

September 17, 2009 6:00 P.M.

Minutes from the Annual Meeting and Election

Joint meeting of the Wilmington Regional Association of REALTORS® and
The Multiple Listing Service of the Wilmington Regional Association of REALTORS®

J. D. Terry, Chair of the Member Services Committee, welcomed members to the event and announced that the meeting would start in five minutes. He explained to the members that the bar would close during the meeting and asked members to move to their seats. He invited members to join any committee and asked them to speak with Dayma Edwards or sign-up at the registration table. He thanked everyone for being here today.

President April McDavid called the meeting to order at 6:20 P.M. Notice of the meeting was given to all members by posting on the WRAR.com, Broker Briefing, Facebook, Twitter and email. Due to the change of venue, an additional email was sent on Tuesday, September 15, 2009, posted on WRAR.com, Facebook, Twitter and by phone call (auto dial attendant through One-Call-Now); all registrants were sent an email on September 17th reminding them of the new location.

President McDavid recognized:

- President-Elect REALTOR® Mary Martin who gave the invocation;
- Vice President REALTOR® Karen Parkin who led in the Pledge of Allegiance to the Flag;
- And thanked J. D. Terry, the Member Services Committee and WRAR staff for making the meeting such a great success;
- **Premier Homes & Property**, the Platinum Sponsor;
- **Sheila Anderson of Wells Fargo Mortgage Brokers**, Platinum Sponsor;
- **Patrick Moore of Cunninghama & Associates**, Gold Sponsor;
- **Stevens Fine Homes**, Gold Sponsor;
- **Wendy McCoy of National City Mortgage**, Silver Sponsor;
- **Chrystal Fray of State Farm Insurance**, Silver Sponsor;
- REALTOR® Brenda Bozeman, Leland, Mayor Pro Tem
- REALTOR® **Marget Haynes**, Wilmington City Councilwoman;
- REALTOR® **Jonathan Barfield**, New Hanover County Commissioner;
- REALTOR® **George Laney**, NCAR Region 2 Vice President;
- REALTOR® **Lynn Harris**, NCAR Budget and Finance, Region 2; and,
- REALTOR® **Patrice Willetts**, NAR Director

REALTOR® Louise Voelker, was introduced and on behalf of NAR's **REALTOR® Magazine**, presented a Certificate of Appreciation to REALTOR® Bobby Jean Harvey and Bobby Jean's Kids to acknowledge her dedication to our community service and her unselfish commitment to improving the quality of life for others.

President McDavid asked Past President, Susan Lacy to come forward. She recognized Susan's leadership in getting the WRAR Leadership Academy started, knowing that leadership development is an essential element in the process of improving the Association. The graduating class of the Inaugural Leadership Academy were called forward to receive recognition and plaques:

- Carlos Braxton of Braxton Realty
- Shannon Friedrichs of Wrightsville Sands Realty
- Ashley Garner of Intracoastal Realty Corporation (who was unable to attend)
- Bobbie Jean Harvey of Re/Max Coastal Properties
- Amy Holcomb of Intracoastal Realty Corporation
- Cynthia Horgan of Realty World-Cape Fear
- Kevin McKoy of Network Real Estate
- Mary Jo Miller of Century 21 Sweyer & Associates
- Jody Wainio of Buyer's Choice Realty
- Sue Waller of Century 21 Associated/Wallace

A thunderous applause erupted for these graduates. Jody Wainio was recognized who spoke on behalf of the class.

President McDavid asked Governmental Affairs Director, Kathleen Riely, JD, to join here on stage. President McDavid thanked all of the members who had contributed to RPAC during 2009 and had them stand to be recognized. REALTOR® Bob McKoy was presented with a 250 Club pin from North Carolina RPAC; Margaret and Ned Barclay were presented with 99 Club pins from NC-RPAC.

President McDavid stated that the members had received proper notice to amend the Bylaws, and asked them to review the language on the pumpkin colored paper they received at their tables. On a motion duly made, seconded and carried, the following language was adopted:

Article IV, Section 1 (d): ~~**Honorary Members** Honorary Members shall be individuals not engaged in the real estate profession who have performed notable service for the real estate profession, for the Association, or for the public.~~

Rationale: A Task Force was formed to do a cost versus benefit analysis of the program. The Task Force recommended eliminating the program. The Board approved the recommendation. The amendment will be voted upon at the Annual Meeting which will be held on September 17, 2009.

Article V, Section 3. Election The procedure for election to membership shall be as follows:

Applicants for REALTOR® membership shall be granted provisional membership immediately upon submission of a completed application form and remittance of applicable Association dues and any application fee. Provisional members shall be considered REALTORS® and shall be subject to all of the same privileges and obligations of membership. Provisional membership is

granted subject to subsequent review of the application by the Board of Directors. If the Board of Directors determines that the individual does not meet all of the qualifications for membership as established in the Association's Bylaws, or, if the individual does not satisfy all of the requirements of membership (for example, completion of a mandatory orientation program) ***within the time specified in the Policy Manual with the date beginning 60 days*** from the Association's receipt of their application, membership may, at the discretion of the Board of Directors, be terminated. **Rationale:** Changes to the budget have necessitated holding Orientation less frequently than 60 days.

President McDavid then explained how the next portion of the meeting would be conducted:

The motion noticed from the Board will be made
A second will be made
The person making the motion will speak first
Thereafter, I will recognize everyone who wants to speak to the motion

The motion may be amended; it requires a second.

We will discuss the amendment
We will vote on the amendment

If the amendment passes, I will ask if there is any discussion on the motion as amended
If there is none, we will immediately vote

President McDavid then introduced REALTOR® John Lennon, Chair of the Building Task Force, who gave a presentation on the proposed new building. REALTOR® Lennon introduced, Mary Ann Roberson, CPA of Earney & Company, LLC., who spoke on the financial analysis the firm did on the proposal. A Q & A session on the building followed.

REALTOR® Susan Lacy, 2007 President placed the following motion on the floor on behalf of the Board of Directors:

We, the members of the Wilmington Regional Association of REALTORS®, support and authorize the Board of Directors to move forward with the projected construction of a new building with construction expected to begin in the Spring or Summer of 2010 with the following stipulations; the Board of Directors will:

- 1. Inform our membership of our progress via website and by invitation to member offices;*
- 2. Continue due diligence for a building appropriate for our needs and responsive to the current economy*

The motion was discussed. REALTOR® Jack Gale, made the following amendment that was duly made and seconded:

That the Board provide every member the opportunity to vote and that a two-thirds majority vote be required to move forward.

The amendment was discussed, a vote taken and President McDavid announced that the motion failed.

Additional discussion was held on the main motion. President McDavid stated that she sensed that the members were ready to vote and seeing no objection, asked members to write "Yes" or "No" on the lime colored paper. The employees of Wells Fargo collected the ballots and counted them on the stage in front of the members.

President McDavid announced that the motion passed: 81 No votes; 147 Yes votes. A spontaneous thunderous applause and whistling issued from the members. She then said: *Thank you for allowing us to invest in the future!*

President McDavid then introduced REALTOR® Dennis Musser, President of the REALTORS® Commercial Alliance of Southeastern NC, who made the following election announcement:

- Amy Spicuzza, President-Elect
- Tom Wolfe, Secretary/Treasurer
- Phil Kraus, Director 2010-2011
- Maurice Malfatti, Director 2010-2011
- Farrah Moncion, Director 2010

President McDavid then announced the results of the WRAR and MLS election:

- Vice President - Ashley Garner
- 3 Year Director - Tom Gale
- 3 Year Director - Mary Jo Miller
- 2 Year Director - Jody Wainio
- 1 Year Director - Carlos Braxton (*Carlos will immediately fill vacant term.*)

She congratulated the winners, thanked all who ran encouraging them to stay involved, and thanked all the members for attending. The meeting was adjourned at 8:16 PM.

Submitted,

Jerry S. Panz, CAE, RCE
Secretary