



BOARD OF REGISTRATION FOR BUILDING CONTRACTORS



Meeting Minutes

January 7, 2025 - Microsoft Teams

Meeting Attendees

Members Present	Ralph Mollet (Chair)		Josh Rosenthal		Kunal Sakhuja		David Biron		
OCP Staff	Eric Friedman	Shaun Carew	Brian Shin		Cindy Flores	Marilen Bayani	Matthew Kaufman		
New Applications:									
Abode Construction LLC			Brandon Saling -Owner.						
Edgewood Builders, Inc.			Leo Schwartz -Owner.						
MAB of Maryland 6, LLC			Applicant did not show, Deferred.						
RCG Homes LLC			Robert Gilroy -Owner.						
Renewals:									
Brookfield Washington, LLC			John Vetrano -Director of Customer Service Marc Dalessio -VP, Construction						
Caruso Homes, Inc.			Nicholas Cintron -Caruso Homes, Inc. Legal Counsel Adam Van Grack -Member/Attorney at Longman at Van Grack, LLC						
Deferred from last Board meeting:									
N/A									
Property Owner Acting as Contractor Waiver:									
Amir & Velida Juzbasic			Amir & Velida Juzbasic						

Meeting Called to Order: 8:30am

Old Business: The minutes from the December 3, 2024, meeting was approved.



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1. New Applications:

- **Abode Construction, LLC:** Approved. The Board asked about the applicant's years of experience. The applicant shared that they have extensive experience working alongside their father and with other companies, although their own company has not yet completed any building projects. Additionally, the applicant confirmed that their business is in the early stages, with a future project planned around MGM.
- **Edgewood Builders, Inc.:** Approved. The applicant was previously registered, with their registration expiring on September 2, 2024. The applicant explained that the delay in submitting a renewal application stemmed from a hold on their Maryland business license renewal, caused by a misunderstanding regarding employee withholding taxes. After multiple calls and efforts to resolve the issue, it was determined that no withholding filings were due, and the hold was subsequently lifted. The Board inquired whether the court cases presented were filed against the business or the owner. The applicant clarified that the cases were against him personally, related to delays in income tax filings during the pandemic. However, the applicant has been actively working on a payment plan with both the state of Maryland and the IRS to resolve the matter.
- **MAB of Maryland 6, LLC:** Applicant did not show to meeting. Application will be deferred to next Builders Board Meeting.
- **RCG Homes LLC:** Approved. The applicant was previously registered, with their registration expiring on January 9, 2023. Three court cases were presented for review:
 - The first case involved unpaid invoices resulting from improper accounting records, with jobs left incomplete due to poor workmanship. As a result, another company was hired to rectify and complete the work. The applicant offered a partial final payment to settle the dispute, which was later withdrawn.
 - The second case was related to a dispute regarding an overpayment for subpar workmanship, with the plaintiff withholding payment. The issue was resolved, and the dispute was settled.
 - The third case involved a tax lien that the applicant was unaware of, which has since been paid.



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2. Renewals:

- **Brookfield Washington, LLC:** Approved. The applicant was invited to attend the meeting to address the Guaranty Fund Claims and court cases.
 - The applicant provided an explanation regarding the court cases. The property in question was deemed unusable for a Brookfield Washington LLC project and was subsequently sold in a tax sale. The purchaser filed court cases to foreclose the right of redemption against Brookfield Washington LLC. However, Brookfield Washington LLC did not take any action to exercise the right of redemption. Both court cases were closed after the expiration of the redemption period without any further action from Brookfield Washington, LLC.
 - The Board raised concerns about conflicting information received from the Office of the Attorney General and the applicant. While the Office of the Attorney General stated that the issue remains unresolved, the applicant asserts that the issues have been resolved. The applicant explained that they have submitted documentation to the Office of the Attorney General to address the matters and provide the necessary documents but have not received any response from their office and are uncertain about the current status.
 - Additionally, the Board inquired about the volume of construction the applicant has completed in Maryland. The applicant reported completing 40 projects last year and over 200 homes in previous years.
- **Caruso Homes, Inc:** Approved. The applicant was invited to attend the meeting to address court cases. The Board inquired about the class action case. The applicant clarified that the case involves four homes in a large community, with only one of the homes being related to Caruso Homes, Inc. The issue pertains to the sewer system and whether it was properly installed, as it has been causing backup problems. The project was initially started by a different developer. When the Board asked if the applicant was involved with the new developer who later took over the project, the applicant explained that they are contracted by the developer. The Board also inquired whether the applicant is working on a resolution.



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The applicant stated that they believe the sewer system is functioning properly, which they believe resolves the issue. They are currently in the process of legal proceedings, with no ongoing sewer issues, and the previous problems have been addressed. They have filed a motion to dismiss the case.

3. **Deferred:**

N/A

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

- **Amir and Velida Juzbasic:** Conditional Approval pending the applicant provides the architect contract. The Board inquired about the applicant's experience with building single-family homes. Mr. Juzbasic responded that they have worked on two homes and assisted with another. Additionally, they have completed an addition to their own home, working closely with the contractor during that process. The Board raised concerns about sediment control and quality control, in addition to overseeing the project. Mr. Juzbasic confirmed that he would be present overseeing the project and that the architect they hired, located in Gaithersburg, MD, will be responsible for onsite management of sediment control. A contract for this service is in place, and the applicant will provide a copy of the contract to our office. The Board expressed concerns about the applicant's project management capabilities and the timeline for project completion.

5. Discussion items with the February 2025 builder registration renewals list

Meeting Adjourned: 9:58 am

Next Meeting: February 4, 2025