



# BOARD OF REGISTRATION FOR BUILDING CONTRACTORS



## Meeting Minutes

### October 1, 2024 - Microsoft Teams

<b>Members Present</b>	Ralph Mollet (Chair)	Josh Rosenthal	Lee Boyle				
<b>OCP Staff</b>	Eric Friedman	K. Samuel Buo	Shaun Carew	Brian Shin	Matthew Kaufman	Maggie Garay	
<b>New Applications:</b>							
CMX Construction Group, LLC				Cledson Macieski – Owner			
E&K Contractor LLC				Keyvan Salehi – President			
JJL Builders LLC				Luis Urquilla – Owner			
U.S. Homes, LLC				Garnett McNeill – Controller for MD division			
<b>Renewals:</b>							
<b>Deferred from last Board meeting:</b>							
Productivity Architects, Inc.				Yuri Sky – President			
<b>Property Owner Waiver:</b>							
Hernan Baron				No Show/Withdrew Application			
Ioana Ballinger							
<b>Discussion:</b>							
N/A							

**Meeting Called to Order:** 8:30 AM

**Old Business:** The minutes from the September 3, 2024, Board meeting was approved.

**September Meeting Minute Updates:**



## BOARD OF REGISTRATION FOR BUILDING CONTRACTORS

3805 Egerton Ave LLC: Conditional approval at last meeting; additional information received. Application approved.

Brodley Construction LLC: Conditional approval at last meeting pending updated contract. Contract received; application approved.

Joy Custom Design Build, LLC: They have not submitted an updated contract. They missed the conditional registration deadline for and have requested extension, which was approved until October 4, 2024.

Productivity Architects: Application was denied at last meeting; they provided additional information. Application was deferred to this board meeting.

### **New Applications:**

CMX Construction Group, LLC – Approved. The Board requested the applicant provide a summary of the court case with Washington Gas Light which is currently open. Owner said CMX has paid the outstanding charges, and the case should be closed. CMX used a water subcontractor who damaged gas line on a weekend. CMX was never advised because notices were sent to the wrong address. Once CMX was made aware, they settled and paid \$1K charge. Board questioned if the gas lines were properly marked, and CMX admitted they were. The Board requested the applicant provide a summary of the court case with High Standard Remodeling – case was dismissed. Board asked if the bankruptcy of Potomac Construction contributed to this case, and the Owner stated that it caused unfinished work on this project. The applicant additionally stated that High Standard only performs trim work; CMX was responsible for build out. The Board subsequently asked about their experience building new homes. Applicant stated that CMX has built 3 SFH and done “tons” of condo conversions. They are currently building 6 houses in DC.

E&K Contractor LLC – Approved. The Board requested the applicant provide a summary of the court case with their resident agent, Mohammad Rezaei. The complaint was closed in 2018 due to consumer lack of response. The applicant said his company was established in 2020. The Board asked about the relationship with Mohammad Rezaei. The applicant said he works as consultant w/E&K. The Board asked about builder experience and what role E&K had in the Bradley Blvd. projects. The applicant said they were serving as project management and were



## BOARD OF REGISTRATION FOR BUILDING CONTRACTORS

paid as a consultant. The Board asked who held the home warranties for these two projects and were informed that Arcon Construction provided the home warranties. The Board asked if the applicant has his MHIC license, and the applicant responded in the affirmative. The Board inquired regarding the Loring Drive property. The applicant responded that this is his residence, and no building permits have been acquired yet as the project still in the planning stages. When the Board inquired if E&K has an ownership interest in the Bradley Blvd. properties, the Applicant responded that E&K is a managing investor. The Board asked if there was any relationship with City Homes LLC, and the applicant said yes, they helped with construction of Bradley Blvd. property. The Board asked what E&K's responsibilities at the Bradley Blvd. projects. The applicant replied they were one of several partners, including Arcon. E&K was only the project manager on these projects but did not do the construction.

JJL Builders LLC – Approved. The Board asked for information regarding the applicant's experience. The applicant said he used to help his father for many years and worked on commercial projects in DC as a foreman. He then opened his own remodeling business in 2022. He has worked on two teardown projects. The current permit was issued under a previous name, but no contracts have been signed under this company name. The Board informed the applicant that if this application is approved, the permit needs to be changed to the new company name. The Board inquired if the applicant understood the new home warranty process and were informed that the applicant submitted a sample which was compliant.

U.S. Home, LLC – (T/A Lennar) – Approved. Maryland Builder license expired 6/7/24. Complaints: both resolved. There are 15 pending complaints for defects at the Office of Attorney General; the State anticipates resolution of all in the ordinary course of business. The Board asked what type of volume of new home builds are performed in Maryland. The Applicant stated they typically build ~1,200 homes in Maryland. Applicant's license expired due to an oversight during the transition of Montgomery County work from their VA to MD division. No compliance issues, and they have not signed any new contracts during the time the license was expired. The Board expressed concern over how the builder is presented to buyers, since they are a subsidiary of Lennar, and wanted to be sure that citizens know who is selling the home to be built. The Applicant stated that all the new home signs say "Lennar", but the PPA Purchasing agreement says both company names. They stated they will be in touch with the specific language on the contracts.



## BOARD OF REGISTRATION FOR BUILDING CONTRACTORS

### **Deferred from last month:**

Productivity Architects, Inc. – Denied. At last month’s meeting, this Applicant was recommended for denial. The Applicant has since provided more documentation outlining building experience. Compliance review – virtually no permits pulled for any properties aside from a few electrical permits and two deck permits. In the Applicant’s experience, they have listed 15-20 homes as experience but did not provide the scope of work. The Board questioned the Applicant as to what role they had in these projects and were told the role was more oversight than building experience. If a permit was pulled it was by a licensed professional. The applicant stated that some of these projects were performed for friends, while his resume states he was the responsible party. The applicant’s scope of work provided verbally did not match the experience listed on his resume. The applicant repeatedly said permits were not required because it was cosmetic work. The Applicant stated his role was as project manager. The Board countered, saying the role of a project manager is to administrate all the necessary building permits. The Board again heard that the Applicant does not have his MHIC license. The Board stated this is either a fundamental misunderstanding or intentional avoidance of regulations. Finally, the Board stated that this is the Applicant’s second time before the Board, and the professional staff of OCP have provided documents that conflict with what the Applicant is stating.

### **Property Owner Waiver:**

Hernan Baron – Withdrawn. Applicant did not appear for the Board meeting.

Ioana Ballinger – Approved. The Board and Applicant had extensive discussion about her qualifications to build the property. Her husband is a General Contractor but is not an applicant and is not on the Deed. The Board wanted to be sure the Applicant would be the one overseeing the project, as she was the one listed on the application. The Board discussed denying the application because she isn’t going to be doing the work; she’s applying to be the General Contractor. The Board stated the husband’s experience should not be considered in approving or denying the application. OCP stated that the purpose of the Property Owner Waiver is to ensure the build complies with county building codes. It does not require prior experience of building new homes. The Board restated that this waiver is to ensure that the homeowner will comply with all codes and laws, not that they personally



## BOARD OF REGISTRATION FOR BUILDING CONTRACTORS

understand all facets of building. They should have the administrative capability to organize and manage the project. The Board also wanted to ensure the Applicant has no intention of building and then selling. The Applicant assured the Board of their intent and desire to live in the property.

**Renewal List:** The renewal list was viewed, and no objections were found to renewing all applicants.

**Meeting adjourned:** 10:18 AM

**Next meeting:** November 5, 2024 at 8:30 AM