

**MINUTES OF MEETING OF SECTION COUNCIL
REAL PROPERTY SECTION
TUESDAY, NOVEMBER 11, 2008**

A meeting of the Section Council for the Real Property Section of the MSBA was held on Tuesday, November 11, 2008 at That's Amore in Columbia, Maryland. The following Section Council members were present: Hilary O'Connor (Chair), Terry Shea (Vice Chair), Sara Arthur, Cynthia Berman, Ronald Deutsch, Emerson Dorsey, Mark Dopkin, Guy Flynn, Rick Froehlinger, Paul Rieger, Dave Severn, Tracey Skinner (Past Chair) and Deborah Dopkin (Board of Governor liaison).

1. Call to Order – Ms. O'Connor called the meeting to order at 6:25 p.m.
2. Prior Meeting Minutes – The prior meeting minutes were approved and have been posted on the website.

3. Chair's Report

- (a) Real Property – Tax Law Section Networking Event – Ms. O'Connor reported that the planning for the networking event of approximately two hours is in progress. She reported that there will be a short educational component that would last an hour or less. The event will be held on March 12, 2009. The tentative location is That's Amore in Columbia, Maryland. Further discussion was held on the topic of that educational component.

- (b) Title Insurance Issues – Public Protection Committee – Paul Rieger presented a brief report reflecting no major issues.

- (c) Commission to Study Title Insurance – Paul Rieger discussed briefly the Client Trust Fund and that there was not likely to be anything significant to report until the Spring when the legislative session resumes.

- (d) Proposal Bylaw Revisions – Board of Governors – Terry Shea reported that a Blue Ribbon committee was established to work on possible revisions. Edward Gillis is Chair and that members would be designated to serve on this committee. Ms. Shea led a discussion regarding the proposal to revise the By-laws and the potential benefits of the same.

4. Committee Reports

- (a) Legislative Committee – The Committee is awaiting any new legislation that will promulgated during the upcoming Session.

- (b) Real Estate Discussion Group – (Rick Froehlinger, Chair) Mr. Froehlinger reported that a lunch meeting was held on November 18, 2008 and that an additional meeting would be held on December 9, 2009. The topic slated for discussion at that

meeting is the recent legislation regarding controlling interests. Mr. Froehlinger reported that there is a need for additional speakers at future events. Possible topics and specific potential speakers for future meetings were discussed next. Topics discussed included case updates and green leases/buildings.

(c) Technology Committee: (Mark Dopkin – Chair).

(i) Webcasting – Mark Dopkin noted that Gore Brothers has agreed to continue webcasting the lunch meetings and spoke positively about their efforts. Gore Brothers would coordinate efforts with Rick Froehlinger.

(ii) List Serve – Mr. Dopkin reported that the listserv is experiencing continuing issues with what constitutes a proper posting topic. A discussion also ensued concerning establishing a forum for job postings off the Listserv and publicizing this new resource.

(iii) Website Monitoring - Mr. Dopkin offered no new report.

(iv) E-Filing – Mr. Dopkin offered no new report.

(d) Education: (Guy Flynn – Chair)

(i) Advanced Real Property Institute – Ms. Berman reported that the Advanced Real Property Institute held on October 29, 2008 at the Tremont Grand Hotel was a success. There were One Hundred Five (105) registrants. She discussed having additional people on the committee in future years to fill potential gaps that may occur.

(ii) MICPEL Liason – No report.

(iii) Mentor Program – Guy Flynn reported that the Mentor/Mentee project was actively being developed for this year. He further reported that this year there are significantly fewer mentees signing up for mentoring. Mr. Flynn further discussed that perhaps utilizing the various real estate clubs at the various law schools could help reinvigorate the mentor/mentee program.

(iv) University of Maryland/University of Baltimore – Law School Liasons. Mr. Flynn discussed that the winter/spring panel should explore potential interest in the Mentor/Mentee or other networking programs.

Mr. Flynn next discussed that members of the Student Bar Association are eligible to attend Maryland Bar Association lunches. It was thought that every law student at University of Baltimore is deemed a member of the Student Bar Association. If true, they would be eligible to attend as members of that Association. Mr. Flynn will verify the Student Bar Association issued. Mr. Flynn next reported that the Chair of University of Baltimore's Student Association has reached out to him offering various

ideas. The University of Maryland's Chair has also recently contacted Mr. Flynn. It was thought that students will have increased desire to network given the current job market.

(v) Annual Meeting – The Annual Meeting will be held on Friday June 12, 2009. Sara Arthur reported that the committee will be organized in the coming months. Some discussion developed on suggested sessions and topics. Style of session was also discussed.

(e) Foreclosure Committee – (Jeff Nadel, Chair) – Foreclosure Committee

Ronald Deutsch reported that a breakfast on November 19, 2008 was scheduled at the Greenbelt Marriott. Delegate Doyle Nieman would speak on the legislature's perception of whether the new foreclosure law has been a success.

Mr. Deutsch also discussed the Rules Committee Meeting and the rules that are forthcoming. He also reported that Prince George's County has proposed new regulations that criminalize the non-reporting of vacant property to the County. That criminalization includes sanctioning the attorney/trustee handling the foreclosure action, which attorney/trustee would have no knowledge of a property's vacancy. This issue was being addressed by the Committee.

(f) Ground Rules (Marc Begoffen, Editor) - Ms. O'Connor reported that the next edition is in progress, with the goal of being published by year end. A student assistant editor was thought to be useful and a search will be made to fill that position.

(g) Alternate Dispute Resolution Committee (Tom Barbuti, Chair) – No Report

(h) Land Use Committee – (David Freishtat, Co-Chair; Nancy Regelan, Co-Chair). No report.

(i) Land Records Oversight - (Bill Hoffman and Sara Arthur, Chair) - No report.

(j) Planning Committee (Nicole Lacoste, Chair) – Ms. O'Connor reported that a new survey of Section members is being planned to help in long term planning efforts. The usefulness of web-casting was thought to be one topic to be included in the Survey. Copies of the June, 2006 survey results were distributed after the meeting.

5. Other Reports/Updates – Deborah Dopkin reported on several issues that have arisen with the Board of Governors, including the issue of declining IOLTA payments being made. Materials were delivered after the meeting. No additional reports or updates.

6. New Business

(a) Meeting – The next meeting of the Section Council will be held on Tuesday, January 13, 2009, at 6:15 p.m. at a place to be determined.

The meeting adjourned at approximately 7:45 p.m.

Respectfully submitted,

Ronald S. Deutsch, Secretary