

July 23, 2009

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

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

President Mary Martin called the joint meeting with the Wilmington Regional Association of REALTOR® to order at 8:35 AM. All members of the Board of Directors received notice of the meeting. Chuck Earney, CPA spoke on the financial review for 2008. The meeting recessed at 9:06 AM. The meeting reconvened at 10:04 AM.

By Consent, the following was approved:

- 1) The Consent Agenda (attached)
- 2) An opt-in program for MLS Participants/Subscribers for IRIS: A one-time \$10 fee including the first month; \$1.25 fee per month thereafter
- 3) Changes to the fee matrix for IDX and VOW:
 - a) **Broker requesting a feed of IDX listings (attorney recommended addition)**
 - i) There is a set-up fee and an annual fee for this service for every web site operated using this data.
 - ii) The broker signs the Participant Data Access Agreement (PDAA). If broker is working with a technology partner who will have access to the RETS feed OR to the listing data of other brokers, the technology partner must sign the PDAA as a consultant.
 - iii) WRARMLS bills the broker one time for IDX Setup Fee (\$250) and annually bills the broker for Annual IDX Fee (\$100). WRARMLS performs these billings one time per web site domain operated using this data.
 - b) **Broker requesting a feed of listings for a VOW (attorney recommended addition)**
 - i) There is a set-up fee and an annual fee for this service for every web site operated using this data.
 - ii) The broker signs the Participant Data Access Agreement (PDAA); item 1 in Exhibit A should be modified to read "Uses under the Virtual Office Website policies of MLS". If broker is working with a technology partner who will have access to the RETS feed OR to the listing data of other brokers, the technology partner must sign the PDAA as a consultant.
 - iii) WRARMLS bills the broker one time for Back-Office/VOW Setup Fee (\$250) and annually bills the broker for Annual VOW Fee (\$200). WRARMLS performs these billings one time per web site domain operated using this data.
 - iv) The fee for a VOW entails the right to operate an IDX site in conjunction with the VOW. (The IDX data is a subset of the VOW data, and most VOWs start with IDX functionality before the consumer registers.)

- 4) Changes to the Travel Policy(attached)
- 5) Changes recommended by the MLS Committee (attached)
- 6) Authorizing the officers to negotiate a contract with Goomzee and others where the MLS would not incur any expense but would receive income
- 7) Authorizing MLS President, MLS Past President and CEO to sign the Agreement for Reciprocal Access to the MLS with Jacksonville.
- 8) Changing the KeyBox fine from \$100 to \$50 effective July 23, 2009, and refunding \$50 to each broker who paid the \$100 fine during 2009.
- 9) The Proposed MLS Changes Regarding Field Labels
- 10) The minutes of this meeting

There being no further business the meeting adjourned at 12:26 PM.

A handwritten signature in black ink that reads "Jerry S. Panz". The signature is written in a cursive, flowing style.

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

Consent Agenda

Multiple Listing Service of the Wilmington Regional Association of REALTORS®

July 23, 2009

Acknowledgment of:

1. July Financial Statements (sent via email 07-16-09)

Approval of:

1. Email vote approved:

- a. MLS will bill each Vendor \$100 per year **for every domain name upon which an IDX site is present** ~~for each Subscriber's IDX site~~
- 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**, ~~discovered that is not secured by an underlying contract~~, 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 \$~~100~~**200** per year for **every every domain name upon which a VOW/IDX site is present.**

2. The Administrative Committee recommends the following change to Policy:
Administrative Committee: Scope of Work: Annually review the benefits package for all staff and evaluate the performance of the CEO based upon the criteria established (see MLS BofD Minutes 10-20-2005). The Committee shall meet **at least three times a year**, compile a final evaluation, meet with the CEO to agree upon objectives and make its report to the ~~MLS~~ boards of directors. The ~~Committee~~ ~~MLS Director who is the WRAR President and the MLS President~~ shall meet with the CEO to present the evaluation and obtain a signature on it. The evaluation shall be placed in the CEO's permanent file and shall only be available to the current MLS and WRAR presidents, legal counsel, and the CEO. The evaluation ~~should~~ **shall** occur **during the last quarter of each year** ~~in May and be finalized prior to June 1.~~

During the last quarter of the year the following steps shall be completed:

- 1) **The Administrative Committee will meet and evaluate the CEO's performance**
- 2) **In the event that the performance of CEO is deemed unsatisfactory in any respect, the Administrative Committee shall describe in writing, in reasonable detail, specific instances of unsatisfactory performance.**
- 3) **The evaluation will include recommendations as to areas of improvement in all instances where performance is unsatisfactory.**
- 4) **A copy of the written evaluation shall be delivered to CEO. If CEO disagrees with such evaluation, he may respond in writing to be delivered to the then Past President. All such writings will be made a part of CEO's confidential personnel file.**
- 5) **Upon the conclusion of the evaluation, the Administrative Committee may take action to increase the compensation, bonus, and benefits for EXECUTIVE for the**

subsequent year of the CEO's contract subject to the approval of the Board of Directors.

The Committee shall make a recommendation to the boards **no later than its December meeting** ~~at their June meeting~~ on:

- 1) the CEO salary
- 2) may recommend additional compensation for work completed since the last evaluation
- 3) the salary caps for key staff to provide the CEO with the maximum salary that may be offered since the CEO administrates all staff salaries
- 4) benefit package on vacation, sick days, insurance, and an incentive package for all staff.

~~The Directors shall act at the June meeting to finalize all salary issues.~~

Composition: The ~~MLS Director who is also the~~ WRAR Past President, who will chair the Committee, the ~~MLS Past~~ **WRAR** President, the MLS President, **and** the **MLS** President-Elect, ~~the Vice President and the RCA President.~~ (modified BofD Mintues 10-21-04)

MLS Waivers Granted by Staff

Name	Company	Why Waived
Michael Reed	Benham Real Estate Group	Unlicensed Office Help
Wendy Kelly	Shoreline Realty	Unlicensed Office Help
Jenifer Tucker	Realty World Cape Fear	Licensed, but license hangs at home
Joan Egerton	Network Real Estate	Unlicensed Office Help
Margaret Chase Shelton	Coldwell Banker Commercial SCP	Licensed, Billed Dues to DR, MLS waived because she will be performing marketing research and develop company and agent advertising.
Rebecca Smith	Joanne S. Parker Rentals	Licensed, but license hangs at home
Jamie Hughes	Century 21 Sweyer & Associates	Licensed, but license hangs at home
Jasmine Klenke	East Coast REO	Unlicensed office help
Brandon Merix	Atlantic Realty Professionals, Inc.	License is inactive
Tara Kobasiar	Century 21 Sweyer & Associates	License is inactive

Background Paper on Travel Policy

THE ISSUE: How can the Board most effectively address the need to stay engaged in NCAR with declining financial resources?

WHAT DO WE KNOW ABOUT OUR MEMBERS NEEDS, WANTS, PREFERENCES THAT IS RELEVANT TO THIS DECISION?

The Staff Knows...	Board Members Know...
<p>Members who serve on NCAR and NAR committees have had most if not all of their travel expenses supported by WRAR. Recent developments:</p> <ul style="list-style-type: none"> • First three and now four WRAR members have been appointed to the NCAR Forms Committee; • Airline baggage fees for second and now first bags; • Financial crises created by the mismanagement at NCAR necessitating more member involvement in the Service Corp and Realfast; <p>Altogether, these have created an opportunity for additional consideration of the travel reimbursement policies. NOTE: The existing policies are attached at the end.</p> <p>The budgets have mileage and some hotel room reimbursements for members serving on NCAR committees. These travel policies have had a positive impact on WRAR’s influence at NCAR.</p> <p>Staff met with leadership to discuss the issue prior to creating the 2010 business plan and budget. The leadership made the following suggestions:</p> <ol style="list-style-type: none"> 1. Members should be required to drive together. The majority who decide to leave at a certain time should be reimbursed for mileage; the other(s) should not. 2. Members could consider sharing rooms. 3. Require members who want to serve on NCAR committees to submit the application to the Board of consideration. The Board’s consideration would not require the Board to reimburse the member for mileage and/or room reimbursement; members who fail to submit an application to the WRAR Board prior to their appointment would not be eligible for any type of funding. 4. Hotel accommodations should only be paid when it is very difficult to drive to and from the meeting on the same day. Example: The Forms Committee meets at 9:30 AM until 3 PM in Greensboro. If you do not reach the Raleigh airport by 7:15 AM, it will take an additional 45 minutes travel time to Greensboro meaning you will arrive just prior to or at the start. This would require leaving Wilmington no later than 5 AM. 5. Should the number of people from Wilmington be limited on a Committee? While NCAR appointments are controlled by the NCAR President, the funding for WRAR members is controlled by WRAR. The application process will allow the WRAR Board to make such consideration. 	

WHAT DO WE KNOW ABOUT THE CURRENT REALTIES AND EVOLVING DYNAMICS OF OUR ENVIRONMENT THAT IS RELEVANT TO THIS DECISION?

The Staff Knows...	Board Members Know...																		
<p>Membership numbers have declined slightly:</p> <table border="0"> <thead> <tr> <th></th> <th style="text-align: center;"><u>June</u></th> <th style="text-align: center;"><u>July</u></th> </tr> </thead> <tbody> <tr> <td>Designated REALTORS®</td> <td style="text-align: center;">421</td> <td style="text-align: center;">417</td> </tr> <tr> <td>Pending REALTORS®</td> <td style="text-align: center;">2</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Non REALTOR® Licensees</td> <td style="text-align: center;">1,442</td> <td style="text-align: center;">1,442</td> </tr> <tr> <td>Secondary REALTORS®</td> <td style="text-align: center;">24</td> <td style="text-align: center;">27</td> </tr> <tr> <td>Total</td> <td style="text-align: center;">1,982</td> <td style="text-align: center;">1,973</td> </tr> </tbody> </table> <p>The number of NCAR Directors allocated to WRAR may decline. Each local association, which has ten or more members, receives one NCAR director. Entitlement to additional directors is calculated upon the number of <u>primary</u> REALTOR® members in a local association divided by the total NCAR REALTOR® members rounded down to a whole percentage number. The count is based upon the numbers found in NRDS as of August 1 of each year. As of 7/09/09, the numbers are:</p> <p style="text-align: center;">1,857 (WRAR) ÷ 36,901 (NCAR) = .0503 x 100% = 5.03</p> <p>WRAR would receive 5 additional NCAR Directors for a total of 6, if these numbers hold (WRAR is very close to losing one by .0003 or just an eleven member swing!).</p> <p>Current Policy allocates the positions in the following order:</p> <ul style="list-style-type: none"> WRAR President MLS President RCASENC President MLS President-Elect WRAR Past President <p>An applicant who wishes to be considered for a NCAR director position must complete and submit an application timely, and the Board of Directors is required to elect from among the applicants such director(s) within the time frame for reporting the name to NCAR (usually October).</p> <p>Based upon these discussions, staff has prepared a draft of the Travel policy for the Board consideration at their July 23rd meeting.</p>		<u>June</u>	<u>July</u>	Designated REALTORS®	421	417	Pending REALTORS®	2	0	Non REALTOR® Licensees	1,442	1,442	Secondary REALTORS®	24	27	Total	1,982	1,973	
	<u>June</u>	<u>July</u>																	
Designated REALTORS®	421	417																	
Pending REALTORS®	2	0																	
Non REALTOR® Licensees	1,442	1,442																	
Secondary REALTORS®	24	27																	
Total	1,982	1,973																	

WHAT DO WE KNOW ABOUT THE “CAPACITY” AND “STRATEGIC POSITION” OF OUR ORGANIZATION THAT IS RELEVANT TO THIS DECISION?

The Staff Knows...	Board Members Know...
Board approves policy and budgets.	

DOES THIS AGREE WITH OUR MISSION: TO SUPPORT AND ENHANCE THE CAREERS OF OUR MEMBERS.

The Staff Knows...	Board Members Know...
Yes	

ARE THERE ETHICAL CONSIDERATIONS TO CONSIDER?

The Staff Knows...	Board Members Know...
None known	

Travel: NAR and NCAR

Officer/Position	NCAR Inaugural Meetings/ Banquet	NCAR Legislative Meeting	NCAR Convention	NAR Leadership Summit	NAR Midyear Legislative Meeting	NAR Annual Governance Meetings/ Convention
<i>NCAR Director</i>	Yes	Yes	Yes			
<i>NAR Director</i>					Yes	Yes
WRAR President	Yes	Yes	Yes/guest		Yes	Yes/guest
MLS President	Yes	Yes	YES/GUEST	Yes	Yes	Yes/guest
MLS President-Elect	Yes	Yes	Yes/guest			Yes/guest
RCA President	Yes	Yes	Yes/guest		Yes	Yes/guest
RCA President-Elect	Yes	Yes	Yes/guest	Yes	Yes	Yes/guest
CEO	Yes	Yes	Yes	Yes	Yes	Yes
RCA EVP	Yes	Yes	Yes	Yes	Yes	Yes
Gov. Affairs Director	Yes	Yes	Yes		Yes	Yes

1. The WRAR-President-Elect **and the RCA President-Elect** shall attend the NCAR and NAR Leadership meetings. The MLS President-Elect shall attend the NCAR Leadership meetings. The WRAR President **and** the MLS President **and the RCA President** shall attend the NAR Mid Year meeting. **(NOTE: The RCA determines by policy who attends what meetings.)**
2. All NCAR Directors are allocated to the WRAR budget except for **3 the MLS President and MLS President-Elect** which are allocated to the MLS budget **and RCA President which is paid by the RCASENC** budget. All presidents, president-elects and all NCAR Directors shall be reimbursed as follows (NOTE: RCA pays for all companion travel associated with its officers.(Revised: WRAR 11-18-04) **Rationale: Clarification purposes only**

- a. Reimbursement expense reports (mileage, travel, food for events, etc.) must be submitted no later than five business days after the last day of the month in which the expense was incurred.
- b. Expenses submitted after deadline do not qualify for reimbursement. (BofD Minutes 03-19-09)
- c. **Automobile:** Maximum IRS rate permissible; **however, companion mileage is not included. Members who serve on NCAR committees are required to drive together. The majority who decide to leave at a certain time will be reimbursed for mileage; the other(s) will not.**
- d. **Air:** Coach class **including first two bags.**
- e. **Hotel:** Single room rate at the headquarters hotel except that at the Annual Convention, if the presidents' spouse/significant other attends, the room rate shall be for a double room. **Members are encouraged to share rooms.**
- f. **Expenses:** \$75 per diem for meals and incidentals ~~non vouchered~~ for all NCAR meetings. \$100 per diem for meals and incidentals ~~non vouchered~~ for all NAR meetings. Departure and return airport parking (except when driving) and ground transportation will be reimbursed. Members must provide a receipt to staff no later than five business days after the last day of the month in which the expense was incurred. **Members will be given a 1099 for all monies received and are encouraged to retain their receipts for tax filings.**
- g. If travel involves only a portion of the day, staff shall compute costs based upon \$10/\$13-breakfast, \$15/\$20-lunch, and \$50/\$67-dinner.
- h. **Registration:** The NCAR Directors registration fee to attend the NCAR Convention will be paid for all NCAR Directors allocated by membership totals per the NCAR Bylaws but not including any based upon their election to a NCAR position. The registration fee for the NAR Annual Convention shall be paid for the three presidents and the MLS President-Elect. (Revised: WRAR 01-22-04)
- i. **Companion Travel** If a companion's travel is paid as noted in the above table, they shall be reimbursed as follows:

~~Automobile~~ ~~Maximum IRS rate permissible~~

Air	Coach class
Expenses	\$75 per diem non vouchered . If travel involves only a portion of the day, staff shall compute costs based upon \$10-breakfast, \$15-lunch, and \$50-dinner
Registration	The registration fee to attend the NCAR and NAR Annual Convention shall be reimbursed. (MLS 8-14-97 & WRAR 8-21-97, revised 7-15-99, 8-24-00, 3-13-03, and 07-17-03)

NAR & NCAR Policies for Directors and Members

1. Each NAR and/or NCAR Director shall complete an application for a committee unless their appointment to a committee is automatic because of the office they hold (ex. RVP is automatically a member of the Executive Committee); **STAFF NOTE July 2009: Service on a NCAR Committee is a requirement where possible since most committees meet during the three scheduled NCAR Meeting.**
2. If a Director or member receives compensation from another entity for travel expenses, then the reimbursement would be reduced by the portion received;
3. That attendance be mandatory at each of the following:
 - a. **NCAR**
 - i. Committee meeting if an appointee;
 - ii. Regional Caucus;
 - iii. Board of Directors' meeting

- iv. NCAR Legislative Day
- b. **NAR**
 - i. Committee meeting if an appointee;
 - ii. Regional Caucus;
 - iii. Board of Directors' meeting
- 4. If the Director fails to attend any of the above there will be no reimbursement for that day or if any or all of the expenses had been paid or advanced that the staff would bill the Director for those expenses;
 - a. The president and the chief staff executive will determine whether there were sufficient extenuating circumstances where the Director would not be billed for expenses.
- 5. The order in which NCAR Directors will be selected is: WRAR President; MLS President; RCA President; MLS President-Elect; WRAR Past President and such additional directors, if any, shall be elected by the Board of Directors. (See BofD Minutes 7-22-04, 7-20-06 & 10-18-07)
- 6. All others desiring to be a NCAR and/or a NAR Director shall complete an application. Staff shall forward all applications to the Board of Directors which shall act upon the applications within the time frames established for reporting directors to NCAR and NAR. (See BofD Minutes 11-16-06 & 03-17-08)
- 7. **Members who desire to serve on a NCAR committee or apply for the Leadership Academy must submit the NCAR application or request to the WRAR Board in order to be eligible for reimbursement of expenses by the WRAR (see Travel NAR and NCAR) . The WRAR Board's consideration does not require the Board to reimburse any member for mileage and/or room expenses; however, members who fail to submit an application to the WRAR Board at the same time they submit to their application or appointment request to NCAR would not be eligible for any type of funding.**

MLS Committee Meeting Minutes

MULTIPLE LISTING SERVICE OF WILMINGTON, NC

May 29, 2009

Intracoastal Realty, Lumina III

Board Approved		Request from Committee
Yes	1.	MLS Committee would like policy to state that it is mandatory to meet once every 90 days with the option to have some meetings available via WebEx or GoToMeeting. Staff will budget for next year and, if approved, will implement.
Yes	2.	Add "Marketing City" as a table-driven amenity field – Do not alter any current reports.
Yes	3.	Enhance search to be able to query both Short Sale and Corporate owned without requiring results to equal both
Postponed	4.	Add Foreclosure Yes/No under Corporate Owned Jerry's REMINDER: Board of Directors had a long conference call and spent about \$1,000 on legal fees when this was implemented. Brock, Wooddell and other wrote that their listing agreements prohibited the disclosure that the property was a foreclosure. It was removed and Rule rewritten: Corporate Owned Y/N: When identified as "Y" the definition will be a lending institution now owns the property (this does NOT apply to relocation or third-party ownership). Lending institutions may own property that has not gone through a foreclosure. Should an agent need to define the ownership to exclude foreclosure, they may use the Non Public Remarks to identify other types of sales. An example would be: <u>Estate Sale or Trust Sale</u> . When marked, "N" a lending institution does not own the property. This field continues to be mandatory.
Yes	5.	Do NOT add alarm code field.
No	6.	In the situation of a Team selling a property, have rule read both agents name must be on contract (Check legality) and make rule to have selling agent listed in MLS. Jerry: Request sent to NAR and it is consistent with MLS Policy. Possible motion: Staff shall draft a rule and the attorney shall approve the language addressing the requirement that the listing agent field in the MLS be either the name of the licensee who signed the listing form or the name of the "team." When the listing agent is no longer affiliated with the listing firm, the MLS Participant must immediately but in no case later than one business day change the information in the MLS.
Yes	7.	On Listing Summary (First detail screen for property) add "Listing Type" as it is in commercial MLS.
Yes	8.	Add agent license and agent fax# to all listing summary pages and agent only reports. Also, add to "Listing Agent Profile" pop-up on listing summary page. If not available on transmittal from membership server at WRAR, add new required field for #Agent License Number

Board Approved	Request from Committee	
No	9.	Add email address to Listing Summary page in addition to the mailto: icon link. Add Fax# to same location. Jerry and Brian: Rapattoni will not show the email address to prevent scraping. Rapattoni already has a link to send an email—click once to open and create an email. Rapattoni has a featured that you did not want turned-on which would allow members to download members contact information into a spreadsheet for easy use. The fax number of the company already prints on reports.
Yes	10.	Add an option for a 4 th Floor in the rooms table field (Current choices are only 1 st ,2 nd ,3 rd ,loft,basement).
No	11.	Under Ocean Front table field, add 3 rd – 5 th row as a value. Staff: If you do this, then the next request will be to add 3 rd , 4 th , and 5 th – so why not just add the following: 3 rd Row, 4 th Row, 5 th Row, > 5 th Row?
Yes	12.	Under “external documents” revise “Covenant Restrictions” label to read “Covenant Restrictions 1” and add “Covenant Restrictions 2” and “Covenant Restrictions 3”
Yes	13.	Add “Leased/Rented” as an active status because Rapattoni—like Ambiance—cannot have two “closed” statuses (See BCAR’s).
Yes	14.	Add “Lot Size” and “Price per Acre” as an option to CMA package in Rapattoni MLS
Postponed	15.	In eShowings add Inspectors, Appraiser and Termite” under the “Agency Disclosure” drop-down and force eShowings to allow showings on these types. Report back to MLS committee (Brian/Andrew) on how eShowings will fix pending without adding another pending status. Staff recommends that no action be taken on this pending a conference call with the vendor.
Yes	16.	Add a status indicator (hour glass or bar with percentage) to statistics page when you click “Run Statistics”
	17.	Where lot size square footage calculates, agents want both square footage and acreage as an option on system and reports. Staff: All lot size fields are available within the system for customizing any report. Kathy has put this on her list of “wants” for the next task force meeting—for which there has not been a request to convene.
	18.	Add four additional “Carts” to be used in a single Rapattoni session. Rapattoni’s next version will have this feature.
	19.	Build an agent only, custom “Contract Report”. (Mary Martin and David Eggleston to provide requirements) note—make sure to include termite bond information. Jerry assigned Kathy to do a draft. Draft completed and sent to Mary and David for comments. David has sent new comments to staff.
Yes	20.	Add enhancement to be able to customize the criteria in the default 24-hour market watch.
Yes	21.	IE Refresh button beside URL entry bar refreshes to welcome page. Add refresh to reset current page only. Report back to MLS committee (Brian/Andrew) if Rapattoni can engineer a method of removing unchecked items from the one line grid without having to stop and expanding the options box to click “Hide Unchecked” and have the ability to sort by checked/unchecked.

Board Approved	Request from Committee
	<p>22. Corey Gore, Chair of the Appraisal Council, spoke about a significant issue appraisers were having when a listing is sold but the improvement is not built but a rendering is found in the first position photo. (Example – See MLS# 426822). Significant and detailed discussion took place regarding this issue. The final result from the meeting was: Staff is to seek legal advice from commission as to the issue regarding what happens when the full purchase cost has not been paid, construction has not been completed or started, and the property is listed in the MLS as a single family SOLD home. In addition, it was requested that staff recommend to the Board of Directors at their next meeting after researching the legalities on how to revise, re-label, add a new status, (<i>Sold Construction Permit</i>) and/or add a new MLS rule to best satisfy the needs of both agents and appraisers. It was recommended that if possible, Corey Gore be allowed to come in and speak to the Board of Directors at their next meeting to clarify the needs of the Appraisal Council. Jerry: In response to the Appraisal Council two years ago, the Board approved and the staff implemented a table value: Construction to Perm which indicates that a lot was closed but the house has not yet been built. I spoke with Corey on Monday, July 20, and it appears that the listing company has incorrectly characterized the financing. Staff is working with Brunswick Forest to address the issue as necessary. Additionally, Corey and I will continuing working on various reports and saved searches to exclude sold listings with Construction to Perm financing.</p>
	<p>23. Corey Gore wanted to know what could be done to make sure that the number of rooms (# Rooms) did not include in the count such things as (laundry rooms, mudrooms, foyers and smaller rooms upon appraisal process.). Jerry: I will work with Corey on the definition of # Rooms. Staff has a task force working to define every field within the MLS.</p>