

July 17, 2008

Board of Director Minutes
Wilmington Regional Association of REALTORS®
1444 S. 17th Street

Attending	R. J. Alexoudis	Jonathan Barfield	Melanie Bertrand	Bryan Greene
	Bob Jamieson	Dan Kibler	Susan Lacy	Sharon Laney
	Mary Martin	Russ May	April McDavid	Bob McKoy
	Karen Parkin	Vance Young		

Absent:

Staff: Jerry Panz

President Susan Lacy called the meeting to order at 11:30 AM. All members of the Board of Directors received notice of the meeting.

Bryan Greene, RCA President reported on the activities of the REALTORS® Commercial Alliance of Southeastern North Carolina.

By Consent the following was approved:

- 1) The Consent Agenda (attached);
- 2) Endorsing Grady Watkins for NCAR President-Elect;
- 3) Authorizing President to sign a letter on behalf of the Board of Directors to Wendell Bullard (attached);
- 4) Authorizing CEO to hire an attorney to develop a boat slip bill of sale and, if necessary, a boat slip listing agreement;
- 5) Authorizing the President to execute a contract to incorporate a campaign encouraging consumers to purchase real estate within the budget already allocated.
- 6) The minutes of this meeting.

There being no further business the meeting adjourned at 12:34 AM.



Jerry S. Panz, CAE, e-PRO, RCE
Secretary

CONSENT AGENDA

July 17, 2008

Acknowledgement of:

1. Financial Statements for June 2008
2. Membership Report (new, transfers, etc.)
3. Adjusting the budget to reflect the increase in the IRS mileage rate to 58.5 cents per mile
4. Possible terminations for nonpayment, if any, will be noticed to the President on July 15
5. Staff hours May 22 - June 11
6. Committee Reports
 - a. Member Service
 - b. Equal Opportunity & Cultural Diversity
 - c. Partners for Affordable Housing
 - d. Property Management Council

Member Totals As of	February 19	March 14	April 9	June 13	July 12
Designated REALTORS®	472	475	466	470	464
Pending	2	3	3	5	5
REALTORS®	1,678	1,701	1,697	1,691	1,660
Subtotal	2,152	2,179	2,166	2,166	2,129
Non REALTOR® Licensees	35	36	39	40	40
Secondary REALTORS®	121	124	123	119	120
Allied	104	106	106	109	109
Total	2,412	2,445	2,434	2,434	2,398

**WRAR Financial Narrative
Month Ending June 2008**

Account Name	Monthly Narrative
Assets	
All Asset Account	In balance
Liabilities	
Due to Foundation	Thalian Hall donations
Income	
Education Fees (CE-Net)	Income received in May from registrations. Instructors and NCREC was paid in June after course was held.
Expenses	
Donations	Homes4NC Charity Challenge
Deferred Compensation (IRA), Health Insurance, Taxes (FICA, ESC, FUTA), Technical Services, Telephone, & Wages Expense	Paid to MLS Quarterly (March, June, September, December)

Wilmington Regional Association of REALTORS®		
Balance Sheet as of June 30, 2008 Without audit or Review by CPA		
ASSETS		
Current Assets		
Petty Cash	53.30	
Operating Account	16,252.40	
RPAC Transmittal Account	44.87	
Merrill Lynch Cash/Money Accts	543,529.20	
Merrill Lynch Mutual Funds	179,303.05	
Accounts Receivable	3,590.70	
Total Current Assets		742,773.52
Other Current Assets		
Investment in MLS	764,157.93	
Total Other Assets		764,157.93
Designated Assets		
Build Rsrv[2008] (223,130.34)	223,130.34	
Equip Rsrv[2008] (9,523.00)	9,523.00	
Furnt/Fixt Rsv[2008](5,208.00)	5,208.00	
Oper Rsrv[2008] (249,635.43)	249,635.43	
Total Designated Assets		487,496.77
Property and Equipment		
Land	917,456.34	
Land Improvements	10,248.25	
Office Furniture & Equipment	51,875.82	
Carpet & Drapes	6,929.13	
Computer Equipment	51,883.31	
Buildings	360,036.35	
Building Improvements	5,007.50	
Accumulated Depreciation	(290,126.99)	
Accum. Depreciation-Buildings	(12,099.99)	
Accum. Depreciation-Bldg Imp	(6,780.00)	
Total Property and Equipment		1,094,429.72
Total Assets		3,088,857.94

LIABILITIES AND CAPITAL		
Current Liabilities		
Due to Foundation	2,213.00	
Arbitration Escrow Deposits	500.00	
Total Current Liabilities		2,713.00
Total Liabilities		2,713.00
Capital		
Members Equity	2,795,023.14	
Net Income	291,121.80	
Total Capital		3,086,144.94
Total Liabilities & Capital		3,088,857.94

Wilmington Regional Association of REALTORS®

Income Statement as of June 30, 2008 Without Review or Audit by CPA

	Current Month Actual	Current Month Budget	Year to Date Actual	YTD or Annual Budget	Variance YTD
Revenues					
Allied Dues	131.25	0.00	15,475.01	14,795.63	679.38
Allied Initiation Fee	125.00	0.00	750.00	1,625.00	(875.00)
Education Fees(CE-Net)	(6,671.24)	0.00	35,565.49	51,712.75	(16,147.26)
Investment Income **	3,403.63	4,597.07	16,487.81	27,582.42	(11,094.61)
Investment Value ML Funds	(2,468.48)	0.00	(1,026.24)	0.00	(1,026.24)
Lease Income **	4,584.29	4,584.29	27,505.74	27,505.74	0.00
Miscellaneous Income	1.00	0.00	216.81	1,000.00	(783.19)
Newsletter Income	75.00	0.00	1,475.00	1,000.00	475.00
NSF Fees	0.00	0.00	75.00	0.00	75.00
REALTOR Dues	1,580.37	0.00	418,700.47	379,015.65	39,684.82
REALTOR Initiation Fees **	3,435.00	9,060.83	45,560.00	54,364.98	(8,804.98)
Reinstatement Fees **	0.00	323.75	4,555.00	1,942.50	2,612.50
Room Rental	25.00	0.00	25.00	0.00	25.00
Transfer Fees **	880.00	715.00	10,945.00	4,290.00	6,655.00
Total Revenues	5,100.82	19,280.94	576,310.09	564,834.67	11,475.42
Expenses					
Accounting & Consulting-CPA	0.00	0.00	6,680.00	6,000.00	680.00
Advertising	0.00	0.00	0.00	500.00	(500.00)
Assn Meetings-Other	0.00	0.00	56.00	0.00	56.00
Bank Service Charges **	388.16	1,598.25	4,913.44	9,589.50	(4,676.06)
Committee-Affordable Housing	0.00	0.00	496.41	500.00	(3.59)
Committee-Appraisal Council	0.00	0.00	186.99	1,450.00	(1,263.01)
Committee-Diversity	0.00	0.00	13.00	3,200.00	(3,187.00)
Committee-Executive Roundtable	0.00	0.00	3,554.06	7,800.00	(4,245.94)
Committee-Member Services	682.28	0.00	24,370.87	32,487.00	(8,116.13)
Committee-Prof Develop	119.69	0.00	18,297.82	19,550.00	(1,252.18)
Committee-Property Management	0.00	0.00	0.00	2,325.00	(2,325.00)
Committee: Recruiting/Certify	244.75	0.00	474.96	0.00	474.96
Committee-Cape Fear Indep Brok	99.21	0.00	151.34	2,700.00	(2,548.66)
Committee-Young Broker's Counc	0.00	0.00	2,167.36	3,000.00	(832.64)
Contingency	0.00	0.00	0.00	28,000.00	(28,000.00)
Deferred Compensation **	2,752.09	917.37	5,504.18	5,504.18	0.00
Depreciation Building **	1,145.33	1,145.33	6,871.98	6,871.98	0.00
Directors Meetings	0.00	0.00	0.00	800.00	(800.00)
Donations	1,000.00	0.00	1,000.00	0.00	1,000.00
Dues and Subscriptions	30.00	0.00	247.99	700.00	(452.01)
Entertainment	0.00	0.00	48.43	1,500.00	(1,451.57)
Equipment Purchase/Lease	0.00	0.00	403.52	0.00	403.52
Flowers & Remembrances	22.80	0.00	311.01	2,500.00	(2,188.99)
Goal 1 Prof. Conduct/Ethics	0.00	0.00	(444.14)	3,335.00	(3,779.14)
Goal 4 Leg/Reg and Advocacy **	223.15	829.17	1,289.21	4,975.02	(3,685.81)
Goal 5 Markt/Comm. Pub Image	76.38	0.00	9,194.93	10,156.00	(961.07)
Goal 6 Association Operations	81.50	0.00	319.26	12,500.00	(12,180.74)
Goal 8 Community Involvement	0.00	0.00	863.71	17,650.00	(16,786.29)

	Current Month Actual	Current Month Budget	Year to Date Actual	YTD or Annual Budget	Variance YTD
Goal 9 Market Ownership	0.00	0.00	74.00	59,710.00	(59,636.00)
Insurance: D&O/E&O Excess	0.00	0.00	2,581.01	3,050.00	(468.99)
Insurance-Health **	7,128.00	2,376.00	14,256.00	14,256.00	0.00
Insurance-Property/Liability	639.00	0.00	8,262.00	6,500.00	1,762.00
Insurance-Workman's Comp.	0.00	0.00	2,748.00	994.27	1,753.73
Janitorial Services **	550.00	666.67	3,560.00	4,000.02	(440.02)
Legal Fees	0.00	0.00	3,695.82	2,500.00	1,195.82
Library	0.00	0.00	173.78	300.00	(126.22)
Maintenance-Building Grnds **	238.00	1,351.58	4,626.50	8,109.48	(3,482.98)
Miscellaneous Expenses	0.00	0.00	275.49	300.00	(24.51)
NAR Travel-Officers	362.23	0.00	9,740.44	23,599.00	(13,858.56)
NCAR Convention Expense	0.00	0.00	250.00	500.00	(250.00)
NCAR Directors Travel	2,637.78	0.00	5,832.21	17,265.00	(11,432.79)
Office Supplies	0.00	0.00	450.18	5,200.00	(4,749.82)
Pins & Plaques	0.00	0.00	750.06	2,700.00	(1,949.94)
Postage & Shipping	0.00	0.00	2,100.00	2,100.00	0.00
REALTORS Helping REALTORS	0.00	0.00	750.00	750.00	0.00
Strategic Planning	0.00	0.00	1,856.41	2,000.00	(143.59)
Taxes-FICA **	4,009.38	1,336.46	8,018.76	8,018.76	0.00
Taxes-Employment Security-NC**	141.05	11.75	282.10	70.50	211.60
Taxes-Property	0.00	0.00	0.00	11,808.00	(11,808.00)
Taxes - FUTA **	983.00	32.67	1,966.04	196.02	1,770.02
Technical Services **	4,204.94	1,401.64	8,409.88	8,409.88	0.00
Telephone Expense **	1,311.00	437.00	2,622.00	2,622.00	0.00
Travel & Educ.-EVP	294.70	0.00	1,935.27	7,000.00	(5,064.73)
Travel & Educ.-Staff	191.32	0.00	2,082.04	11,754.00	(9,671.96)
Utilities **	768.37	833.33	4,601.91	4,999.98	(398.07)
Wages Expense **	53,158.03	17,719.35	106,316.06	106,316.06	0.00
Total Expenses	83,482.14	30,656.57	285,188.29	498,622.65	(213,434.36)
Net Income	(78,381.32)	(11,375.63)	291,121.80	66,212.02	224,909.78

May 27 – June 13, 2008 Board of Directors (BOD)

DESIGNATED REALTORS®

Dana Blanks, D. Blanks Realty
Robert S. Franck, BridgePort Realty, LLC
George R. Gaddy, GRG Real Estate Services
Mary Rusher, Sweet Carolina Homes
Jonathan Waddill, Waddill Real Estate

ALLIED MEMBERS

Lisa Burton, Amerisave Mortgage Corporation
David Flory, Cunningham & Company Mortgage

NEW REALTOR® MEMBERS

Darren Anderson, Inlet Watch Yacht Club, Inc.
Pamela Brooke, Exit Homeplace Realty
Bryan Dean, Coldwell Banker Sea Coast Realty
Mark R. Hummel, Coldwell Banker Sea Coast Realty
Jennings Johnson, Keller Williams Realty
James G. Pulley, ANDEIM Real Estate
Jason Radtke, World Savings
Thomas Shoaf, Prudential Burroughs & Chapin Realty, Inc.
Lucy Strote, Intracoastal Realty Corp.
Jonthan Waddill, Waddill Real Estate

RESIGNATIONS

Jerry Autry, Laney Real Estate Co.
John Brennan, Laney Realty Estate Co.
Mark Bullard, Harbinger Realty
Eddie Grooms, Intracoastal Realty New Homes
Katherine L. Kaiser, RE/MAX Coastal Properties
Selah Kight, Keller Williams Realty
Tandi Kowalski, Intracoastal Realty Co.
Chris Lang, Coldwell Banker Sea Coast Realty
Kelly J. Laubenheimer, Prudential Burroughs & Chapin Realty
Pat McClain, Prudential Burroughs & Chapin Realty
Matt Orr, Intracoastal Realty Corp.
Rodney Pearson, Laney Real Estate Co.
Ann H. Scott, Prudential Burroughs & Chapin Realty
Camillus van der Kuijl, Weichart Realtors
Andrew Zak, Exit Homeplace Realty

NEW OFFICES

Amerisave Mortgage Corporation
BridgePort Realty, LLC
D. Blanks Realty
GRG Real Estate Services
Sweet Carolina Homes

Waddill Real Estate

TRANSFERS

Pamela Adams to Exit Realty
John W. Arntsen, Jr. to Keller Williams Realty
Kathryn Black to Coldwell Banker Sea Coast Realty
Jo Anne Britt to New Homes Realty
Chuck Carter to Live Oak Real Estate
Leslie Christensen to Coldwell Banker Sea Coast Realty
Rebecca Daw to Exit Homeplace Realty
Wendy Dawson to Intracoastal Realty Corp.
Joseph Everhardt to Property Purveyors
Andrea Hartley to Wilkinson & Associates
Melanie Hopkins to RE/MAX Coastal Properties
Samuel Jernigan to Realty World – Cape Fear
Joan B. Lopez to Coldwell Banker Sea Coast Realty
Estelle McClurg to Keller William Realty
Stacy Pascucci to Intracoastal Realty Corp.
Cheryl B. Ramsay to Exit Homeplace Realty
Amy Rogers to Coldwell Banker Sea Coast Realty
Tonya Shade to Atlantic Shores Real Estate
Penny Smith to Live Oak Real Estate
Katherine Spencer to Coldwell Banker Sea Coast Realty
Lisanne Stokes to Wilkinson & Associates

REALTOR® Wendell Bullard
5832 Fayetteville Rd.
Durham, NC 27713

Dear President Bullard,

We appreciate you and your service to all NCAR members and the time you spend on our behalf. We need your help to better understand the finances of NCAR. The recent need to develop the Issues Mobilization “war chest” has made us aware that we do not fully understand or appreciate the complexity of the NCAR’s financial obligations and structure.

We desire your help and ask your assistance in providing the following information to us.

1. A flow chart that shows all subsidiary corporations owned by NCAR, any entity owned by a subsidiary or where NCAR or a subsidiary holds a major interest, such as RealServ.
2. A list of the volunteers and the positions they hold on these boards/corporations
3. The NCAR staff who work directly or indirectly with each corporation
4. A copy of the 2005-2007 year end income statement and balance sheet for each corporation
5. A statement of how cash flows among the entities and/or to the parent entity.
6. If there are subsidiaries of the subsidiaries, such as RealServ, we would appreciate the same information from bullets 2-5 above.
7. The names of all stockholders and the percentage of their shares.
8. If there are any outstanding loans for any entity, we would appreciate knowing from whom the loan was made, the original amount, the current balance and the date of the note.
9. If NCAR or any of its subsidiary corporations is a guarantor for any loan, we would appreciate knowing it.
10. Recently the Association Executives Committee was notified that the Management Corp directors authorized \$100,000 expenditure for a 40% interest in RealServ. We would like to know what, if any, limitations are imposed upon the boards of directors of the subsidiary corporations regarding expenditures and incurrence of debt.

Wendell, we have just one goal: to fully understand the depth of the financial affairs of NCAR. The majority of this data should be included in the Directors Packets as part of a normal annual distribution of data in the future. With your assistance we could create a transparent organization for our Directors and members. Further, an annual report summarizing the association’s wide array of operations should also be considered. We look forward to having a working session with you and staff once we have identified questions.

We appreciate your help and look forward to hearing from you soon.

PC: REALTOR® Sandra O’Connor, President Elect
REALTOR® Tom Barton, Treasurer
Mr. Timothy Kent, EVP

Asheville Board of REALTORS®

Terry Horner President	Date
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Brunswick County Association of REALTORS®

Grady Watkins President	Date
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Charlotte Regional REALTORS® Association

Dot Munson President	Date	David Barnhart Regional Vice President	Date
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David Barnhart Regional Vice President Region 8	Date	John Byers Regional Vice President Region 8	Date
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Greensboro Regional REALTORS® Association

Ann W Buffington President	Date
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Raleigh Regional Association of REALTORS®

Gary G. Rabon President	Date	Donna Parker Regional Vice President Region 10	Date
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Tom Smith Regional Vice President Region 10	Date	John Byers Regional Vice President Region 8	Date
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Wilmington Regional Association of REALTORS®

Susan Lacy President	Date
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Winston-Salem Regional Association of REALTORS®

Julie N Poplin President	Date
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Recorded by ID	Item Description	Unit Duration
Becky Woodcock	Financial Management	6.00
	Staff Development	2.00
	Supra Administration	144.00
	No Overtime	152.00
Carey Ricks	Core Service 2 Advocacy	2.00
	Doctor or Dentist Appointment	1.00
	Legislative Advocacy	82.00
	Staff Development	2.00
	Vacation Day Paid	12.50
	Carey Left in July	99.50
Dayma Edwards	Affordable Housing	4.50
	Doctor or Dentist Appointment	1.00
	Member Services Committee	112.92
	Professional Development	
	Comm	10.00
	Personal Day Excused	8.00
	Property Mgt & Appraisal	
	Counc	14.00
	Staff Development	1.08
	Website Maintenance	1.00
	1/2 hour overtime	152.50
George Denton	Administrative Time	16.00
	Member Technical Education	12.25
	MLS iCheck	9.00
	MLS Quality Control	95.83
	Staff Development	2.00
	Technology & MLS	
	Committee	9.50
	Vacation Day Paid	8.00
.58 hours overtime	152.58	
Jo Anna Edwards	Administrative Time	54.67
	Financial Management	56.42
	Future Facility Needs	7.00
	Membership Administration	4.00
	Office Visits	0.42
	Professional Standards	18.00

	Staff Development	1.75
	Supra Administration	32.75
	23.01 hours overtime	175.01
Josie Bauer	Membership Administration	150.50
	Membership/Accounting, Etc	3.00
	Staff Development	0.50
	2 hours overtime	154.00
Julia Goode	Broker Breeze	23.00
	Broker Briefing	21.50
	External Communications	17.00
	Internal Communications	39.00
	Member Services Committee	6.00
	Sick Day	8.00
	Staff Development	2.00
	Vacation Day Paid	40.00
	4.50 overtime	156.50
Jyla Rollinson	Front Desk Time Record	30.00
	Financial Management	3.50
	Works 20 hours week	33.50
Kathy Wright	Front Desk Time Record	2.00
	Jerry's Assistant	127.50
	Membership Administration	4.00
	MLS Quality Control	10.00
	Sick Day	8.00
	Staff Development	0.50
	No overtime	152.00
Kortney Darrow	Front Desk Time Record	91.50
Lois Campbell	Administrative Time	7.50
	CE & Designation Courses	98.75
	Front Desk Time Record	1.00
	Membership/Accounting, Etc	0.75
	Staff Development	1
	Website-New Public Site	2.00
	Lois less hours because daughter had a baby	111.00

Nate Graham	Administrative Time	2.00
	Broker Briefing	4.00
	Core Service 2 Advocacy	7.00
	Core Service 4 Network/Comm	32.25
	Core Service 5 Regionalism	2.25
	Membership/Accounting, Etc	62.50
	Miscellaneous Time	2.00
	Website-New Public Site	3.50
	RCA-MLS All	8.50
	Staff Development	31.00
	Website Maintenance	6.00
	9 hours overtime	161.00
Tameca Jenrette	Financial Management	70.50
	Front Desk Time Record	9.50
	On Maternity Leave	80.00
Tiffany Lawhorn	Doctor or Dentist Appointment	3.00
	Governmental Affairs Briefing	64.75
	Legislative Advocacy	3.25
	Personal Day	8.00
	Vacation	12.00
	Sick-tonsils removed	61.00
	152.00	
Brian Bell	Administrative Time	7.00
	Doctor or Dentist Appointment	3.50
	School/Parent	2.00
	Sick Day	7.00
	Staff Development	1.25
	Technology & MLS Committee	108.58
	Website-New Public Site	63.00
	42.33 hours over	192.33

WILMINGTON REGIONAL ASSOCIATION OF REALTORS®
MEMBER SERVICES COMMITTEE
July 7, 2008 – 9:30AM
MEETING REPORT

Chair – Sharon Laney
Terry

Co Chair – JD

The meeting began at 9:30a.m.

Committee Members Present: Sharon Laney, Terry Milam, JD Terry, Gail West and David Dougherty

Committee Members Absent: Jennifer Dauphinais, Adell Bernard, Tina DeWitt, Susan Lacy, J. Marie Lewis and Bryan Wright

Staff Member(s) Present: Dayma Edwards

I. Welcome & Introductions

II. Annual Meeting & Election

- Date: **Thursday, September 17th**
- Location: **Cameron Art Museum**
- Time: **5:30 to 8:30**
- Theme: **Green Event**
- Caterer: **Southern Thyme**
 - ✓ Roast Lemon-Rosemary Breast of Chicken
 - ✓ Orange & Thyme Roasted Pork Loin w/ Apple Scented Jus
 - ✓ New Potato & Edamame Salad
 - ✓ Orzo Pesto w/ Wilted Organic Spinach & Tomatoes
 - ✓ Seasonal Vegetable Saute
 - ✓ Tossed Micro Green Salad w/ Fresh Herbs & French Vinaigrette
 - ✓ Bread Du Jour
 - ✓ Assorted Sweetie Pie Cheesecakes
- Information Table: Have a manned (preferably with a knowledgeable green person) information table for members to browse and see what simple steps can be done to help the environment and safety tip flyers
- Centerpieces: Dayma will meet with owner of **Shelton Herb Farm** for centerpieces
- Entertainment: Dayma will contact **Paco Strickland** to play during the meeting
- Safety Week Awareness: Sept. 14 thru Sept. 20, Dayma will contact **Don Harris** and hopefully find a member to speak about their dangerous experience.
- Dayma will contact A-1 Sanitation and Wastemanagement about possibly sponsoring the event
- Awards:
 - ✓ REALTOR® Emeritus, CRS, GRI and ABR
- Sponsors:
 - ✓ Cunningham & Company Mortgage - \$1,000

- ✓ Schumacher Homes - \$1,000
- ✓ Baker & Colby - \$500
- ✓ ECB - \$500 (In-Kind)
- ✓ JP Morgan Chase - \$250

III. Life Member Nomination:

- Dottie Kilpatrick

IV. Honorary Member Nominations:

- Ann H. Scott
- Emily Willetts

V. Wrap-up/Questions/Comments

- ✓ Talking Points were handed out to everyone in attendance

VI. Next Meeting

- Monday, July 7th
- WRAR Conference Room
- Time – 9:30AM

WILMINGTON REGIONAL ASSOCIATION OF REALTORS®
EQUAL OPPORTUNITY & CULTURAL DIVERSITY COMMITTEE
June 25, 2008 – 2:00PM
MEETING REPORT

Chair – Dana Scalici

Vice-Chair – Eliza Santos

The meeting began at 2:15p.m.

Committee Members Present: April McDavid and Dana Scalici

Staff Member(s) Present: Dayma Edwards

Welcome & Introductions:

Broker Breeze:

- ❖ April will email Cultural Refreshment tip to Dayma or Julia for the month of July

2nd Quarterly Meeting:

- ❖ Survey Results – Overall good, worst comment was the lack of attendance by members

Spanish Class:

- ❖ Dayma will contact local universities and colleges to compare classes and pricing

Wrap-up/Questions and Comments:

- ❖ Committee members will volunteer at the Hispanic Festival held in November at Hugh MacRae Park. Dayma will get all the details.

Next Meeting:

When: *Wednesday, July 30th*

Where: *WRAR Conference Room*

Time: *2:00pm*



Wilmington Regional Association of REALTORS®
PARTNERS FOR AFFORDABLE HOMEOWNERSHIP
June 26, 2008- 8:30AM
MEETING REPORT

Chair: Jody Wainio
Braxton

Vice-Chair: Carlos

The meeting began at 8:40 AM

Members Present: Jody Wainio, David Flory, Glancy Thomas, Lisa Burton, Sheila Anderson, Carlos Braxton, Shirley Fowler, Douglas Harrington, Jamie Kline, Louise Voelker, Steve Williams, and Michael Otelsberg

Staff Members Present: Dayma Edwards

I. Welcome & Introductions

II. Special Guests: Wendy O'Donohue and Gregory Helm from Timberlake Realty discussed their new affordable housing project

III. Update on Operation Home Sweet Home:

- ❖ **Home buyer education seminar:**
- ❖ The committee will split into two presentation teams once we get busy with the presentation schedule
- ❖ Jody has a contact with the school system and hopes to have a presentation scheduled for the teachers right before the children return to school

IV. Charlotte Regional REALTORS® Association Workforce Housing:

- ❖ Jody brought a copy of the Charlotte Association magazine. They have an article on what they are doing about workforce housing and how they offer a certificate program to their members
- ❖ Dayma will contact the Charlotte Association and find out more information on the course and what we can do to attend
- ❖ Dayma will send out an email with the information to all committee members

V. 2008 Committee Meeting Schedule

- *Thursday, July 31st – 8:30*
- *Thursday, August 28th – 8:30*
- *Friday, September 26th – 8:30*
- *Thursday, October 23rd – 8:30*
- *Friday, November 21st – 8:30*
- *Friday, December 19th – 8:30*

VI. Next Meeting

Date – **Thursday, July 31st**
Time - **8:30 AM**

Place - **WRAR Conference Room**

WILMINGTON REGIONAL ASSOCIATION OF REALTORS®
PROPERTY MANAGEMENT COUNCIL
July 9, 2008 – 10:30AM
MEETING REPORT

Chair – Hank Burnett
Arnett

Co-chair – Carla

Meeting began at 10:35AM

Present: Linda Coite, Carla Arnett, Charles Mattes, Hank Burnett, Eva Farr, and Brooke Harris

Staff Member(s) Present: Dayma Edwards

Purpose of Council

To maintain a dialogue with other Associations to work on matters of interest to property managers.

Mission Statement

It is the mission of the Wilmington Regional Association of REALTORS Property Management Council to bring together entities within the Association that practice property management. This will be done through sharing ideas and knowledge, providing a platform to voice concerns, practicing risk reduction, continuing quality service to clients through education, communicating with other property managers, and enhancing the referral network.

Introductions & Welcome:

Council Business

- Cape Fear Public Utility – A lot of questions arose for the newly consolidated utilities company. Dayma will do some research and place this topic on the agenda for next meeting
- Current Bill being discussed - **Carbon Monoxide Detectors** will be required in all homes, one in each room. To be applied January 2009
- Bills unlikely to be passed in the 2008 session –
 - Trash Collection
 - Random Housing Inspections Legislation
 - Licenses for Community Association Managers
- Netzero Energy – All new commercial construction will be required to produce as much energy as it uses by the year 2020.
- RealFast offers RealServe free to NC REALTORS®, RealServe provides vendor pay vouchers
- Join PMD, the next meeting is on October 5th in Charlotte, they are also planning an educational meeting sometime in the fall of this year.
- PMD is in the process of creating a form for verification of Service Animals
- NAR Meeting –
 - Water Conservation
 - Use Craig’s List to place listings
 - 2 children per bedroom unless over the age of 18

- Bank Maintenance Fees – If you sit down with your bank representative and speak to them about the fees more than likely you will be able to bargain with them and possibly get them down to zero fees.

Wrap-up/Questions/Comments/Concerns

Next Meeting

Date – Wednesday, September 3rd

Time – 10:30 AM

Place – WRAR Office

Meeting adjourned at approximately 11:00am