



**NSREC BOARD OF DIRECTORS
RECORD OF DECISIONS
December 6, 2018**

PRESENT: Chairperson Gary Morse
Vice Chairperson Mary MacDonald
Board Members: Carol Beal
Susan Green
Gary Mailman
Nancy McGrath
Bill McMullin
Linda Smardon
Clinton Wilkins
Brad Chisholm, Registrar

REGRETS: Bill MacAvoy

STAFF: Danielle Driscoll (recorder)

The following represents a record of decisions of the meeting.

AGENDA

Call to Order
Approval of the Agenda

CONSENT AGENDA

1. Approval of minutes September 6, 2018
2. Registrar's Report

CHAIR'S REPORT

BUSINESS ARISING FROM MINUTES:

Buyer Brokerage Agreement

COMMITTEE REPORTS

1. Finance Committee Chair's Report
2. Complaints Review Committee Chair's Report
3. Discipline Committee Chair's Report
4. Forms Committee Chair's Report
5. Licensing Committee Chair's Report
6. Commercial Committee Chair's Report
7. Bylaw Task Force Report

ADJOURNMENT

CALL TO ORDER

G. Morse, Chair, called the meeting to order at 10:00 a.m.

APPROVAL OF THE AGENDA

MOVED by G. Mailman and seconded

THAT the agenda is approved.

MOTION PUT AND PASSED UNANIMOUSLY.

CONSENT AGENDA

- a) Approval of the September 6 meeting minutes
- b) Registrar Report

MOVED by N. McGrath and seconded

THAT the minutes from September 6 are approved.

MOTION PUT AND PASSED UNANIMOUSLY.

REGISTRAR'S REPORT

B. Chisholm stated he had nothing to add to his report.

MOVED by M. MacDonald and seconded

THAT the Registrar's Report be approved.

MOTION PUT AND PASSED UNANIMOUSLY.

CHAIR'S REPORT

G. Morse gave brief notes for the Chair's report. He said he would provide more detail during the financial report.

MOVED and seconded

THAT the Registrar's salary be adjusted in accordance with discussions.

MOTION PUT AND PASSED.

BUYER BROKERAGE AGREEMENT

The board discussed the Buyer Brokerage Agreement report. It was motioned to remove the mandatory requirement of the Buyer Brokerage Agreement and replace it with a one-way agreement form.

MOVED by B. McMullin and seconded

THAT the removal of the Buyer Brokerage Agreement as a mandatory form and create a one-way agreement.

MOTION PUT AND DEFEATED (3 FAVOUR, 5 AGAINST)

MOVED by C. Beal and seconded

THAT a task force be formed to examine the issues of the Buyer Brokerage Agreements and disclosure forms and how the forms can be improved. The task force is to be made of public, industry and legal members.

MOTION PUT AND PASSED UNANIMOUSLY.

MOVED by G. Mailman and seconded

THAT in the absence of a Buyer Brokerage Agreement, use of the Buyer Customer Acknowledgement (Form 110) is mandatory.

MOTION PUT AND PASSED.

MOVED by L. Smardon and seconded

THAT the Buyer Customer Acknowledgement (Form 110) will be implemented for mandatory use on February 4, 2019.

MOTION PUT AND PASSED UNANIMOUSLY.

FORMS COMMITTEE

D. Richards, Chair of the NSREC Mandatory Forms Committee, joined the meeting and presented five new forms and two in-circulation form revisions.

MOVED by S. Green and seconded

THAT the five new forms, revisions to the two in-circulation forms revisions, and forms committee recommendations be approved.

MOTION PUT AND PASSED UNANIMOUSLY.

D. Richards left the meeting.

COMPLAINTS REVIEW COMMITTEE

M. MacDonald said the committee met by conference call yesterday. M. MacDonald reviewed the 2018 current standing of the investigation statistics.

MOVED by M. MacDonald and seconded

THAT the Complaints Review Committee Report be approved.

MOTION PUT AND PASSED UNANIMOUSLY.

DISCIPLINE COMMITTEE REPORT

B. McMullin said there is no new activity to report.

LICENSING COMMITTEE

G. Mailman reported the licensing committee reviewed exemptions, per the current wording of bylaw 313, and concluded a change to the bylaw is not necessary. There was also discussion about adding the audit course to the licensing course. A form of communication should be sent to inform administrators they can take the audit course.

MOVED by G. Mailman and seconded

THAT the Licensing Committee Report be approved.

MOTION PUT AND PASSED UNANIMOUSLY.

FINANCE COMMITTEE REPORT

M. Macdonald asked B. Chisholm to speak about the financial reports. B. Chisholm provided an overview of 2018 finances. In 2019, it is budgeted that all task forces will be considered special projects and funded by the unresolved trust funds. There will also be a licensing fee increase, effective January 1, 2019. The hiring of an education consultant is postponed to ensure the proper steps are being followed.

MOVED by M. MacDonald and seconded

THAT the 2019 budget be approved as stated.

MOTION PUT AND PASSED.

COMMERCIAL COMMITTEE

B. MacAvoy was absent and nothing was noted.

BYLAW TASKFORCE

L. Smardon stated the revisions focused on critical bylaws that are required to implement the audit guide for January 2, 2019.

MOVED by L. Smardon and seconded

THAT the Bylaw revisions be approved.

MOTION PUT AND PASSED.

ADJOURNMENT

The Chair adjourned the meeting at 2:40 p.m.