



BOARD OF REGISTRATION FOR BUILDING CONTRACTORS



Meeting Minutes

July 22, 2025 - Microsoft Teams

Meeting Attendees

Members Present	Ralph Mollet (Chair)		Lee Boyle		Kunal Sakhuja		David Biron		
OCP Staff	Eric Friedman	Shaun Carew	Brian Shin		Cindy Flores		Marilen Bayani	Matthew Kaufman	
New Applications:									
7923 Chelton Rd LLC			Thilanka Perera, Owner.						
Alpha & Omega Home Services LLC			Erky Jamed Solorzano, Co-Owner.						
Ayden Construction LLC			Marcial Arias, CEO.						
GEMStruction, Inc.			MinSoo Ha , Manager.						
Habitat For Humanity Metro Maryland Inc.			Yaw Tucker, Project Manager.						
H.A.S. Builders, Inc.			Mitchell Halem, President.						
Holahan Investment Properties, LLC			Matt Holahan, Manager.						
John L. Dufief, Inc.			Thomas DuFief, Vice President.						
JP & SB Enterprises LLC			Jason Poe, Co-Owner & Samuel Boyer, Co-Owner.						
Maharzada Holdings Inc.			Sikander Aasim, President.						
Michael Harris at Tower, LLC			Kimberly Moran, Construction Administration Manager.						
Val-U-Homes LLC			Dwayne Uyeunten, President.						
Whitehall Building & Company LLC			The applicant did not show.						
Wivell Homes, LLC			Andrew Wivell, President.						
Renewals:									
N/A									
Deferred from last Board meeting:									
N/A									



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Property Owner Acting as Contractor Waiver:	
N/A	

Meeting Called to Order: 8:29am

Old Business: The minutes from the June 3, 2025, meeting were approved.

1. New Applications:

- **7923 Chelton Rd LLC:** Conditional Approval pending submission of the contract, sales agreement, and new home warranty for OCP Director's review along with completion of one pre- and one post-inspection. The Board requested clarification regarding the business entity District 495, specifically who would serve as the builder and seller. The applicant confirmed that 7923 Chelton Rd LLC will act as both. When questioned about building experience, the applicant indicated prior work with other registered builders. For two properties in Montgomery County, the applicant clarified that Carbajal Properties LLC is the registered builder who will be completing the project, and 7923 Chelton Rd LLC will serve as the seller.
- **Alpha & Omega Home Services LLC:** Conditional Approval pending submission of the first contract to OCP. The Board inquired about the applicant's prior personal bankruptcy, specifically who was impacted and how repayment was handled. The applicant stated that investors and one consumer were affected, with the investors having been repaid using personal savings. Three impacted projects were located in Frederick County. The Board also questioned the applicant's experience, to which the applicant responded that they have 15 years of remodeling experience and have operated their own business for the past six years.
- **Ayden Construction LLC:** Conditional Approval pending re-signing and re-dating of contracts, along with proof that consumer deposits have been returned within 30 days. The Board questioned the contracts signed for 2700 Dawson Ave Silver Spring, MD 20902 and 2903 Collins Ave Silver Spring, MD 20902, specifically why contracts were executed and whether deposits were collected. The applicant explained that both projects began as renovations and later transitioned into new home builds and confirmed that deposits were taken.



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- **GEMStruction, Inc.:** Conditional Approval pending re-signing and re-dating of contracts, submission of proof that consumer deposits have been returned within 30 days, and completion of one pre- and one post-inspection. The Board inquired about the project at 5514 Greentree Rd, Bethesda, MD 20817, as well as the applicant's building experience. The applicant clarified that the project began as a remodel and evolved into a new home build. This is their first residential development, though they have completed numerous commercial projects.
- **Habitat For Humanity Metro Maryland Inc.:** Approved. The applicant is considered a new applicant, as their previous registration expired on September 14, 2024, following a twenty-six-year registration period. The applicant explained that the lapse in registration was due to email issues. To prevent future occurrences, they are hiring a project administrator and have transitioned to using a group email account instead of an individual email.
- **H.A.S Builders, Inc.:** Approved. The Board inquired whether there is a new build project planned. The applicant confirmed there is a future project at 9903 Harrogate Rd, Bethesda, MD 20814, there is no existing construction contract and stated the home is intended for his son's personal residential use. In response to questions about experience, the applicant noted over 20 years of experience in additions and alterations and is licensed in both DC and Maryland, with a background in various areas of construction.
- **Holahan Investment Properties, LLC:** Approved. The applicant has previously been registered under different business entity names. One registration expired on April 8, 2009, after a four-year period, and the second expired on June 9, 2023, after a two-year period. The applicant explained that the registrations lapsed due to a lack of upcoming projects at those times.
- **John L. Dufief, Inc.:** Approved. The applicant is considered a new applicant, as their previous registration expired on February 25, 2025, following a twenty-six-year registration period. The applicant explained that the lapse in registration was due to an oversight by the builder.
- **JP & SB Enterprises LLC:** Approved. The applicant was previously registered as a new home seller, with the registration expiring on July 2, 2025, after a four-year term. The Board inquired about the applicant's



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experience, to which one of the co-owners responded that he had prior experience through a previous registration under Boyer Construction Inc., which expired on June 8, 2025, following a four-year registration period.

- **Maharzada Holdings Inc.:** Approved. The applicant is considered a new applicant, as their previous registration expired on October 08, 2018, following a four-year registration period. The applicant explained that the registration lapsed due to undergoing open-heart surgery and was not renewed. Since the expiration, the applicant has only completed renovation projects and has not undertaken any single-family home builds.
- **Michael Harris at Tower, LLC:** Approved. Related new home builders include Michael Harris Development Inc., with an active registration since May 7, 1999, and Michael Harris at CF, whose registration expired on November 12, 2024, after a four-year registration period.
- **Val-U-Homes LLC:** Approved. The applicant is considered a new applicant, as their previous registration expired on September 04, 2017, following a four-year registration period. The Board inquired about a 2018 build in Prince George's County and whether the applicant was registered to build there. The applicant confirmed that they are registered in Prince George's County.
- **Whitehall Building & Company LLC:** The applicant did not attend the meeting. As a result, the Board voted to defer their application to the next scheduled meeting.
- **Wivell Homes, LLC:** Conditional Approval pending re-signing and re-dating of contracts, along with proof that consumer deposits have been returned within 30 days. The Board inquired about the project at 21711 Peach Tree Rd, Boyds, MD 20841, specifically whether a contract had been signed and a deposit collected. The applicant confirmed there is a ratified contract in place and noted that they had initiated the process with DPS to begin the project but were not informed that registration with this office was required.

2. Renewals:

N/A

3. Deferred:



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N/A

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

N/A

5. Discussion items with the August & September 2025 builder registration renewals list.

- a. The Board has voted not to hold a meeting in August and to reschedule the September meeting to the following Tuesday, September 9, 2025.

Meeting Adjourned: 10:23 am

Next Meeting: September 09, 2025