

Egyptian Board of Realtors®, Inc
Board of Directors Meeting & Orientation
9:00 a.m. December 7, 2017
1306 N. Atchison, Marion, IL

Teresa Camarato, Past President; Suzanne Wood, President; President Elect, Cindy Bevis ; Brian Wood, Secretary/Treasurer; Amy Bailey, Paul Coons, Ted Popov, Cheryl Ruzich, Nancy Siegmund, Chris Sisulak, Dave Thompson, Stewart Weisenberger, Charay Palmer, AE

The Order of Business Follows:

- **BOD Meeting Minutes from October 5, 2017 – Approved**
- **Financial statements –Approved**
- **Membership Additions/Terminations/Transfers for October & November - Approved**
- **Bylaws Revisions – Approved**

Government Affairs director, Ron Deedrick addressed the board regarding:

- 1. Possible Fee/Fine for Landlords in the City of Alton.**
- 2. Scheduling a Mayoral breakfast during the first quarter of 2018.**
- 3. Working with the property managers in Carbondale.**

Member Robert McGovern addressed the Board of Directors regarding recent perceived violations in the MLS and the use of Forms for a Seller Withdrawal from the MLS. President Wood appreciated his input and agreed to send his comments forward to the MLS Committee for review and clarification.

EBOR Attorney John Rendleman with FMGR also addressed the Board of Directors regarding topics covered in a Legal Seminar he attended on behalf of the board in October. The hot topic was Harassment. NAR recommends all brokers and associations have a written policy in their offices. Copyright violations are still on NAR's radar regarding "works for hire" such as photographs. NAR also suggested each association should have a transition policy.

Committee Reports:

Bylaws Committee met to discuss and make recommendations to the Board of Directors regarding: 1. Clarification on AE's annual performance review. The officers have already revised and clarified the process to include more input from all officers. 2. Revision to the process to remove a Director from the Board. Attorney had provided language for consideration in the Bylaws. 3. Allowing Appraisers to serve on the Board of Directors. AE Charay Palmer commented that if an Appraiser is a REALTOR member, they already have the right to serve on the Board of Directors under current Bylaws language.

MLS Committee met and approved recent changes to the MLS Rules & Regulations and recommended they be sent to the Board for approval. The committee will be giving training on the proper use of "Coming Soon". Marianne James has prepared a power point presentation for the committee to use for training. The Coming Soon status will go live on December 18, 2017.

Finance Committee has established a meeting schedule for the year. They reviewed current financial statements and made suggestions: 1. Pre-pay the real estate taxes on a monthly basis to avoid a large cash outflow at the end of the fiscal year. AE has put this process in place. 2. The vacant office space continues to be a concern. AE has placed the property under commercial rental on the MLS. 3. To comply with EBOR's new Strategic Plan, he will make a detailed presentation on EBOR financials at the next general membership meeting. 4. An announcement should be made regarding the billing to the offices for the new TransactionDesk program.

ED/TECH Committee has met and currently working on: 1. Weekly ED/TECH tips to be sent to members and put on EBOR Face book page. 2. Planning ED/TECH day at JALC in September. 3. Discussion of possible topics and speakers for General Membership Meetings. 4. Beta Testing for Transaction Desk.

Legislative Committee has met and discussed a few local issues with new GAD, Ron Deedrick. 1. The proposed TIF district in Cambria. 2. Rental inspections in Carbondale. 3. Mayoral Breakfast. 4. Public Policy Meetings in Peoria to plan the RPAC Strategic Plan for 2018.

President Wood and President Elect Bevis gave reports on the meetings they attended during the NAR Convention in Chicago. Among topics discussed were Crisis Management, Leadership Training and Consent forms signed by tenants for photos.

Past president Teresa Camarato offered to spearhead efforts to form a YPN group. She attended meetings and discussions with other groups who are involved.

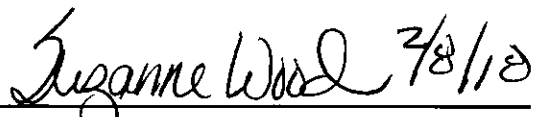
Under Old Business:

1. Becky Blandford was added to the Ed/Tech Committee.
2. MLS Rules & Regulations approved by the Board of Directors.
3. Board approved Teresa Camarato's efforts to establish a YPN committee and request grant funds for events.
4. The Strategic Plan was signed by officers and AE.

New business:

- Cindy Bevis presented a form for a seller to use to terminate a listing contract. AE will forward to attorney for review.
- A motion was approved to assess each Realtor® office \$250 annually to cover the cost of the new TransactionDesk program to the members. AE will send out billing mid-February.

Meeting adjourned at approximately 11:00 A.M.



Suzanne Wood, President