

June 18, 2009

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

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

President April McDavid called the meeting to order at 12:04 PM. All members of the Board of Directors received notice of the meeting.

By Consent the following was approved:

- 1) The Consent Agenda (attached)
- 2) Electing the person who receives the fourth highest votes will fill the position created by the untimely demise of Melanie Bertrand.
- 3) The total votes received by any candidate during an election will be disclosed to any member or candidate upon request.
- 4) Requesting a grant from Homes4NC in the amount of \$2,500 for the Affordable Housing Coalition of SENC.
- 5) The agreement to hire Steve Coggins.
- 6) The minutes of this meeting

There being no further business the meeting adjourned at 12:10 PM.



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

Consent Agenda

June 18, 2009

Approval of:

1. Audit Chair, Tom Spencer; Committee members: David Flory and JoAnn Fox
2. Amendments to the Bylaws (mandated by NAR)
 - a. **Article VI, Section 13. Harassment** Any member of the Association may be reprimanded, placed on probation, suspended or expelled for harassment of an Association or MLS employee or Association Officer or Director after ~~a hearing an investigation~~ in accordance with the ~~established~~ procedures of the Association. ~~Disciplinary action may also consist of any sanction authorized in the Association's Code of Ethics and Arbitration Manual.~~ As used in this section, harassment means any verbal, written, or physical conduct including threatening or obscene language, unwelcome sexual advances, stalking, actions including strikes, shoves, kicks, or other similar physical contact, or threats to do the same, or any other conduct with the purpose or effect of unreasonably interfering with an individual's work performance by creating a hostile, intimidating or offensive work environment. The decision of the appropriate disciplinary action to be taken shall be made by the investigatory team comprised of the President, and President-elect and/or Vice President and one member of the Board of Directors selected by the highest ranking officer not named in the complaint, upon consultation with legal counsel for the Association. **Disciplinary action may include any sanction authorized in the association's Code of Ethics and Arbitration Manual.** If the complaint names the President, President-Elect or Vice President, they may not participate in the proceedings and shall be replaced by the Immediate Past President or, alternatively, by another member of the Board of Directors selected by the highest ranking officer not named in the complaint. (Amended 9-24-03)
 - b. **Article XVIII, Section 4. Membership and Orientation Participation** Any REALTOR® of this or any other association who is a principal, partner, corporate officer, or branch office manager acting on behalf of a principal, without further qualification, except as otherwise stipulated in these Bylaws, shall be eligible to participate in multiple listing upon agreeing in writing to conform to the rules and regulations thereof and to pay the costs incidental thereto.* However, under no circumstances is any individual or firm, regardless of membership status, entitled to multiple listing service "membership" or "participation" unless they hold a current, valid real estate broker's license and are capable of offering and accepting offer or accept compensation to and from other participants or are licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property.** Use of information developed by or published by an association multiple listing service is strictly limited to the activities authorized under a participant's licensure(s) or certification and unauthorized uses are prohibited. Further, none of the foregoing is intended to convey "participation" or "membership" or any right of access to information developed by or published by an association multiple listing service where access to such information is prohibited by law. (Amended 11/08)

Mere possession of a broker's license is not sufficient to qualify for MLS participation. Rather, the requirement that an individual or firm offers or accepts cooperation and compensation means that the participant actively endeavors during the operation of its real estate business to list real property of the type listed on the MLS and/or to accept offers of cooperation and compensation made by listing brokers or agents in the MLS. "Actively" means on a continual and ongoing basis during the operation of the participant's real estate business. The "actively" requirement is not intended to preclude MLS participation by a participant or potential participant that operates a real estate business on a part-time, seasonal, or similarly time-limited basis or that has its business interrupted by periods of relative inactivity occasioned by market conditions. Similarly, the requirement is not intended to deny MLS participation to a participant or potential participant who has not achieved a minimum number of transactions despite good faith efforts. Nor is it intended to permit an MLS to deny participation based on the level of service provided by the participant or potential participant as long as the level of service satisfies state law. (Adopted 11/08)

The key is that the participant or potential participant actively endeavors to make or accept offers of cooperation and compensation with respect to properties of the type that are listed on the MLS in which participation is sought. This requirement does not permit an MLS to deny participation to a participant or potential participant that operates a "Virtual Office Website" (VOW) (including a VOW that the participant uses to refer customers to other participants) if the participant or potential participant actively endeavors to make or accept offers of cooperation and compensation. An MLS may evaluate whether a participant or potential participant actively endeavors during the operation of its real estate business to offer or accept cooperation and compensation only if the MLS has a reasonable basis to believe that the participant or potential participant is in fact not doing so. The membership requirement shall be applied in a nondiscriminatory manner to all participants and potential participants. (Adopted 11/08)

Any REALTOR[®] of this or any other Association or Board who is a principal, partner, corporate officer, or branch manager acting on behalf of the principal, without further qualification, shall be eligible to participate in Multiple Listing Service upon agreeing in writing to conform to the Bylaws, Policy and Procedures Manual and Rules and Regulations thereof and to pay the costs incidental thereto. However, under no circumstances is any individual or firm, regardless of membership status, entitled to Multiple Listing Service "membership" or "participation" unless they hold a current, valid real estate broker's license in North Carolina and are capable of offering and accepting cooperation and compensation to and from other participants or are licensed or certified by an appropriate North Carolina regulatory agency to engage in the appraisal of real property. Use of information developed by or published by the Multiple Listing Service is strictly limited to the activities authorized under a participant's licensure(s) or certification and unauthorized uses

are prohibited. Further, none of the foregoing is intended to convey “participation or “membership” or any right of access to information developed by or published by the Multiple Listing Service of Wilmington Regional Association of REALTORS® where access to such information is prohibited by law.

Acknowledgment of:

1. May 2009 financials sent by email June 12, 2009
2. **Committee Reports**
 - a. Partners for Affordable Home Ownership
 - b. Member Services Committee: **Sent June 1, 2009**
3. Membership Report (new, transfers, etc.)
4. 2009 NAR Mid-Year Report: Brian Pilon
5. Tracking Board of Directors motions

Approval of: (nothing)

Member Totals As of	June 13	May 22	April 11	Mar 14	Jan 10 2009	Dec 13	Nov 15	Oct 10	Sept 13	Aug 9	July 12
Designated REALTORS®	421	420	426	428	421	440	448	454	454	457	464
Pending	2	2	5	4	2	1	1		0	0	5
REALTORS®	1442	1,440	1,442	1,444	1,432	1,502	1,578	1605	1,644	1,644	1,660
Subtotal	1,865	1,862	1,873	1,876	1,855	1,943	2,027	2,059	2,098	2,101	2,129
Non REALTOR® Licensees	24	26	28	26	60	37	38	47	47	40	40
Secondary REALTORS®	93	91	93	91	96	105	115	121	120	121	120
Allied	111	109	109	106	113	113	114	114	113	110	109
Total	2,093	2,088	2,103	2,099	2,124	2,198	2,294	2,341	2,378	2,372	2,398

WRAR Financial Narrative
Month Ending May 2009

Account Name	Monthly Narrative
CURRENT ASSETS	
All Asset accounts	In balance
Accounts Receivable	Majority of A/R is for Continuing Education Courses
CURRENT LIABILITIES	
Future Local Dues	2010 Local Dues for members billed monthly
REVENUES	
REALTOR® Dues	Exceeds annual budget in the amount of \$16,573
Reinstatement Fees	Exceeds budget
Transfer Fees	Exceeds budget
EXPENSES	
Deferred Compensation	Paid to MLS Quarterly (March, June, September, December)
Goal-Leg/Reg and Advocacy	NAR Reimbursed WRAR \$526.71 for Tiffany to attend Get Active training
Insurance-Health	Paid to MLS Quarterly (March, June, September, December)
Maintenance-Building Grounds	Air Conditioning repair-\$883 + Alarm system upgrade-\$1,053
Postage & Shipping	Income from Petty Cash
Taxes (FICA, ESC, FUTA)	Paid to MLS Quarterly (March, June, September, December)
Technical Services	Paid to MLS Quarterly (March, June, September, December)
Telephone Expense	Paid to MLS Quarterly (March, June, September, December)
Wages Expense	Paid to MLS Quarterly (March, June, September, December)

WRAR Balance Sheet as of May 31, 2009		
Without Audit or Review by CPA		
ASSETS		
Current Assets		
Petty Cash	\$108.47	
Operating Account	17,063.29	
RPAC Transmittal Account	101.93	
Certificates of Deposit	200,000.00	
Merrill Lynch Cash/Money Accts	529,729.58	
Merrill Lynch Mutual Funds	156,330.50	
Accounts Receivable	8,111.87	
Total Current Assets		911,445.64
Other Current Assets		
Investment in MLS	1,109,569.41	
Next Year's Mem Serv Comm Exp	250.00	
Total Other Assets		1,109,819.41
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	51,911.82	
Carpet & Drapes	6,929.13	
Computer Equipment	51,883.31	
Buildings	360,036.35	
Building Improvements	5,007.50	
Accumulated Depreciation	(302,566.11)	
Accum. Depreciation-Buildings	(12,099.99)	
Accum. Depreciation-Bldg Imp	(6,780.00)	
Total Property and Equipment		1,082,026.60
Total Assets		\$ 3,590,788.42

LIABILITIES AND CAPITAL		
Current Liabilities		
Future Local Dues	\$7,280.01	
Total Current Liabilities		7,280.01
Long-Term Liabilities		
Total Long-Term Liabilities		0.00
Total Liabilities		7,280.01
Capital		
Members Equity	3,309,335.35	
Net Income	274,173.06	
Total Capital		3,583,508.41
Total Liabilities & Capital		3,590,788.42

Wilmington Regional Association of REALTORS®, Inc.

Income Statement as of May 31, 2009 Without Audit or Review by CPA

	Current Month Actual	Current Month Budget	Year to Date Actual	YTD or Annual Budget	Variance YTD
Revenues					
Allied Dues	0.00	0.00	15,989.57	14,795.61	1,193.96
Allied Initiation Fee	0.00	0.00	750.00	625.00	125.00
Education Fees(CE-Net)	3,919.52	0.00	27,169.08	31,525.50	(4,356.42)
Investment Income **	908.16	2,224.92	8,699.51	11,124.60	(2,425.09)
Investment Value ML Funds	3,362.82	0.00	5,157.43	0.00	5,157.43
Lease Income **	4,700.43	4,700.43	23,502.15	23,502.15	0.00
Miscellaneous Income	1.00	0.00	520.00	1,000.00	(480.00)
Newsletter Income	450.00	0.00	1,875.00	1,000.00	875.00
REALTOR Dues	1,567.00	0.00	346,975.59	330,402.15	16,573.44
REALTOR Initiation Fees **	4,230.00	4,170.83	21,885.00	20,854.15	1,030.85
Reinstatement Fees **	600.00	397.08	3,865.00	1,985.40	1,879.60
Reserves	0.00	0.00	0.00	21,367.33	(21,367.33)
Transfer Fees **	1,500.00	1,035.83	7,045.00	5,179.15	1,865.85
Total Revenues	21,238.93	12,529.09	463,433.33	463,361.04	72.29
Expenses					
Accounting & Consulting-CPA	0.00	0.00	4,250.00	12,000.00	(7,750.00)
Advertising	0.00	0.00	0.00	500.00	(500.00)
Bank Service Charges **	489.22	1,166.67	2,776.65	5,833.35	(3,056.70)
Building-(New)	0.00	0.00	1,124.69	0.00	1,124.69
Committee-Affordable Housing	0.00	0.00	2,788.31	2,500.00	288.31
Committee-Appraisal Council	63.85	0.00	606.13	1,250.00	(643.87)
Committee-Auctioneer Council	0.00	0.00	0.00	1,000.00	(1,000.00)
Committee-Diversity	(248.42)	0.00	5,464.36	3,500.00	1,964.36
Committee-Executive Roundtable	0.63	0.00	413.34	6,400.00	(5,986.66)
Committee-Griev/Med/PS	0.00	0.00	17.94	0.00	17.94
Committee-Member Services	(68.53)	0.00	22,212.63	33,300.00	(11,087.37)
Committee-Prof Develop	686.25	0.00	8,259.94	32,835.00	(24,575.06)
Committee-Property Management	0.00	0.00	13.45	1,500.00	(1,486.55)
Committee: Recruiting/Certify	27.83	0.00	123.82	600.00	(476.18)
Committee-Cape Fear Indep Brok	0.00	0.00	60.57	1,000.00	(939.43)
Committee-Young Broker's Counc	1,955.80	0.00	1,970.80	4,000.00	(2,029.20)
Contingency	0.00	0.00	0.00	1,098.15	(1,098.15)
Deferred Compensation	0.00	0.00	1,250.00	1,250.00	0.00

Depreciation Building **	1,113.42	1,113.42	5,567.10	5,567.10	0.00
	Current Month Actual	Current Month Budget		YTD or Annual Budget	Variance YTD
Directors Meetings	0.00	0.00	0.00	800.00	(800.00)
Dues and Subscriptions	30.00	0.00	30.00	700.00	(670.00)
Entertainment	0.00	0.00	0.00	600.00	(600.00)
Flowers & Remembrances	23.53	0.00	214.92	2,500.00	(2,285.08)
Goal-Prof. Stan/Best Pra/Ed Op	0.00	0.00	(185.23)	450.00	(635.23)
Goal-Tech & Info Services	0.00	0.00	80.00	5,200.00	(5,120.00)
Goal-Leg/Reg and Advocacy **	(185.41)	0.00	(1,406.47)	0.00	(1,406.47)
Goal-Markt/Comm. Pub Image	5,112.50	0.00	15,860.75	27,367.33	(11,506.58)
Insurance: D&O/E&O Excess	0.00	0.00	2,497.00	3,000.00	(503.00)
Insurance-Health	0.00	0.00	7,128.00	7,128.00	0.00
Insurance-Property/Liability	7,522.14	0.00	7,714.00	6,938.40	775.60
Insurance-Workman's Comp.	0.00	0.00	0.00	906.84	(906.84)
Janitorial Services **	550.00	666.67	2,975.00	3,333.35	(358.35)
Legal Fees	0.00	0.00	701.01	5,500.00	(4,798.99)
Maintenance-Building Grnds **	238.00	1,000.00	5,446.93	5,000.00	446.93
Miscellaneous Expenses	100.00	0.00	280.61	300.00	(19.39)
NAR Travel	1,574.51	0.00	5,910.71	24,890.00	(18,979.29)
NCAR Convention Expense	0.00	0.00	250.00	500.00	(250.00)
NCAR Travel	1,301.42	0.00	12,920.39	32,129.25	(19,208.86)
Office Supplies	46.93	0.00	1,137.37	4,600.00	(3,462.63)
Pins & Plaques	0.00	0.00	437.43	2,000.00	(1,562.57)
Postage & Shipping	(8.22)	0.00	(38.72)	1,000.00	(1,038.72)
REALTORS Helping REALTORS	0.00	0.00	0.00	750.00	(750.00)
Salary-Casual Labor	0.00	0.00	0.00	1,200.00	(1,200.00)
Strategic Planning-BOD Retreat	0.00	0.00	729.65	2,000.00	(1,270.35)
Taxes-FICA	0.00	0.00	4,088.87	4,088.87	0.00
Taxes-Employment Security-NC	0.00	0.00	343.73	343.73	0.00
Taxes-Property	0.00	0.00	0.00	12,784.23	(12,784.23)
Taxes - FUTA	0.00	0.00	78.50	78.50	0.00
Technical Services	0.00	0.00	3,239.81	3,239.81	0.00
Telephone Expense	0.00	0.00	1,419.00	1,419.00	0.00
Staff Development & Travel	779.89	0.00	4,746.85	9,975.00	(5,228.15)
Utilities **	945.22	833.33	4,284.69	4,166.65	118.04
Wages Expense	0.00	0.00	51,475.74	51,475.74	0.00
Total Expenses	22,050.56	4,780.09	189,260.27	340,498.30	(151,238.03)
Net Income	(\$811.63)	\$	\$274,173.06	\$	151,310.32

		7,749.00		122,862.74	
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**** = Monthly and YTD Budget (All others reflect Annual Budget)**

May 16, 2009 – June 13, 2009 Board of Directors (BOD) & Breeze

DESIGNATED REALTORS®

David Berne, (Secondary) Atlantic Realty Professionals, Inc.
Jason Cox, (Secondary), East Coast REO
Annah Norris, Shoreline Realty
Scott Smith, Southern Accents Appraisals

NEW OFFICE

Atlantic Realty Professionals, Inc. (Secondary)
East Coast REO (Secondary)
Edmunds Consulting
Shoreline Realty
Southern Accents Appraisals

NEW REALTOR® MEMBERS

Christopher Chaffin, Prudential Laney Real Estate
Linda Cline, Coldwell Banker Sea Coast Realty
Earl Cline, Coldwell Banker Sea Coast Realty
Jason Cox, (Secondary), East Coast REO
Vance Danielson, Coldwell Banker Sea Coast Realty
Adam Emanuels, Prudential Laney Real Estate
John Farris, Envirian of Wilmington
Alan Karg, Pointe South Realty, LLC
Spencer Lanier, Realty World Cape Fear
David P. Lower, Keller Williams Realty
John Muzzey, Coldwell Banker Sea Coast Realty
David Sheridan, Royal & Associates Inc.
Karen Thompson, Intracoastal Realty - New Homes
Sandra von Kaenel, Intracoastal Realty Corp.

REINSTATEMENTS

David Edmunds, Edmunds Consulting
Sean Laver, Wilmington Real Estate 4U
Alan Murphy, Wilkinson & Associates
Christopher Oliver, Coldwell Banker Sea Coast Realty
Robert Thornton, Robert Thornton Appraisal
Sally Turbeville, Intracoastal Realty Corp.
Susan Williams, Prudential Laney Real Estate

RESIGNATIONS

Lauren Balkcum, Century 21 Sweyer & Associates
Julia Brown, Prudential Laney Real Estate
Lawrence Bullard, Bullard & Shackelford Real Estate Appraisers
Richard Campagna, Carolina Coast Realtors
Mary Cantwell, Robert C. Cantwell & Associates
Lawrence Cooper, Century 21 Sweyer & Associates
Bonnie Dodd, Intracoastal Realty Corp.

Steven Gaconnier, Century 21 Sweyer & Associates
Nancy Giufurta, Century 21 Sweyer & Associates
James Gobble, EXIT Realty
Beverly Greenwood, Prudential Laney Real Estate
Mark Henderson, Coldwell Banker Sea Coast Realty
Beth Hope, Carolina Coast Realtors
Mary Lord, Prudential Laney Real Estate
Neely Mahoney, (Secondary), Century 21 Sweyer & Associates
Misty Mills, Keller Williams Realty
Eryn Moller, Prudential Laney Real Estate
Gerald West, Robert C. Cantwell & Associates

TRANSFERS

Mary Becket-Morgan, Prudential Laney Real Estate
Ronald Capone, Century 21 Sweyer & Associates
G. Randy Cox, Harley & Associates Commercial Real Estate, Inc.
Carol Hobbs, Intracoastal Realty Corp.
Sophie Johnson, Wilkinson & Associates
Terry Milam, Century 21 Sweyer & Associates
Alexander (Sandy) Monroe, Coldwell Banker Sea Coast
Dianne Perry, Dianne Perry & Company
Elanor Rimassa, Wilkinson & Associates
Sandra L. Smith Coldwell Banker Sea Coast Realty
R. Thomas Wolfe, Harley & Associates Commercial Real Estate, Inc.

TERMINATIONS (For Nonpayment of Fees) 06/01/09

Diane Fountain, Jim Fountain Realty
Christopher Oliver, Coldwell Banker Sea Coast Realty
Christopher Shaw, Shaw Appraisal Service Inc.

TERMINATIONS (For Failure to Resign or Transfer After 30 day Drop)

Gregory Johnson, Century 21 Sweyer & Associates
Rochella Larue, EXIT Coastal Connection Realty

Background Paper on Vacant Director Position

THE ISSUE: How can the Board most effectively address the vacant Director position?

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

The Staff Knows...	Board Members Know...
<p>The Bylaws Article XI, Section 5:</p> <p>If a vacancy arises for any elected or appointed position, then said vacancy may be filled by a simple majority vote of the Board of Directors.</p>	

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>The vacant position term ends on 12-31-2010. The Board has two options:</p> <ol style="list-style-type: none"> 1. Fill the term 2. Not fill the term <p>If the Board fills the term, it would do so by majority vote. Prior to filling the position, I would suggest that the Board consider doing the same due diligence that is required of the Recruiting/Certifying Committee:</p> <ol style="list-style-type: none"> 1. Criminal and NCREC and/or NC Appraisal background checks will be performed to ensure that there are no previous, current or pending issues before these regulatory Boards. 2. The Recruiting/Certifying Committee must evaluate the service applicants have performed on committees and task forces. <p>The Board could decide to allow the person who receives the fourth highest vote on the ballot to fill this position. The REALTORS® running are:</p> <p style="padding-left: 40px;"> Carlos Braxton Thomas Gale Bobby Jean Harvey Neal Johnson Mary Jo Miller </p>	

<p>Dana Scalici Jody Waino</p> <p>Two of the above will be elected to 3-year terms. The person who receives the next highest vote will fill the unexpired term of either Ashley Garner (2-year) or R. J. Alexoudis (1 year) both of whom are running for Vice President The Board could stipulate that the person who receives the fourth highest vote would fill the unexpired term created by the vacancy.</p> <p>Some will view this as the “fairest” way to fill the vacancy rather than have the Board elect someone.</p>	
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[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	

From: Jerry Panz [mailto:jerry@wrar.com]
Sent: Wednesday, June 03, 2009 2:26 PM
To: Jim Slaughter (jim@jimslaughter.com)
Subject: Voting

Hi Jim,

I had a member who was elected last year to the Board, who requested the vote totals. I told him that our Bylaws did not address this issue and that I would have to rely upon Robert's Rules. After reading Robert's, it appears that when a ballot is cast, then the total votes for each candidate is announced in the order of the number of votes received! That announcement is then given to the Chair who declares who has been elected.

Is this correct? If it is, I know lots of associations who are out of compliance J!

From: Jim Slaughter [mailto:jslaughter@frb-law.com]
Sent: Wednesday, June 03, 2009 3:18 PM
To: Jerry Panz
Subject: RE: Voting

While technically correct (results should be announced), many do not. Generally, this is a breach that someone would fix on the spot by asking for totals. Some organizations give out totals upon request so as to not embarrass candidates (despite what RONR says). **I see many fewer problems in organizations that announce full results in Tellers' Report format.**

Jim

FORMAN ROSSABI BLACK, PA
ATTORNEYS AT LAW

Jim Slaughter

Greensboro Offices:
P.O. Box 41027
Greensboro, NC 27404
336-378-1899

jslaughter@frb-law.com

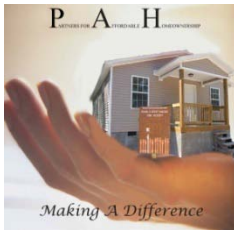
Firm Web Site: www.frb-law.com

Parliamentary Web Site: www.jimslaughter.com

Charlotte Offices:
301 McCullough Drive, 4th Floor
Charlotte, NC 28262
704-970-1593

Tracking Board of Directors' Motions: WRAR

<i>Date</i>	<i>Issue</i>	<i>Resolution</i>
05/28/09	Amending Bylaws to remove Honorary Member status	Is being noticed multiple times in Broker Briefing that vote will be taken at Annual Meeting in September.
	Changing Broker Breeze to a blog/online publication	1 st edition June
	Approved the budget revisions proposed in the attached Memo	Changed accounting software to reflect changes. Revised budget spreadsheet.
	Giving \$2,500 to fund the GetYour8000.com promotion if the link to find homes goes to TheWilmingtonMLS.com and that the members have the right to use the logo in their advertising.	Jerry, I sent an email out to the members of the 8000now program and the group as a whole has decided to decline the Board of Directors request and offer of funding. Thank you. Tim Milam
	Providing an auction item to Homes4NC at a cost of up to \$300	Lois got a Hilton weekend package for \$250.



Wilmington Regional Association of REALTORS®
PARTNERS FOR AFFORDABLE HOMEOWNERSHIP
May 29, 2009
MEETING REPORT

Chair: Carlos Braxton

Vice-Chair: David Flory

The meeting began at 8:40 AM

Members Present: Lisa Burton, Valjeanne Estes, David Flory, Bobby Jean Harvey, Amy Holcomb, Pam Rancke, Glancy Thomas, Louise Voelker, Jody Wainio
Staff Members Present: Tiffany Lawhorn

I. Welcome

- ❖ **ATTENTION!!! New location:** Next meeting date is June 25th at RE/MAX (2018 Eastwood Rd) from 8:30am-10:00am

II. Update Operation Home Sweet Home

- ❖ David Flory will be following up with his contact at NH Regional in the Human Resources department about having a session with them. Also staying in contact with Leslie Hann regarding her contact at the fire department.
- ❖ Jody Wainio will be contacting school systems (including Brunswick) closer to August when they begin to go back in session.
- ❖ Plans are to have another session at UNCW in the fall.
- ❖ Lisa Burton suggested contacting the Port Authority regarding a session. Amy Holcomb will suggest this to her contact at the Authority.
- ❖ **Discussed using evaluation form at the end of each session for feedback from attendees. The form used at the Summit is attached; please send an email with suggestions as to how this could be adjusted to suit an Operation Home Sweet Home session.**

III. Articles/ Information on Affordable Housing

- ❖ Group discussed the details of a USDA loan and areas that it applies.
- ❖ Dayma left a handout regarding Home Ownership Loans. See attached brochure.
- ❖ Jody will be bringing her extra copies of the Resource Guide to the next meeting. Now is a good time to put these in offices for people to use.
- ❖ Discussed news ways that the committee could reach out to the community, such as having an event about affordability in Wilmington specifically in the downtown area. Also, putting an ad in the paper/ad pak about Operation Home Sweet Home.
- ❖ Lisa Burton informed everyone of the Department of Veterans Affairs and the grants they give to veterans who have disabilities and need a home modified to meet their adaptive needs. This is called the Specially Adapted Housing (SAH) Grant Program. For more information visit the website at <http://www.homeloans.va.gov/sah.htm>.

IV. 2009 Committee Meeting Schedule

- ❖ Thursday, June 25th
- ❖ Thursday, July 30th
- ❖ Friday, August 28th
- ❖ Friday, September 25th
- ❖ Thursday, October 29th
- ❖ Friday, November 20th
- ❖ Thursday, December 31st

V. Next Meeting

Date – **Thursday, June 25th**
Time - **8:30 AM**
Place – **RE/MAX on Eastwood**

WILMINGTON REGIONAL ASSOCIATION OF REALTORS®
MEMBER SERVICES COMMITTEE
June 1, 2009 – 9:30AM
MEETING REPORT

Chair – JD Terry
Dougherty

Co Chair – David

The meeting began at 9:30a.m.

Committee Members Present: David Dougherty, Sharon Laney, Terry Milam, JD Terry and Linda Mehner

Staff Member(s) Present: Dayma Edwards

I. Welcome & Introductions

II. 2nd Quarterly Meeting:

- **Red, White & Blue Bash**
- Thursday, June 11th
- Battleship North Carolina
- 5:30pm to 8:30pm
- Caterer: Parchies, Dayma will contact and give final count
- Entertainment: DJ Tommy Gunn, JD will confirm
- Offer Beer & Wine – Lighthouse, will need coolers & ice
- Committee members will need to arrive by 2:30pm to set-up
- Will need volunteers for clean-up
- Bartenders – Leadership Academy & Candidates will do 1hr shifts, committee members will aide when needed
- 50/50 Drawing – committee members have been selling tickets, 6 tickets for \$5 or 1 ticket for \$1
- Uncle Sam costume – David Dougherty
- Dayma purchased jar & patriotic bubblegum, attendees will try to guess how many, winner will win full jar
- Best dressed Red/White & Blue attendee will win \$50 GC provided by Gail West, committee members will each handout a numbered nametag and then choose the best of the group
- Dayma ordered a roll of white paper for the tables, will use red and blue planters w/ flags and pinwheels. Sharon has flags she will donate for decoration.
- Dayma purchased red/white/blue ribbon/string to tie down the paper to the tables
- Sponsors:
 1. Wendy McCoy w/ National City, \$250
 2. Mortgage Bankers Assoc., \$250
 3. AFLAC, \$250
 4. James Price & Assoc., \$250
 5. Wilmington Professional Stagers, \$250

6. Spencer Jarnigan Inspections, \$250

III. Annual Meeting & Election:

- **A MidSeptember Night at Airlie**
- Thursday, September 17th
- Airlie Gardens
- Beer & Wine
- Catering – Dayma contacted Pete Daniels w/ Atlantic Quest
- Decorations – use vases and white candles
- Charge guests \$20.00 to attend
- Entertainment –
- Each committee member will try to bring in one sponsor for the event
- Sponsors –
 1. National City Mortgage - \$250
 2. Wells Fargo Mortgage - \$1,000
 3. Mortgage Bankers - \$250
 4. Coastal Carolina Treescapes - \$250 ?????
 5. Cunningham & Associates - \$1,500

IV. 4th Quarterly Meeting & Holiday Luncheon

- Holiday Inn Sunspree
- Wednesday, December 2nd
- 11:30am to 1:30pm
- Holiday Inn Chef
- Holiday Inn giftbox centerpieces
- Charity – REALTORS Helping REALTORS
- Sponsors – TBD
- Speak to Tim Milam – ask him to speak about someone who received help through the Foundation

V. NCAR Annual Awards Nomination Suggestions:

• **Hall of Fame – Danny Brock**

THE HALL OF FAME AWARD IS A LIFETIME ACHIEVEMENT AWARD. THE AWARD IS GIVEN TO HONOR AN OUTSTANDING REALTOR® WHO HAS CONTRIBUTED PERSISTENT, OUTSTANDING SERVICE TO OUR PROFESSION IN THE AREAS OF DEVELOPMENT, ENVIRONMENT OR GOVERNMENT AND LEADERSHIP IN THE LOCAL, STATE AND NATIONAL ASSOCIATIONS OF REALTORS® WHICH HAVE AN ENDURING EFFECT UPON THE REAL ESTATE PROFESSION.

• **Regional Service – Susan Lacy**

TO RECOGNIZE THOSE REALTORS® IN EACH NCAR REGION WHO HAVE CONTRIBUTED TO AND ARE CONTINUING TO SERVICE THEIR LOCAL BOARD, STATE AND NATIONAL ASSOCIATIONS OF REALTORS®.

• **Ben Ball – Brenda Bozeman**

TO SELECT A REALTOR® WHO DESERVES RECOGNITION DUE TO THEIR CONTRIBUTIONS TO THE BETTERMENT OF THEIR COMMUNITIES THROUGH OUTSTANDING PUBLIC SERVICE.

• **Rising Star – Carlos Braxton**

TO RECOGNIZE A REALTOR® IN EACH BOARD WHO HAS BEEN A REALTOR® FOR FIVE YEARS OR LESS, AND WHO HAS PROVIDED EXEMPLARY SERVICE TO THE LOCAL BOARD AND EXHIBITS LEADERSHIP POTENTIAL.

VI. Wrap-up/Questions/Comments

- New Member Orientation needs to be revamped to meet the needs of our membership
- DR Orientation needs to be revamped to meet the needs of our membership
- Both of these issues will be discussed in detail at the July meeting

VII. Next Meeting

- Monday, June 1st h
- WRAR Conference Room
- 10:15AM