



**NSREC BOARD OF DIRECTORS  
Record of Decisions  
March 20, 2025**

**PRESENT:** Aaron Millen, Chairperson  
Logan Morse, Vice Chairperson  
Joanne Bouley  
Anne Da Silva  
Robert Faulkner  
Aaron Ferguson  
Kim Fox  
Ryan Hartlen  
David Woo  
Tunde Awoyiga  
Brad Chisholm

**STAFF:** 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 10:02am and adjourned at 12:32pm.*

## CALL TO ORDER

A. Millen, called the meeting to order at 10:02am.

## APPROVAL OF THE AGENDA

**MOVED by T. Awoyiga and seconded**

**To approve the agenda.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

## APPROVAL OF THE MINUTES

**MOVED by J. Bouley and seconded**

**To approve the minutes of the December meeting.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

## CHAIR'S REPORT

A. Millen said his Chair's report was emailed to the Board the night before. Since the last meeting, it started as business as usual, but then the recent hot topic was the introduction of the provincial governments Bill 36 (Free Trade and Mobility within Canada Act). The Board sent a letter to the provincial government highlighting concerns and risks that would result from the bill's implementation.

A. Millen stated that the Executive and Finance committees met recently. The Executive committee members discussed the possibility of hosting another two-day in-person session like we did in the fall. The discussion included the suggestion that timing the session closer to the actual board changeover would be best. Most incoming board members happen in the spring, announced at the AGM. The current schedule of having one Board meeting in-person (June) is expected to continue. Looking into coupling multiple items into this in-person session, it would include items such as governance training, strategic planning, the board meeting, etc.

**MOVED by R. Faulkner and seconded**

**To accept the Chair's Report and for the Commission to host our June meeting on June 19-20 at Fox Harb'r.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

## BY-LAW TASKFORCE REPORT

A. Millen explained that part 1 of the By-law is the list of definitions. B. Chisholm said that Part 1 is the final section for approval, completing the overhaul of the Commission By-law. Part 1 includes all pertinent definitions and was more work than expected to ensure that everything lined up with the Act

for consistency. Work included two reviews, by legal counsel and by the By-law Task Force, and is now here for the Board's hopeful approval.

**MOVED by A. Da Silva and seconded**

**To approve the revised Part 1 of the Commission By-law as proposed by the By-law Task Force, effective July 1, 2025.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

### **REGISTRAR'S REPORT**

B. Chisholm stated that since the last meeting, the new Audit program kicked in at the end of December. This new process includes brokers using SharePoint to submit their documents. We've done about 30 audits using SharePoint, and we've had a few small quirks but otherwise brokers are reporting back it's a smooth process. The other big change is the inclusion of Baker Tilly, which seems to be doing well. We won't know until mid or late 2025 if this is something that works really well, and works in our budget.

B. Chisholm provided a report on exams. The new SLC was developed and launched last year. The other part of that project was the development of new exams, which includes an online delivery platform which allows students to do their exam remotely. B. Chisholm explained that staff believed we were ready to launch the online exams around the end of December, as questions were written and fully formatted, and then the platform contacts explained that the process of actually integrating exams onto the platform was expected to take another 90 days. This onboarding timeline had not been communicated previously which was a surprise to both sides. Commission staff scheduled weekly meetings with the platforms team, and we did manage to complete the process faster than scheduled.

### **FINANCE COMMITTEE REPORT**

L. Morse states that the most recent Finance Committee meeting started with discussing the most recent salary review report, which showed our current salary ranges are very close with market ranges, with only some minor changes needing to be made. The committee also had a presentation from the auditors at Baker Tilly to review financial statements. L. Morse shared his screen with the Board to review the financial statements, and discussed some highlights.

**MOVED by L. Morse and seconded**

**To approve the interfund transfer as described in note 10 of the financial statement.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

**MOVED by L. Morse and seconded**

**To approve the audited financial statements as presented.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

### **COMPLAINTS REVIEW COMMITTEE REPORT**

K. Fox stated that the Complaints Review Committee met the day before to review seven cases. Overall, they are getting caught up on complaints. The office and all the investigators are doing a good job at maintenance. K. Fox said something they asked her to bring to the Board is to adjust the baseline of disciplinary fines to be \$1,000. She said she has heard feedback from the industry, especially after the

very recent Disciplinary Newsletter was just published. So, they asked to bring this fine increase to the Board for them to consider implementing effective July 1, 2025.

**MOVED by K. Fox and seconded**

**To increase the baseline fine to \$1,000.**

**MOTION PUT AND PASSED.**

#### **EDUCATION COMMITTEE REPORT**

D. Woo said his chair's report was provided in advance. D. Woo said the Education Committee did discuss the pass mark of the new SLC exams and agreed, due to lack data at this time, to revisit it again at a future meeting. The committee also discussed CPE topics, such as condos, as licensees could use more knowledge on that topic, even if its relevance varies across the province.

**MOVED by D. Woo and seconded**

**To approve the Education Committee report as presented.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

#### **LICENSING COMMITTEE REPORT**

T. Awoyiga said the Licensing Committee met last week and discussed ongoing items, which are listed in his chair's report. T. Awoyiga said the committee is concerned about the impact on insurance by Bill 36. He recommends we reach out to NSAR to keep them posted. T. Awoyiga reported that licensing numbers remain steady.

**MOVED by T. Awoyiga and seconded**

**To approve the Licensing Committee report as presented.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

#### **COMMERCIAL COMMITTEE REPORT**

A. Ferguson said the Commercial Committee has had two meetings so far during the first quarter of 2025. They do not have anything to report to the Board yet but hope to bring forward some recommendations later in the year.

#### **DISCIPLINE COMMITTEE REPORT**

R. Harten said there is little to report, which is a good thing. No instances requiring the services of the Discipline committee, which has been the trend for several years.

#### **FORMS COMMITTEE REPORT**

A. Da Silvia said the board received many documents to review. Most changes in the draft forms are a result of the By-law revisions, Part 7 in particular, and tidying up wording to be consistent with Form 408. The other significant change is updated terminology from "customer" to "unrepresented party" which provides more clarity to the consumer on what they're actually agreeing to and then the consumer is more informed. There is now a place in the forms to identify "I am unavailable Monday-Friday from 9-5" but this intent is not to capture little details like your dentist appointment next Tuesday. The updates also address conflict resolution. Due to the many forms of conflict, as

recommended by the Registrar and Commission staff, outside the common every day ones, we direct folks to read the By-law rather than making a large convoluted form listing every kind of conflict. That's why you'll see By-law references.

A. Da Silva said the PDS is also almost done, and the Board will probably get it via email soon for approval. It is significantly changed, but was not ready in time for this meeting. We will send it to the Board once we have the Form's Committee's final blessing.

**MOVED by A. Da Silva and seconded**

**To implement the new forms as recommended by the Forms Committee, effective July 1, 2025.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

**MOVED by A. Da Silva and seconded**

**To, upon the implementation of the new forms effective July 1, 2025, immediately discontinue the use of their current versions.**

**MOTION PUT AND PASSED UNANIMOUSLY.**

**ADJOURNMENT**

The Chair adjourned the meeting at 12:32pm.