



BOARD OF REGISTRATION FOR BUILDING CONTRACTORS



Meeting Minutes

September 3, 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 | Brian Shin | Cindy Flores Matthew Kaufman |
| New Applications: | | | | | |
| 3805 Egerton Ave LLC | | Sanjeev Tuli -President | | | |
| Brodley Construction LLC | | Larry Brodar -President | | | |
| Harkins Builders, Inc. | | Jacqui Ray -Assistant Controller | | | |
| Homecrest Builders, Inc. | | Gabriel J. Silva -Owner | | | |
| Joy Custom Design Build, LLC | | John Joy – Owner, Mike Bousman - Project Manager, Alex Mathov – Controller* | | | |
| Luka Builders, LLC | | Sergio Hazou -President | | | |
| Productivity Architects | | Yuri Sky -President | | | |
| Welty Homes Inc. | | David Welty -President & Kyle Welty -Vice President | | | |
| Zab Architecture LLC | | Zahra Aminibadr -President | | | |
| Renewals: | | | | | |
| N/A | | | | | |
| Deferred from last Board meeting: | | | | | |
| N/A | | | | | |
| Property Owner Acting as Contractor Waiver: | | | | | |
| N/A | | | | | |

Meeting Called to Order: 8:30am

Old Business: The minutes from the July 2, 2024, meeting was approved.

1. New Applications:



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- **3805 Egerton Ave LLC:** Conditional Approval pending the following:
 - Two material supplier references.
 - OCP Director's approval.

The Board raised concerns regarding the applicant's building experience. The applicant clarified that they oversee the construction process and are present at the project sites. Additionally, the Board inquired about the houses listed in the application, to which the applicant responded that they were additions. Further questions were raised about the applicant's bankruptcy case. The applicant explained that the bankruptcy was filed involuntarily by a lawyer on their behalf. The Board also questioned the status of the property located at 515 Bickford Ave, Rockville. The applicant indicated that the house had already been sold and that it was an addition.

- **Brodley Construction LLC:** Conditional Approval pending an updated contract. The board inquired about the status any contracts. The applicant confirmed that a contract has been signed but mentioned that they had been misinformed regarding the licensing requirements for construction in Montgomery County. Additionally, the applicant has not yet obtained any permits.
- **Harkins Builders, Inc.:** Approved. The applicant acknowledged an oversight in submitting their application during the renewal period, which accounts for the lapse in time. The Board requested the applicant to provide a summary of the court case in St. Mary's County, Case No. C-18-CV-24-000360. They clarified that the case involved a personal injury matter concerning an alleged injury sustained by the Plaintiff, who was a tenant at an occupied renovation project.
- **Homecrest Builders, Inc.:** Approved. The board inquired whether the applicant is involved in building new homes in Virginia or Washington, D.C. The applicant responded that they are solely focused on renovations. Additionally, the board asked if there are any signed contracts. The applicant indicated that there are no signed contracts at this time, but they are currently negotiating with a homeowner in Bethesda and are also in discussions with a homeowner in Kensington regarding a potential project.
- **Joy Custom Design Build, LLC:** Conditional Approval pending the review of a contract. The board inquired about the lapse in registration. The applicant acknowledged an error in missing the renewal period. The board also requested information about any signed contracts. The applicant



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confirmed that there is one signed contract currently in place. The board has requested a review of this contract.

- **Luka Builders, LLC:** Approved. The board questioned building experience. The applicant stated they have experience with ground up building and renovations. The board inquired about the existence of any signed contracts. The applicant indicated that there are currently no signed contracts but noted that they are in the midst of negotiations with a homeowner. Additionally, the applicant reported that no building permits have been applied for at this time.
- **Productivity Architects:** Denied. The board expressed concerns regarding the applicant's experience, noting that their background is primarily in building homes in Europe rather than the United States. The board also questioned the applicant's relationship with Classic Homes. The applicant clarified that they undertook project management duties, but later specified that their role was solely that of the homeowner, with Classic Homes managing the construction work. The board inquired whether the homes built have been sold. The applicant responded that the homes remain unsold and are currently occupied by family members. Additionally, the board asked about any court cases and their resolutions. The applicant explained that the court cases involving Montgomery County were related to debris on the property lot during the COVID-19 pandemic. Regarding the stop order at 8122 Georgetown Rd, the applicant stated that they were unaware of it. The board also asked if the applicant holds an MHIC license, to which the applicant responded that they do not. The board informed the applicant that if their role is limited to managing projects and hiring licensed home builders, they would not need to apply for registration as a new home builder.
- **Welty Homes Inc.:** Approved. The applicant provided an explanation for the lapse in their registration renewal period. The board inquired about any active projects in Montgomery County. The applicant indicated that the signed contracts they possess are from the period when their registration was valid, and no new contracts have been executed since their registration expired. The applicant has applied for two building permits, which have not yet been issued, and they intend to sell the properties associated with these permits.
- **Zab Architecture LLC:** Conditionally Approved pending 1 pre and post inspection. The board inquired about the applicant's building experience. The



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applicant clarified that she is an architect with experience as a construction manager overseeing various projects. When asked about signed contracts in Montgomery County, the applicant confirmed that there are currently no such contracts.

2. **Renewals:**

N/A

3. **Deferred:**

N/A

4. **Property Owner Acting as Contractor Waiver:**

- Ioana Ballinger: Applicant did not attend the meeting resulting in a withdrawal of their waiver application.
5. Discussion items with the October 2024 builder registration renewals list
- a. Renewal Registration -MB Becraft, LLC will be granted a conditional registration. Our office has been collaborating with them to ensure that they have a compliant New Home Warranty.
 - b. FY 24 Annual Report -Approved by the Board.
 - c. POAC Review Process Updates

Meeting Adjourned: 9:55 am

Next Meeting: October 1, 2024