CAR ADVOCACY WATCH

Protecting Property Rights • Supporting Homeownership • Strengthening Our Communities

Tuesday Newsletter Edition | November 8, 2026

Submitted by: Bernie Flax, CEO

CAR Local Government Meeting Portal: **Stay informed:** Visit CAR's Local Government Meeting Portal for links to county and municipal meetings, agendas, and public records. https://www.coastalrealtors.org/local-government-meeting-portal/

2026 GENERAL ELECTION UPDATE

November 8, 2026 | Results from the November 3 General Election

ELECTION & LOCAL LEADERSHIP WATCH

Voters throughout Maryland's Lower Eastern Shore went to the polls November 3 to elect county, municipal, state and federal representatives. The election brought significant changes to local leadership, including a new Mayor in Ocean City and a transition in the Wicomico County Executive's Office.

The Coastal Association of REALTORS® (CAR) congratulates the candidates who have been elected or are leading their respective contests and thanks everyone who participated in the democratic process.

Please note: Maryland State Board of Elections results remain unofficial pending completion of outstanding ballot counts and certification. All election-day precincts have reported in the races listed below, but provisional ballots have not yet been included.

Coastal Association of REALTORS® is tracking proposed and adopted policies affecting property ownership, housing, infrastructure, and real estate throughout the Lower Eastern Shore. Below are the latest developments and items being monitored.

WICOMICO COUNTY

Wicomico County Council notices: https://www.wicomicocounty.org/676/County-Council-Public-Notices

WICOMICO COUNTY — County Executive

Ernest "Ernie" Davis leads incumbent Julie Giordano in the unofficial election returns. On November 6, Giordano confirmed to WBOC News that she had called Davis to concede and was preparing to assist with the transition.

- Ernest Davis — 16,857 votes (52.93%)
- Julie Giordano — 14,940 votes (46.91%), CAR endorsed

Davis leads by 1,917 votes. Formal certification remains pending.

County Council — CAR-Endorsed Candidates

District	Candidate	Unofficial votes	Status
1	Shanie Shields	3,215	Leading; unopposed by a named candidate
2	James Winn	3,566	Leading
5	Joe White	2,682	Leading
6	Michael "Hooch" Houck	3,840	Leading
7	Joe Venosa	766	Third place

In District 7, Megan Outten leads with 2,076 votes, followed by Ross Evans with 1,605 and Joe Venosa with 766. Venosa appeared on the ballot as an unaffiliated candidate.

Other Wicomico County Council races show Habacuc Petion leading District 3 and Erin Patterson leading District 4.

The Wicomico County Board of Elections continues its canvassing process. Provisional ballot counting is scheduled for November 12, followed by additional mail-in ballot counting.

WORCESTER COUNTY

https://www.co.worcester.md.us/

WORCESTER COUNTY — 2026 GENERAL ELECTION UPDATE
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WORCESTER COUNTY — COUNTY COMMISSIONERS

Unofficial results show all five CAR-endorsed Worcester County Commissioner candidates leading their respective races.

District	CAR-endorsed candidate	Unofficial votes	Status
1	Caryn Abbott	2,013	Leading
2	Roxie Dennis	1,867	Leading
3	Eric Fiori	2,948	Leading
4	Steve Green	2,673	Leading
5	Joe Schanno	2,197	Leading

Abbott, Dennis, Fiori and Green faced no named general-election opponents. In District 5, Joe Schanno leads Vicky Wallace, 2,197 to 1,553 votes.

In the remaining Commissioner districts, Lou Taylor leads District 6 and Joseph Mitrecic leads District 7.

All 22 Worcester County election-day precincts have reported. Results remain unofficial pending outstanding ballot counts and certification.

CAR Member Carol Proctor Elected Ocean City Council President

The Town of Ocean City held its Mayor and Council Organizational Meeting on Thursday, November 5, 2026, marking the beginning of a new term for the town's elected leadership.

We are especially pleased to congratulate CAR member Carol Proctor, who was elected by her fellow Council members to serve as President of the Ocean City Town Council.

Carol, an incumbent Council member and REALTOR®, received the highest number of votes in the November 3 municipal election, with 1,819 votes. Her selection as Council President is a significant leadership milestone and a wonderful recognition of a fellow REALTOR® serving her community.

During the organizational meeting:

- Matt James was sworn in as Ocean City's new Mayor.
- CAR-endorsed Billy Apostolou and Larry Noccolino were sworn in as new Council members.

- Carol Proctor was sworn in for another term and elected Council President.
- Council member Jake Mitrecic was elected Council Secretary.

We thank our member, outgoing Mayor Rick Meehan for his 41 years of dedicated service to the Town of Ocean City.

CAR congratulates Council President Carol Proctor, Mayor Matt James, Council Secretary Jake Mitrecic and all newly elected members of the Town Council. We look forward to continuing our relationship with Ocean City's leadership on matters affecting property rights, homeownership, housing opportunities and responsible growth.

SOMERSET COUNTY

https://www.somersetmd.us/

The November 3 County Commissioners meeting was canceled. CAR continues reviewing county and municipal government activity involving housing, property rights, zoning, and infrastructure.

MARYLAND STATEWIDE

MARYLAND LEGISLATIVE UPDATE — SENATE DISTRICT 38

Incumbent State Senator **Mary Beth Carozza** leads challenger **Lino V. Cressotti** in the unofficial returns.

- Mary Beth Carozza — 30,467 votes (62.25%)
- Lino V. Cressotti — 18,446 votes (37.69%)

All 76 election-day precincts have reported. WMDT/47abc has projected Carozza's reelection; official certification remains pending.

CAR recognizes both candidates for their participation in the election and engagement with the communities of Maryland's Lower Eastern Shore.

MARYLAND QUESTION 3 — CONGRESSIONAL REDISTRICTING APPROVED BY VOTERS

Maryland voters supported Question 3, a proposed constitutional amendment concerning congressional redistricting, in the November 3 General Election.

According to unofficial Maryland State Board of Elections results, **60.93% voted FOR the amendment (1,202,179 votes)**, while **39.07% voted AGAINST (770,992 votes)**. All 1,979 election-day precincts have reported. CBS News projected the measure's approval on election night; official certification remains pending.

Question 3 changes the Maryland Constitution to clarify that certain district-boundary requirements apply to state legislative districts rather than congressional districts. It also permits the General Assembly to authorize Maryland's Supreme Court to review congressional redistricting plans directly.

What does this mean for the Lower Eastern Shore?

The amendment does not immediately redraw Maryland's congressional districts. However, it creates an opportunity for the General Assembly to consider new congressional boundaries, potentially affecting Congressional District 1, which includes Wicomico, Worcester and Somerset Counties.

CAR will monitor any proposed redistricting legislation and its potential implications for representation of the Lower Eastern Shore in Congress.

NATIONAL ADVOCACY — CONGRESSIONAL DISTRICT 1

The Associated Press has projected incumbent Congressman **Andy Harris** as the winner of Maryland's First Congressional District election over Dan Schwartz.

Latest unofficial returns:

- Andy Harris — 159,275 votes (53.37%)
- Dan Schwartz — 138,636 votes (46.46%)

All 309 election-day precincts have reported, although outstanding ballot counts and certification remain pending.

CAR looks forward to continued engagement with Maryland's congressional delegation on housing affordability, property rights, flood insurance, federal housing policy and issues affecting REALTORS® and property owners.

At the federal level, CAR continues following National Association of REALTORS® advocacy concerning housing affordability and the National Flood Insurance Program. Its current authorization extends through December 11, 2026.

NAR Advocacy Scoop: https://www.coastalrealtors.org/advocacy-scoop-podcast-nar/

LETTER TO MEMBERSHIP

Dear CAR Members and Advocacy Committee Volunteers,

To our Advocacy Committee members, chairs, and volunteers, **thank you for the time, knowledge, and dedication you bring to our Association.** Your participation, local insight, and willingness to engage on issues affecting our communities are essential to CAR's advocacy efforts. I look forward to continuing our work together and encourage you to share issues or concerns that deserve the Association's attention.

Advocacy has never been the responsibility of one individual. It is a longstanding commitment of our Association, supported by our leadership, committees, staff, and members. Together, we will continue protecting the interests of REALTORS® and property owners while helping strengthen the communities we serve.

Thank you for your continued support, involvement, and commitment to our profession.

Bernie Flax, CEO