

**PMD BOG**

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Pam Greene

Brian Corbett

Carol Bradley

Vickie McDaniel

Susan Pifer

Todd Rice

Phillip Johnson

Pam Greene called the January 28 meeting of the Property Management Division to order and welcomed guest.

An announcement was made regarding changes to the Board of Governors. Michele Roberts has stepped down from the Board. Pam Greene will serve a second term as Chair of the Board of Governors. Phillip Johnson will serve as Immediate Past Chair, as Bill Aceto is unable to do so due to his current position on the NCREC Board of Directors.

Immediately following the meeting, members were asked to leave as the Board moved into executive session to discuss and select a replacement in accordance with the PMD Bylaws.

Floor opened to PMD members to speak or make recommendations.

The Minutes from October 21 and June 11, 2025 were approved as written.

Susan Pifer, Treasure, presented the Financial Report

*The Property Management Division ended 2025 in a strong financial position. Total assets increased to \$158,154, up from \$148,354 in 2024, driven primarily by higher cash and savings balances. Unrestricted net assets grew by \$14,795, ending the year at \$156,984, reflecting solid operating performance and minimal liabilities.*

*Total revenue for the year was \$17,791, exceeding the annual budget by \$1,541, largely due to higher-than-anticipated interest and dividend income.*

Angela Burgess, NCR staff liaison, provided the Membership Update

*As of 01/27/2026 only 32 PDM members have renewed their 2026 dues. 407 invoices were emailed on 11/5/2025. You can view your PMD account and pay 2026 dues by logging in to the NCR website under your REALTOR® member dashboard. If you have issues logging in, email Angela Burgess, [aburgess@ncrealtors.org](mailto:aburgess@ncrealtors.org).*

**Legal Updates, John Wait**

John provided an update on revisions to the Property Management Legal Handbook, noting updates are anticipated later this year. Discussion included transitioning the manual to an online format to allow for easier updates and improved accessibility. Planned enhancements include incorporating guidance tools, tips, and common pitfalls for property managers, as well as new quick-reference materials. An upcoming article in the Q1 newsletter will also address distinctions between lease termination and recovery of possession.

## **Legislative Updates, Pam Melton**

A legislative overview was provided, including highlights from recent legislative wins and priorities for the upcoming short session beginning April 21. Discussion included housing-related legislation, expedited removal processes, wholesaling clarification efforts, and continued advocacy to secure funding for the Housing Finance Agency. Staff noted ongoing monitoring of legislation impacting the real estate and property management industry.

## **Talking Points**

The PMD Forms workgroup is tasked with reviewing the current legal handbook and making recommendations for revisions. The goal is to implement the revisions by summer 2026.

A discussion was held with the education staff regarding the possibility of offering a virtual bookkeeping mini session, Nuts & Bolts for PM CE, and a Property Management Evictions session with John Wait. Members present were given the opportunity to provide suggestions. Cost TBD and include a recording for sessions at a discount for PMD members.

Recommendations for instructors: Stephen Long, Adam Stallings (John Wait's partner)

- Policy & Procedures for PM (Mark Saunders)
- Dead Owners
- Short Term Rentals
- HOA
- PM Series
- Business Succession (Pam Vesper or Adam Stallings)

## **NC Real Estate Commission**

Bill Aceto, NCREC BOD Chair, Kristen Fetter NCREC Staff Liaison to PMD and Miriam Baer NCREC Director provide updates and answered questions from members.

Updates on proposed rule changes related to policy and procedures impacting property managers, noting the rules are currently under review by the Rules Review Commission. Effective dates are not yet determined and are tentatively anticipated for July 1 or October 1, pending approval.

Discussion also included the need for education and guidance on succession planning for property managers, particularly sole practitioners. Commission staff shared information on the availability of property management-specific update courses and expressed interest in collaborating on future education and resource development tailored to property managers.

## **New Business**

- Members engaged in an open discussion regarding current issues they are experiencing
- Email Angela, [anburgess@ncrealtors.org](mailto:anburgess@ncrealtors.org) with local issues for our newsletter and to pass along to our legislative advocacy
- Upcoming Event  
[The North Carolina Property Management Conference](#)  
February 25 – 26, 2026 | Hilton Charlotte University Place
- 2026 OBX PM Summit

March 5, 2026 | 12:00 – 6:30 PM

The next PMD meeting will be held during the June Legislative Meetings June 1- 4 in Raleigh. Registration and meeting schedules launch February 12.

There being no further business, the meeting was adjourned with members and the Board entered executive session.