



AGENDA PACKAGE

SPECIAL MEETING OF MEMBERS
AUGUST 24TH, 2022 AT 10:00 A.M.
HELD VIA ZOOM



Sudbury Real Estate Board

Topic: Special Meeting of Members

Time: Aug 24, 2022 10:00 AM Eastern Time (US and Canada)

You are invited to a Zoom meeting.

When: Aug 24, 2022 10:00 AM Eastern Time (US and Canada)

Register in advance for this meeting:

https://ora.zoom.us/meeting/register/tZlocuiqpjMiGdUrrARzi6VtYX_0bb43plw1

After registering, you will receive a confirmation email containing information about joining the meeting.



Sudbury Real Estate Board

Special Meeting of Members
Held via Zoom, August 24, 2022
At 10:00 a.m., via Zoom

Opening remarks – Tanya Vanden Berg, Chair

Presentation by Marc Laurin and Chris Fusco of MPAC

MPAC's data and reports will no longer be packaged with the Geowarehouse service offering. As a result, the SREB must execute a separate contract with MPAC regarding the data, reports and technology offerings.

Presentation by Theresa Corindia of Geowarehouse

A brief presentation outlining the need for Geowarehouse as a REALTOR® and update on the contractual changes.

Bylaw updates presentation by Tanya Vanden Berg, Chair, SREB

As the real estate industry evolves and business models change, there is a need for adaptation by real estate boards and associations to accommodate member needs.

Showing Management System Update by Adam Haight, Chair-Elect SREB

The Chair of the Technology Committee will provide an update on the Showing Management System.

Open Forum Discussion

Break

Call to Order – Tanya Vanden Berg, Chair

Motion: That the Agenda of the Special Meeting of Members, held via Zoom, August 24th, 2022, at 10:00 a.m., be approved as circulated.

Moved By: _____ Carried

Seconded by: _____ Defeated

Motion: That the Minutes of the Annual General Meeting, held at the Holiday Inn and via Zoom, April 28th, 2022, at 10:00 a.m., be approved as circulated.

Moved By: _____ Carried

Seconded by: _____ Defeated

Motion: That the Board of Directors recommends to the Members of the SREB that the option for MPAC service to be MPAC Premium Data Option at a cost of \$9.25 per member, per month, subject to contract negotiations.

Moved By: _____ Carried



Sudbury Real Estate Board

Seconded by: _____ Defeated

Motion: That the Board of Directors recommends to the Members of the SREB continue subscribing to Geowarehouse services at a cost of \$16.50 per member, per month, subject to contract negotiations.

Moved By: _____ Carried

Seconded by: _____ Defeated

Motion: That the Board of Directors recommends to the Members of the Sudbury Real Estate Board Bylaws be amended as follows and effective immediately:

Current wording:

Article 2, Section 2.02 c)

All Brokers and Salespersons registered under the Act and employed by the Firm, whether employed at the main office of the Firm or any Branch Office of the Firm, shall be required to become Members in good standing of the Board.

Proposed wording:

Article 2, Section 2.02 c)

If it has a Branch Office outside the jurisdictional area of the Board, and if that Branch Office is a Member of the Board, or if any Broker or Salesperson registered under the Act who is working out of that Branch Office is a Member of this Board, then all Brokers or Salespersons registered under the Act who work out of that Branch Office shall be required to become Members of this Board.

Moved By: _____ Carried

Seconded by: _____ Defeated

Reason:

Please note: Section 2 is to be read as a complete section. As business models evolve and change, the bylaws of the SREB must be revisited and revised. As it is written, an entire office must register with the SREB even if some members of the office are not trading in the jurisdictional area of the SREB. This requirement could be interpreted as being a barrier to membership, specially for those members who belong to a branch office within the jurisdictional area whose main office is outside of the jurisdictional area. After much consideration and consultation with legal counsel, including the OREA and CREA legal counsel, it was determined that the intent of Article 2 needed to be considered before making decisions on how to apply it. The intent of the OREA Board Basic Bylaw Section 2 is to enable members trading within the jurisdictional area of the board to become members of the board. The SREB does not want to impart any barriers to membership and as a result, the Board of Directors recommends to the membership to adapt the OREA Board Basic Bylaw wording for Article 2, Section 2.02 c.



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Motion: That the Board of Directors recommends to the Members of the Sudbury Real Estate Board that Article 5, Section 3, Subsection 3.05 of the bylaws be amended to delete the following:

Article 5, Section 3, 3.05

Capital expenditures in excess of \$5,000 for any one item in any one year, shall require the approval of the voting membership.

Moved By: _____ Carried

Seconded by: _____ Defeated

Reason:

As discussed during the Annual General Meeting on April 28th, 2022, as part of the due diligence in maintaining the building asset of the SREB, and further research into the SREB Archives it was determined that sometime between Spring 2013 and the November Meeting of Members in 2013, this section of the bylaw was removed from copies that have since been circulated. From the archival research that was conducted, it appears the omission of Article 5, 3.05 was a clerical error. Article 5, Section 3, Subsection 3.05 remained in the SREB Board By-Laws from 2006 until approximately Spring 2013. To the best of the knowledge of the current staff and Board of Directors and after further research, this bylaw has been abided by since despite not being in the formal records.

As this bylaw provision was not formally deleted with Membership approval the Board of Directors wishes to formally have this bylaw provision deleted.

Motion: That the Sudbury Real Estate Board Members authorize staff and/or legal to correct article and section designations, punctuation, spelling, cross references and to make other technical and conforming changes to the Sudbury Real Estate Board By-Laws as may be necessary to reflect the intent of the organization but not change the intent immediately following the conclusion of this meeting.

Moved By: _____ Carried

Seconded by: _____ Defeated

Motion: That we do now adjourn. Time:

Moved By: _____ Carried

Seconded by: _____ Defeated



Sudbury Real Estate Board

**MINUTES OF THE ANNUAL GENERAL MEETING
HELD AT THE HOLIDAY INN AND VIA ZOOM
THURSDAY, APRIL 28TH, 2022 AT 10:00 AM**

Present: 21 Firms, 87 Members in person and 34 Members via Zoom

The Chair, Tanya Vanden Berg, called the meeting to order at 11:35 a.m.

It was duly moved and seconded that the Agenda of the Annual Meeting of Members, held in person at the Holiday Inn and via Zoom, Thursday, April 28th, 2022, at 10:00 a.m. be approved as circulated.

Carried

It was duly moved and seconded that the Audited Financial Statements for the period of January 1, 2021, to December 31, 2021, be approved as circulated and read.

Carried

It was duly moved and seconded that the firm of Baker Tilly be appointed Auditors for the Sudbury Real Estate Board for year 2022.

Carried

It was duly moved and seconded that the Minutes of the Special Meeting of Members, held via Zoom, Thursday, November 25th, 2021, at 10:00 a.m. be approved as circulated.

Carried

It was duly moved and seconded that the 2021 Committee Reports be approved as circulated.

Carried

It was duly moved and seconded that the Board of Directors recommends to the Members that the Sudbury Real Estate Board Bylaws be amended as follows and effective immediately:

Current Wording:

NONE

Proposed Wording:

ARTICLE 3 – MEMBERSHIP MATTERS
SECTION 6 – Sick Leave

6.01 A Member who is a Broker or Salesperson may apply in writing, confirmed with a doctor’s note, to the Board of Directors for Sick Leave up to a maximum of 12 months.

6.02 The Member who is a Broker or Salesperson must assert in writing that, during the period of the leave requested, the Board Member will not “Trade” in real estate as the term “Trade” is defined in REBBA 2002 and shall surrender the Board Member’s license to trade to the Real Estate Council of Ontario (RECO) for the duration of the leave.

6.03 Sick Leave exceeding 12 months, shall be subject to full membership fees and dues as stated in this Article, Section 1 – Payment of Fees and Dues. ARTICLE 3 Membership Matters Revised November 28, 2019, Page 12.

6.04 Any contravention of the above will be considered a breach of the Board’s By-Law and subject to penalty plus all dues and initiation fees that have been waived will immediately become due and payable to the Board.

Carried



Sudbury Real Estate Board

It was duly moved and seconded that the Sudbury Real Estate Board Members authorize staff and/or legal to correct article and section designations, punctuation, spelling, cross references and to make other technical and conforming changes to the Sudbury Real Estate Board By-Laws as may be necessary to reflect the intent of the organization but not change the intent immediately following the conclusion of this meeting.

Carried

There being no further business, we do now adjourn. Time: 12:00 p.m.

Certified Correct:

 *Tanya Vanden Berg* 05/10/22

Tanya Vanden Berg, Chair

 *ASHLEY SAUVE* 05/10/22

Ashley Sauve, CEO



Sudbury Real Estate Board

PROXY

Please note that all Proxies must be received at the Board Office no later than **Monday August 22 2022, by 10:00 am** before the Meeting of Members, to be held via zoom, Wednesday, August 24th, 2022 at 10:00 am sharp.

The Undersigned _____

Hereby Appoints _____

Or failing him _____

as the proxy of the undersigned to attend, act and vote on behalf of the undersigned Member at the meeting of Members of the Sudbury Real Estate Board ONLY to be held on the 24th day of August 2022 and at any adjournments thereof, in the same manner to the same extent and with the same power as the undersigned was personally present at the said meeting, or such adjournment or adjournments thereof, subject only to the following:

[Members to insert any restrictions, limitations, or instructions as to the manner in which the vote in respect of which this proxy is given is to be dealt with.]

THE UNDERSIGNED hereby revokes all proxies previously given.

DATED the _____ day of _____ 2022.

Signature of Member _____

Please print name and address of Member:

