



NSREC BOARD OF DIRECTORS
Record of Decisions
June 22, 2023

- PRESENT: Aaron Millen, Chairperson
Logan Morse, Vice Chairperson
Tunde Awoyiga
Joanne Bouley
Anne Da Silva
Kim Fox
Gary Mailman
Nancy McGrath
Aaron Millen
Greg Taylor
David Woo
Brad Chisholm, Registrar
- STAFF: Peggy Kell (recorder)
Chloe Kenney
- GUEST: Linda Smardon, By-law Task force Chair
- REGRETS:

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

The meeting was called to order at 10:01 a.m. and adjourned at 1:55 p.m.

CALL TO ORDER

A. Millen, Chair, called the meeting to order at 10:01 a.m.

APPROVAL OF THE AGENDA

MOVED by N. McGrath and seconded

To approve the agenda.

MOTION PUT AND PASSED UNANIMOUSLY.

APPROVAL OF THE MINUTES

MOVED by N. McGrath and seconded

To approved the minutes of March 21, April 22 (AGM), and April 22 (post AGM).

MOTION PUT AND PASSED UNANIMOUSLY.

BUSINESS ARISING FROM THE MINUTES

Audit Program Update

B. Chisholm gave a recap of the work on the audit program to date. B. Chisholm said finding qualified staff was very difficult, but we have three staff hired and working now. B. Chisholm said the audit program has been in effect for more than five years and revisiting and revising it has been a lengthy project. B. Chisholm said the policy is going to be split into two parts: an audit policy and a record-keeping policy. B. Chisholm said the audit policy is drafted, but work is ongoing on the record-keeping policy. B. Chisholm said it became apparent that the 2024 roll-out of the new audit program was unrealistic given the work remaining to be done and three new auditors. B. Chisholm requests the board move the roll out of the audit program from January 2024 to January 2025.

Moved by Logan Morse and seconded

To extend the roll out of the revised audit program from January 2024 to January 2025.

MOTION PUT AND PASSED UNANIMOUSLY.

EDUCATION COMMITTEE REPORT

A. Millen said the Education Committee met yesterday. A. Millen gave an overview of the presentation the NSAR Education Director gave on of the new salesperson licensing course. The board discussed the differences from the existing salesperson licensing course and the new one. A. Millen said work is progressing on licensing exams and explained the new exam evaluation process. A. Millen said the broker course CPE course that was approved at the last board meeting is no longer an immediate need now that the new audit program is being moved out year. A. Millen read off the recommended new topics for a broker CPE course.

MOVED by G. Mailman and seconded

To change the broker CPE course for 2023-2024 approved at the last board meeting to the broker CPE course presented at this meeting.

MOTION PUT AND PASSED UNANIMOUSLY.

FINANCE COMMITTEE

L. Morse provided an update on the Commission's finances. T. Awoyiga asked why the consulting fees were higher than budgeted. B. Chisholm explained that increase was due to our contract accountant and the third auditor, who is also contracted. T. Awoyiga asked why the By-law task force was higher than anticipated. B. Chisholm said that was due to engaging legal counsel in the by-law research and meetings. A. Da Silva said that from an efficiency perspective, it's much more efficient to have legal counsel involved upfront.

MOVED by L. Morse and seconded

To accept the Finance Committee report as presented.

MOTION PUT AND PASSED UNANIMOUSLY.

COMPLAINTS REVIEW COMMITTEE REPORT

K. Fox said Complaints Review Committee meeting was cancelled and there was nothing to report.

LICENSING COMMITTEE REPORT

T. Awoyiga said the Licensing Committee met and agreed to ensure meetings occur more frequently. T. Awoyiga also met with the Chair and the Registrar to select the new Education Committee members. The board discussed the enduring increase in licensees and consensus is that numbers will continue to stay up. B. Chisholm said approximately 40 per cent of licensees have been in the industry for less than four years. B. Chisholm said we're also having increased interest from Ontario brokers setting up an office here.

MOVED by T. Awoyiga and seconded

To accept the Licensing Report Committee as presented.

MOTION PUT AND PASSED UNANIMOUSLY.

DISCIPLINE COMMITTEE REPORT

G. Mailman said there is nothing to report due to no hearings.

FORMS COMMITTEE REPORT

A. Da Silva said the committee expects to present the updated clause book to the board for approval in September. She said we are at a standstill on updating the seller brokerage agreements due to the changes to the CREA cooperating policy. That policy comes into effect in January 2024. A. Da Silva asked for direction on how to get the information the committee needs from the NSAR to complete the impacted section of the seller brokerage agreement. The Forms Committee wants to have the forms ready to come into effect the same time the CREA policy is in effect. A. Da Silva explained why it is important to have those changes in effect at the same time the policy comes into play. The board discussed the changes to the exclusive policy. CREA wants the explanations of MLS® and exclusive listings to be expanded in the contract.

MOVED by A. Da Silva and seconded

To accept the Forms Committee Report as presented

MOTION PUT AND PASSED UNANIMOUSLY.

COMMERCIAL COMMITTEE REPORT

G. Taylor said there was nothing to report.

OTHER BUSINESS

By-law Task Force

L. Smardon joined the meeting.

L. Smardon asked if everyone received her written report. The board said they had. L. Smardon explained the process the task force follows in drafting the new by-law. L. Smardon said the by-law must make sense so both licensees and consumers can understand it. The by-law needs a logical progression and follow the Act. L. Smardon said Part 7—Conduct and Trade Practices is the longest section, the most complex section, and will take the most time. L. Smardon said by working in sections it creates a better workflow, however, it will result in the occasional change to by-laws that have already been updated.

MOVED by G. Taylor and seconded

To accept the By-law Task Force report as presented.

MOTION PUT AND PASSED UNANIMOUSLY.

NSREC Committee List for 2023/24

A. Millen asked if everyone had reviewed the committee list.

Moved by A. Da Silva and seconded

To approve the NSREC Committee slates for 2023/24.

MOTION PUT AND PASSED UNANIMOUSLY.

ADJOURNMENT

The Chair adjourned the meeting at 1:55 p.m.

NEXT MEETING

September 28, 2023.