty with possession of cocaine, a misdemeanor. This individual was also found guilty of possession with intent to distribute marijuana in 2017 for which they received probation.

A Motion was made by Commissioner Troxell, seconded by Commissioner Feyerick, and unanimously carried that the Commission would not automatically bar this individual from licensure based on the above mentioned convictions.

#### Appraisal Management Company (AMC) Controlling Person

Executive Director, Todd Blackistone, addressed the Commission regarding an AMC applicant. This individual has a felony conviction for sexual conduct 28 years ago. Due to the length of time since the conviction and the applicants clean record since that time, the Commission approved the application.


A Motion was made by Commissioner Feyerick, seconded by Commissioner Courtney-Morrison, and by majority carried that the Commission approved the Appraisal Management Company's application.

Adjournment

There being no further business to discuss, a Motion was made by Commissioner Huggins, seconded by Commissioner Troxell, and unanimously carried that the meeting adjourn. The meeting adjourned at 12:15 p.m.

   Approved without corrections

   Approved with corrections

Signature on file 

\_\_\_\_\_  
Commissioner Anatol Polillo, Chair

10/22/21  
Date