

June 18, 2009

Board of Director Minutes

Multiple Listing Service of the Wilmington Regional Association of REALTORS®
1444 S. 17th Street

Attending	R. J. Alexoudis	Faye Brock	Tom Gale	Ashley Garner
	Dan Kibler	Susan Lacy	April McDavid	Karen Parkin
	Louise Voelker	Jody Wainio		
Absent:	Buddy Blake	Sharon Laney	Mary Martin	Dennis Musser
Guests:	Mary Jo Miller	Bobbie Jean Harvey		
Staff:	Jerry Panz			

President-Elect Karen Parkin called the meeting to order at 8:33 AM. All members of the Board of Directors received notice of the meeting. Susan Lacy asked the Board to hold a moment of silence to remember Melanie Bertrand and then she gave the invocation. Ashley Garner led in the Pledge of Allegiance to the Flag.

John Lennon, Chair of the Building Task Force gave a report on the progress made toward identifying costs for construction. The bid proposals are being solicited to prepare for a presentation to the MLS Participants and Subscribers.

President-Elect Parkin welcomed Faye Brock, who is filling the Executive Roundtable vacancy. Faye will serve a three-year term commencing January 2010.

By Consent, the following was approved:

- 1) The Consent Agenda (attached)
- 2) A request from the Building Task Force for \$15,000.
- 3) Adopting the following fees
 - a. MLS will bill each Vendor \$100 per year for every domain name upon which an IDX site is present
 - b. The MLS will require every existing vendor to execute a new contract which lists every domain name where an IDX site exists; the contract will also include the name of the customers who uses the domain name. The contract must be executed no later than September 30, 2009. Beginning October 1, 2009, when a domain name upon which an IDX site is found unreported, the penalty is \$500 to the vendor and \$100 to the Participant/Subscriber.
 - c. VOW fees are \$300 which includes up to four hours of MLS support; thereafter the charge is \$75 per hour per hour billed in quarterly hour increments. MLS will bill each vendor \$200 per year for every domain name upon which a VOW/IDX site is present.
- 4) The minutes of this meeting

There being no further business the meeting adjourned at 12:01 PM.



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

Consent Agenda

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June 18, 2009

Acknowledgment of:

1. May Financial Statements (sent via email 06/12/2009)

Approval of:

1. Email vote approved CDS (formerly NCDS) rules
2. (Needs to be changed to conform to display in Rapattoni MLS—still written for Ambiance!) **Amending Section 5.11 Dual or Variable Rate Commission Arrangements:** The existence of a dual or variable rate commission arrangement (i.e., one in which the seller/landlord agrees to pay a specified commission if the property is sold/leased by the listing broker without assistance and a different commission if the sale/lease results through the efforts of a cooperating broker; or one in which the seller/landlord agrees to pay a specified commission if the property is sold/leased by the listing broker either with or without the assistance of a cooperating broker and a different commission if the sale/lease results through the efforts of a seller/landlord) shall be disclosed by the listing broker by choosing **Variable Commission “Yes”** ~~Dual as the Compensation Type~~. The listing broker shall, in response to inquiries from potential cooperating brokers, disclose the differential that would result in either a cooperative transaction, or, alternatively, in a sale/lease that results through the efforts of the seller/landlord. If the cooperating broker is a buyer/tenant representative, the buyer/tenant representative must disclose such information to their client before the client makes an offer to purchase or lease. **Rationale:** This rule did not get amended after the change from Ambiance.
3. (These two property types were added when converted to Rapattoni MLS) **Types of Properties:** The following are some of the types of properties that may be published through the Service, including types described in the preceding paragraph that are required to be filed with the Service and other types that may be filed with the Service at the Participant's option provided, however, that any listing submitted is entered into within the scope of the Participant's licensure as a real estate broker or auctioneer:

- | | | |
|----------------------|-----------------|-------------------------|
| 1. Residential | 5. Mobile Homes | 9. Fractional Ownership |
| 2. Land/Acreage Site | 6. Auction | 10. Timeshare |
| 3. Rental | 7. Boat Slip | |
| 4. Multifamily | 8. Parking | |

Rationale: These two types have been permitted but were omitted from this list.

MLS Waivers Granted by Staff – NONE

Name	Company	Why Waived