nova scotia real estate
COMMISSION

NSREC BOARD OF DIRECTORS
Record of Decisions
March 27, 2026

PRESENT:	Logan Morse, Acting Chairperson Joanne Bouley Anne Da Silva Robert Faulkner Aaron Ferguson Ryan Hartlen Sandi Lee David Woo Tunde Awoyiga Aaron Millen Brad Chisholm
STAFF:	Carolin MacDonald Chloe Kenney (recorder)
REGRETS:	

The following does not represent a verbatim record of the proceedings of this meeting.

The meeting was called to order at 10:01am and adjourned at 11:33am.

CALL TO ORDER

L. Morse called the meeting to order at 10:01am.

APPROVAL OF THE AGENDA

L. Morse asked to add a fourth agenda item, an in-camera session.

MOVED by A. Da Silva and seconded

To approve the agenda with L. Morse's addition.

MOTION PUT AND PASSED UNANIMOUSLY.

APPROVAL OF THE MINUTES

MOVED by T. Awoyiga and seconded

To approve the minutes of the December meeting.

MOTION PUT AND PASSED UNANIMOUSLY.

CHAIR'S REPORT

Regarding the Strategic Plan which included the creation of a Governance Committee that would review all Board and committee decision making processes, L. Morse requested a discussion about removing that priority from the Strategic Plan because many of the decision-making processes have been recently reviewed and overhauled, where necessary, through the by-law task force process. Each committee already has at least one Board member, and all Board members serve on committees, so it would be better for each committee to do their own review and report back to the Board.

L. Morse suggested directing staff, to come back at the next meeting, with a work plan, like providing each committee with their terms of reference, and have them review their own terms. Then each committee would come back with the results. But staff can create a plan of how we undertake those tasks and we can decide if that's the road we want to go down.

B. Chisholm said there's new relevant by-laws, we can ensure everything is in line with those.

MOVED by A. Da Silva and seconded

To ask staff to develop a plan to undertake the intended task of reviewing and amending where necessary, the terms of reference of the current committees of the board.

MOTION PUT AND PASSED UNANIMOUSLY.

FINANCE COMMITTEE REPORT

L. Morse said the draft financial statements from Baker Tilly is available. The auditor's report issues a clean audit report, meaning they have not found any material discrepancies. L. Morse reviewed items in the financial statements, and pointed out that we have made further reductions in licence renewal fees for the upcoming renewal period for more licensing classes. L. Morse said Baker Tilly will review the financials to the industry at the AGM.

MOVED by R. Faulkner and seconded

To approve acceptance of the draft financial statement by Baker Tilly as presented.

MOTION PUT AND PASSED UNANIMOUSLY.

EDUCATION COMMITTEE

D. Woo said he provided two attachments to the Board. The main discussion item is 2026-2027 CPE topics. The list (second attachment) seems like a lot, but it's high level and the theme is best practices, stay in your lane, etc. The Commission staff actually sent a stay in your lane reminder bulletin earlier this week, great theme. If it's not in your wheelhouse, same as what A. Ferguson has pushed with commercial, if you're not familiar with it, don't pursue it. Get knowledge, go your broker, etc. There are themes we have done before but with repetition hopefully it'll help make these items become more second nature. Also, there are new licensees who didn't get to take the previous CPE's and now can get exposure. It will be high level. It can have case studies, videos, etc. and the knowledge test.

MOVED by D. Woo and seconded

To approve the 2026-2027 CPE topics to be referred to the NSAR education committee for development.

MOTION PUT AND PASSED UNANIMOUSLY.

FORMS COMMITTEE REPORT

A. Da Silvia said the committee went back over the current forms to find any inconsistencies, and depending on industry feedback, recommended changes. Some of it was tidy up, consistent language, removing redundancies such as the cumbersome migration clause.

The Forms Committee recommends the forms be effective May 1, which would allow time for education and for NSAR to prepare webforms.

MOVED by A. Da Silva and seconded

To approve the forms as presented with an effective date of May 1, 2026.

MOTION PUT AND PASSED UNANIMOUSLY.

OTHER BUSINESS

Proposed By-law Revisions

B. Chisholm said these adjustments are more so housekeeping. This includes renaming Form 406, and reflecting last December's budget approval to change the renewal fees for associate brokers and managing associate brokers.

Moved by A. Millen and seconded.

To approve the draft by-laws as presented.

MOTION PUT AND PASSED UNANIMOUSLY.

Annual Report

B. Chisholm noted that the brokerage and trust audit numbers for 2025 are missing and will be added before provided to the minister. Otherwise, we are looking for Board approval so it can be finalized and sent to government.

Moved by R. Hartlen and seconded.

To approve the draft Annual Report as presented.

MOTION PUT AND PASSED UNANIMOUSLY.

In Camera Session

Moved by R. Hartlen and seconded.

To move to an in-camera session.

MOTION PUT AND PASSED UNANIMOUSLY.

C. MacDonald and C. Kenney left the meeting and the Board entered an in-camera session at 11:16am.

Moved by Anne Da Silva and seconded.

To move out of camera session.

MOTION PUT AND PASSED UNANIMOUSLY.

14. ADJOURNMENT

The Chair adjourned the meeting at 11:33am.

Signed by
Logan Morse, Acting Chair

Signed by
Brad Chisholm, Registrar

Recorded by
Chloe Kenney, Communications Officer