nova scotia real estate
COMMISSION

NSREC BOARD OF DIRECTORS
Record of Decisions
July 9, 2026

PRESENT:	Logan Morse, Chairperson Matt Dauphinee Anne Da Silva Robert Faulkner Aaron Ferguson Ryan Hartlen Sandi Lee David Woo Brad Chisholm Victoria Reese, legal counsel Ren Henderson, legal counsel
STAFF:	Carolin MacDonald Chloe Kenney (recorder) Courtney LeBlanc
REGRETS:	Tunde Awoyiga James Collins

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

T*he meeting was called to order at 9:26am and adjourned at 12:04pm.*

CALL TO ORDER

L. Morse called the meeting to order at 9:26am.

APPROVAL OF THE AGENDA

MOVED by S. Lee and seconded

To approve the agenda.

MOTION PUT AND PASSED UNANIMOUSLY.

APPROVAL OF THE MINUTES

MOVED by D. Woo and seconded

To approve the minutes of the March, AGM, and post-AGM meetings.

MOTION PUT AND PASSED UNANIMOUSLY.

FINANCE COMMITTEE REPORT

A. Ferguson said has been brought to our attention that our website platform is becoming aged, and is much more susceptible to security risks, and that's it's been recommended to upgrade.

MOVED by R. Hartlen and seconded

To approve the budget of $20,000 plus HST for a website revamp.

MOTION PUT AND PASSED UNANIMOUSLY.

EDUCATION COMMITTEE

D. Woo said the committee recently reviewed CPE topics, which were outlined in greater detail to the Board yesterday in C. Kenney's presentation.

Topics:

1. Viewing protocols – securing properties, behavior and responsibility for the individuals.
2. Written policies for licensees who offer non-trading service – ie. Staging, residential property management, handy man services. The disclosures required and what's not included in non-trading services like E&O.
   (A. Ferguson recommended emphasis on business sales.)
3. Explaining real estate documents – technology doesn't omit licensees' duty to explain. Importance of order of operations.
4. AI
5. Use of EFTs for trust funds – the risks and consequences of EFTs, security and controls, transferring funds, methods, and evolving technology.
6. Brokers handling consumer complaints - De-escalating concerns with brokers before they need to be at the level of complaint. Addressing consumer concerns is expected by senior licensees at a brokerage.

7. Different types of trading services – residential vs. commercial, dabbling outside areas of expertise, new construction, vacant farms, vacation properties, different geographic areas.

MOVED by A. Da Silva and seconded

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

MOTION PUT AND PASSED UNANIMOUSLY.

LICENSING COMMITTEE REPORT

S. Lee said the Licensing Committee feels there are concerns with knowledge gaps on topics agents should know, and that there should be more education and touch points on topics including: new heating sources, professionalism, how licensees communicate, and concerns about answering phones, teams being too busy, and meeting deadlines.

L. Morse asked if we want to proceed with a motion for staff review of the SLC.

MOVED by S. Lee and seconded

For staff to review the SLC for heating and mechanical systems.

S. Lee and D. Woo voted in favor. Remaining Board members voted against the motion.

MOTION FAILED.

OTHER BUSINESS

A) Proposed Process Plan to Review Committee Terms of Reference

L. Morse said a temporary committee would be struck to do a preliminary review of the Committee terms of reference. Staff would do a review and make draft changes, which would go to the committees for review, and then finally to the Board with any proposed changes.

B. Chisholm hopes he would have an update for the fall meeting.

Moved by A. Ferguson and seconded.

To approve striking the temporary terms of reference committee.

MOTION PUT AND PASSED UNANIMOUSLY.

B) 2026-2027 Committees

L. Morse outlined the process for committee selection again.

Moved by D. Woo and seconded.

To approve the amended committee list for 2026-2027.

MOTION PUT AND PASSED UNANIMOUSLY.

C) Committee Training/Revised Board Training

B. Chisholm said the committee members have to be trained before they can complete a meeting prior to the Board meeting. B. Chisholm said legal counsel proposed training for September 28 and 29 so therefore, the Board meeting should be moved back to allow for committee trainings and then committee meetings before the Board's next meeting. B. Chisholm proposed date of October 8, 2026. L. Morse said he cannot make October 8, and suggested October 15 instead.

Moved by A. Da Silva and seconded.

To move the virtual October Board meeting to October 15 at 10am.

MOTION PUT AND PASSED UNANIMOUSLY.

ADJOURNMENT

The Chair adjourned the meeting at 12:04pm.

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Signed by
Logan Morse, Chairperson

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Signed by
Brad Chisholm, Registrar

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Recorded by
Chloe Kenney, Communications Officer