

2022 NC REALTORS® Convention & Expo



Property Management Division | Tuesday October 18, 2022 | 8:00am-9:00am

MINUTES

Attendees:

Sharon Dawson, Geena Fie, Bob Fowler, Bruce Gates, Cathy Robertson, Jennifer Foose, AnnMarie Janni, Michele Hobaugh, Caleb Phillips, Christy Grifaldo, Pamela Greene, Debbie Porth, Matthew Van Houghton, Vickie McDaniel, Len Elder, Sharon Stevens, Pamela Hill, Ben Myers, Carol Myers, Warren Wakeland, Aric Beals, Fred Moreno, Dan Waggoner, Bill Aceto, John Wait, Will Martin, Amy Kemp

Chair Sharon Dawson called the meeting to order at 8:01 and welcomed our guests.

The minutes from June 14, 2022 were reviewed and approved.

Treasurer, Phillip Johnson reviewed the PMD financial statements and reported we are below budget on revenue as well as expenses. There were no questions. The financial statement was approved.

Staff Liaison Amy Kemp provided an update on membership. As of October 3, 2022, there are 277 PMD members. As of this time last year, there were 254.

Will Martin, NCR General Counsel provided a legal update. The Demand for Possession form has filled an important void. The Early Termination Form has been helpful as well as he has been answering questions on the hotline. He noted his appreciation for the forms task force on the development of these helpful forms. Will is also working on an article on elevator safety requirements that will be in the next newsletter.

Cady Thomas, NCR Chief Lobbyist, provided a legislative update. Cady discussed the elevator law that has been pushed through quickly. There was an issue in Winston Salem regarding fire alarms and changing the batteries. There are also some “animal issues” – Cady asked if anyone is having problems in this area to please let her know. Short-term rental violations are also being addressed. Aric Beals asked about consistency across the state in the courts; he would like to see more consistency on counting days, dealing with money, appeal process, etc. Cady said judges are in place who are choosing to use their own policies rather than an across the board policy. She asked if we could compile information and ask for a meeting with the AOC we can express how bad it is overall. If we can show the state is having issues across the board, they can address it. “One offs” are being addressed but we have never had a discussion on the overall coverage. Someone asked about HR 9062 bill regarding 30-day notice with CARES Act – Pamela Greene has information with a link she will send to Cady and Amy.

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Chair Sharon Dawson reviewed old business

We are moving forward with securing speakers for our 2023 education series. You can visit the NC REALTORS® website for updates. We will send an email with the final schedule.

Sharon has been working on a Property Management Procedural Handbook and will send a rough draft to the group to review. It will be in the format of an office manual and the goal is to have it finished by the end of the year.

We held five critical briefings this year via Zoom with an average of 30 participants on each one:

March – Stumbling Blocks to Evictions

May – NC Land Lease Eviction Process

July – Forms Update with John Wait

August – Normal Wear & Tear Overview

September – Criminal background check guidelines set out by HUD back in 2016 and evictions with pets left behind

Chair Sharon Dawson moved to New Business and Cathy Robertson, Immediate Past President and Nominating Chair presented the proposed 2023 slate of officers and governors.

Proposed Slate of Officers/Governors 2023

Chair Bill Aceto

Vice Chair Phillip Johnson

Treasurer Bruce Gates

Immediate Past Chair Sharon Dawson

Governors Brian Corbett – (term expires end of 2023)

Vicki McDaniel – (term expires end of 2024)

Pamela Greene (term expires end of 2025) – New Governor

We did not receive any additional nominations for the 2023 Board of Governors. A motion was made by Bruce Gates to approve the slate, Bob Fowler seconded, and the slate was approved unanimously.

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Chair Sharon Dawson reminded the group the PMD Chair and Vice Chair now have seats on the NCR Legislative Committee.

She thanked Will Martin for his service to PMD over the years and Amy Kemp as they are both leaving at the end of this year.

The meeting was adjourned at 8:24am and was followed by two education sessions.

The next meeting will be held in January during the NCR Vision Quest/Inaugural meetings in Concord.

Respectfully Submitted by Amy Kemp
October 24, 2022

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