

## DSAC General Meeting Notes on December 3, 2021

The meeting was brought to order at 9am, after breakfast was served at Chartwell Country Club, by JJ Fegan. Mary Groven, President of AACAR, then swore in President Pam Batstone, VP Lisa Werre, Secretary, Mary Ann Zaruba, Treasurer, Kevin Bonk and 2 new directors, Amelia Whitman and Kristen Whitaker for our upcoming DSAC Board.

JJ then presented our \$500 check to Brad Walsh for Fish for a Cure, \$4500 to Leah Paley for Anne Arundel Food Bank, and \$4500 to Brianna Walsh, representing Anne Arundel Medical Center. The Realtors food drive this year raised over 160,000 pounds of food this Harvest for the Hungry, according to Leah and the need is up 45% over the last 2 years, so it is most appreciated. JJ then said today's meeting would sponsor the Lighthouse Shelter, working with the homeless, that DSAC will match members' donations up to \$1000. Kevin has made our website have the ability to collect money on the site to avoid the paper. Lisa Werre came up with the slips and we are liking the ease of making money for local charities.

Joel Gibney, of Net Inspections, came to our meeting and gave us a check and a promise to sponsor our February meeting. We need to follow up if he got us his bio and logo.

Pam Batstone then thanked JJ for his over twenty years of service as he retired from DSAC with our heartfelt thanks and a \$100 gift certificate to Anglers. They then introduced Andy Levy, Esquire/Owner for Capitol Title and sponsor for our meeting who broke into an educational and entertaining "tips, Topics, and War Stories." He stressed the importance of strictly following dates of acceptance and timelines, and working the inspection contingencies in practical situations. Then, Carolyn Broesker, Esquire/Owner of Homeland Title, who recently merged with Andy's Capitol Title, discussed how the county and state are going after all recapture taxes, and if someone dies it is no longer allowed to receive homestead exemptions. Carolyn mentioned remote closings are way up due to covid, and can be complicated if the parties are not technologically equipped. Disclose any material defect or latent defect if it would affect the safety or price the buyer might pay. We are not required to disclose stigmatized properties, but as a buyer's agent, it might be prudent. JJ then adjourned our meeting wishing us all well during the Holidays at 10:30am.

There were 5 cell phones that rang during our meeting, may I suggest we go back to taking a \$25 OR \$50 fine for a ring during the meeting for our charity of the day?

Respectfully submitted,  
Mary Ann Zaruba  
DSAC Secretary