



BOARD OF REGISTRATION FOR BUILDING CONTRACTORS



Meeting Minutes

November 5, 2024 - Microsoft Teams

Meeting Attendees

Members Present	Ralph Mollet (Chair)	Josh Rosenthal	Kunal Sakhuja	David Biron			
OCP Staff	Eric Friedman	K. Samuel Buo	Shaun Carew	Patty Vitale	Brian Shin	Cindy Flores	Matthew Kaufman

New Applications:

4 Sight Investment Group LLC	Dustin Koonce -Owner
Avis R Company Inc.	Applicant did not show, Deferred.
Dovetail Construction Management, LLC	Bryan Whittington -Owner
Kent Construction Group LLC	Alan Newcomer -Owner
Monumental Builders LLC	Ian Marsteller -Founder/Owner
Revamp Design Build Corp.	Robert Lee -Owner
Westwood Associates LLC	Matthew Robison -Vice President of Construction Operations, EYA LLC Lorin Randall -Senior Vice President of Townhome Construction, EYA LLC Robert Pepitone -Senior Project Accountant, EYA LLC
Dream Finders Homes LLC	Jon Adler -Division President Tony Cusumano -Vice President of Operations

Renewals:

Montgomery County Students Construction Trades Foundation Inc.	Tony Crane -Active Board Member Bryan Whittington -Active Board Member
--	---

Deferred from last Board meeting:

N/A	
-----	--

Property Owner Acting as Contractor Waiver:

--	--



BOARD OF REGISTRATION FOR BUILDING CONTRACTORS

N/A	
-----	--

Meeting Called to Order: 8:30am

Old Business: The minutes from the October 1, 2024, meeting was approved.

1. **New Applications:**

- **4 Sight Investment Group LLC:** Approved. The Board inquired about the applicant's building experience and ownership of the properties listed in his application. The applicant stated that he has over 20 years of experience in renovation projects in both Florida and California. In terms of property ownership, the applicant clarified that he was the property owner for the projects in Florida. For the California projects, the properties were owned by the U.S. Department of Veterans Affairs, with the applicant's role being to oversee and support construction efforts on behalf of the government. The Board also sought further clarification on the applicant's specific responsibilities in the projects he listed. The applicant explained that he was responsible for managing the projects and supervising the work of the superintendents. In addition, the Board asked about the applicant's interest in pursuing building projects in Montgomery County. The applicant noted that he has lived in the area for approximately six years and is now seeking opportunities to engage in the construction of new homes within the region. Finally, the Board questioned the applicant regarding the source of building materials, specifically whether the suppliers were local or from out of state. The applicant responded that while the suppliers for his previous projects were out of state, he intends to establish relationships with local suppliers moving forward.
- **Avis R Company Inc:** Applicant did not show to meeting. Application has been deferred to next Builders Board Meeting.
- **Dovetail Construction Management, LLC:** Conditional Approval pending the submission of the contract for the property located at 10724 Rock Run Drive, Potomac MD 20854. The Board inquired whether any permits had been pulled for the projects and, if so, who was responsible for obtaining them. The applicant confirmed that the property owner had pulled the



BOARD OF REGISTRATION FOR BUILDING CONTRACTORS

necessary permits; however, the property owners did not apply for Property Owner Acting as Contractor (POAC) waivers. Additionally, the Board asked who provides the New Home Warranty for the projects. The applicant responded that they are responsible for providing the New Home Warranty.

- **Kent Construction Group LLC:** Approved. The Board inquired about the lapse in the applicant's registration. The applicant explained that he had mailed in his application and payment to renew his registration but did not realize it had remained lapsed until this year. As a result, he decided to personally hand-deliver his application and payment to reapply. The Board also asked about the applicant's building experience and prior projects. The applicant clarified that his construction work has been limited to Anne Arundel County, but he is now seeking opportunities to build in Montgomery County. He further stated that he holds both a state license and a Maryland Home Improvement Commission (MHIC) license.
- **Monumental Builders LLC:** Conditional Approval pending the signing of a new contract. The Board inquired whether permits had been pulled for the property in Montgomery County. The applicant responded that permits have not yet been obtained, as they are waiting to be registered with Montgomery County. The Board also asked about the applicant's experience. The applicant stated that they have experience in building projects across Washington, D.C. and Virginia, including multifamily developments, renovations, and ground-up construction.
- **Revamp Design Build Corp.:** Approved. The Board inquired about the lapse in the applicant's registration and the duration of their previous registration. The applicant explained that they had forgotten to renew their registration and confirmed that they had been registered for approximately 17 years prior to the lapse. The Board also questioned when the two properties in Montgomery County were finalized after their registration expiration. The applicant indicated that one property was finalized in December 2023, and the other was finalized in July 2024. The permits for both properties had been pulled while their registration was still active. Finally, the Board asked about the applicant's presence on-site for projects.



BOARD OF REGISTRATION FOR BUILDING CONTRACTORS

The applicant confirmed that they are physically on-site to oversee operations.

- **Westwood Associates LLC:** Approved. The Board inquired about who pulled the permits for the properties. The applicant stated that the permits were pulled by EYA LLC. Once the applicant is registered, the permits will be transferred to Westwood Associates LLC. The Board also asked whether a seller registration component should be required. The applicant confirmed that they are registered as a New Home Seller.
- **Dream Finders Homes LLC:** Approved. The Board inquired about the reason for the lapse in registration. The applicant acknowledged that they did not renew on time, explaining that they did not receive the notification sent by OCP via mail or email. However, they accepted responsibility for ensuring their registration was maintained and acknowledged that it was their obligation to stay current with the renewal process.

2. Renewals:

- **Montgomery County Students Construction Trades Foundation Inc.:** Approved. The applicant was requested to attend the meeting to explain the mission of their entity and to address a specific OCP case. The applicant outlined the mission of their entity, which focuses on training and developing future workers in the industry. Regarding the OCP case, the applicant provided further details. They initially believed the issue was related to a leak from the shower pan, but it was later determined that this diagnosis was incorrect. Upon reassessment, the applicant brought in an environmental hygienist to address the issue. Mold remediation was completed, and the property was restored to a satisfactory condition. The customer subsequently requested additional monetary compensation.

3. Deferred:

N/A

4. Property Owner Acting as Contractor Waiver:

N/A



BOARD OF REGISTRATION FOR BUILDING CONTRACTORS

5. Discussion items with the December 2024 builder registration renewals list
 - a. Guarantee Fund Claims

Meeting Adjourned: 9:31 am

Next Meeting: December 3, 2024