

*An Education Session was held prior to the meeting (1pm-2pm) - Standard Operating Procedure for Giving Notice to Tenants and for Court Proceedings led by John Wait*

---

Chair Sharon Dawson called meeting to order at 2:07pm. She welcomed members and reminded attendees to wear their masks and badges at all times.

Sharon Dawson recognized special guest Fred Moreno from the NC Real Estate Commission. And provided an update on the 2022 Board of Governors. The membership had voted on the 2022 board of governors at our October meeting, but because Bill Aceto was committed to being the 2022 RPAC Chair, he could not serve in both capacities. He and Sharon swapped positions and Bill will be Chair in 2023. 2022 officers are Phillip Johnson (Treasurer), Cathy Robertson (Immediate Past President), and directors Brian Corbett, Vickie McDaniel, and Bruce Gates.

The minutes from October 14<sup>th</sup> were approved.

Phillip Jonson, Treasurer, provided an overview of the financial report. Very little was spent last year since we didn't have any in person meetings in 2021. Financial reports were accepted as written.

Amy Kemp, staff liaison provided a membership update – there are 270 as of January 26, 2022. This is in line with past years' membership. A second notice will be sent for dues payment next week.

Will Martin, NCR General Counsel, provided a Legal Update. The handbook will have a few updates, nothing major but with the passage of time there were a few edits to be made. There is a new section on the NC Service Member Relief Act. Will added information on discrimination based on the HUD guidance on language. Will noted he sends prior articles he's written for the newsletter to people who have questions sometimes as a reference. He'd like to see the PMD articles archived on the website so they are more widely available, possibly password protected for PMD members to access. He reviewed a few form changes that are on the horizon and asked for additional suggestions to be emailed to Amy Kemp or Will Martin/John Wait.

Cady Thomas, Chief Lobbyist, NCR provided a legislative update. The 2021 Legislative session is still going on and the short session is still in limbo. It could be held before the primary elections (which would be the first time ever). Cady and her team have worked on the eviction moratorium and now the courts are trying to enact policy. Please reach out to Cady so she can move any issues through the Administrative Office of the Courts as quickly as possible. She reminded members GADs can also reach out to local chief judges to address issues. The wave of evictions did not happen so that reality is helping things move along. Eviction diversion programs are popping up and Cady and her group are pushing back on this. Tenant advocacy groups are putting the landlords at a disadvantage. Please be watching for this locally and let

Cady know so the conversation can continue. Phillip Johnson asked about unused money for legal aid (such as the state HOPE program). Cady said they looked into it and found out that is not true – the money will all be taken by the applications they have in hand.

Aric Beals asked if there is currently any assistance money available? Cady said they have stopped accepting applications. Once they go through the applications they have, if there is remaining funds, they will reopen applications. The starting and stopping is creating a lot of confusion for the tenants.

Short-term rental (SDR) – Since 2011 Cady and her team have been working with the apartment association and a bill is in place to limit the practice of local governments having ordinances in place for renting properties and requiring inspections. This applied to short and long-term rentals. Now ordinances are in place in some cities to limit shortterm rentals. A family in Wilmington is suing and won at a lower court level – the city has taken it to the court of appeals. A bill was also passed to combine the city/county zoning ordinances (not meant to make substantive changes to the law) but a provision was included that makes the portion only apply to policing powers, not zoning powers. That was effective January 1, 2021. We are hopeful the Court of Appeals rules based on the 2020 ruling. The senate has put up a lot of resistance against taking this on so they are looking for other ways to convince them to support private property rights and make this work.

Cathy Robertson reminded the group NAR has a PMD Facebook forum (NAR PMD Forum)

Chair Sharon Dawson reviewed New Business

### **PMD Goals – 2022**

- *Continue legislation and education on challenges facing Property Managers in NC*
- *Grow the membership*
- *Add value to ensure members feel belonging to PMD is worthwhile*
- *Continue the critical briefings – we'll hold them monthly – if you have issues you'd like addressed, let Amy know and we can work through the topics*

### **2022 Classes**

Over the past few months, the PMD Designation Task Force has been working on creating a Property Management Professional Series. They started with the concept of having a property management designation but after much research and discussion, it evolved into more of a series of courses. It is our hope that by offering this professional development opportunity, we can enhance our members' knowledge about property management and encourage more members to join the property management division. Additionally, the Professional Management Series will assist in gauging the interest for a possible PMD Certification in the future. This was presented to the PMD Board of Governors who approved it and it will be rolling in out 2022.

### **NARPM Conference**

NARPM will hold their conference October 17-20, 2022 Las Vegas

IREM conference will be in Dallas October 17-20

**Handbook update**

The handbook has been revised and the last few edits are being made. The Board of Governors met on January 6<sup>th</sup> and voted to send an email to all members letting them know a PDF version of the handbook will be sent within two weeks of the email. Members can request a hard copy by emailing Amy and there will be a \$20 charge to cover printing and shipping. She will order books based on the response and use existing inventory of binders before purchasing more.

Aric asked if the pdf version of the handbook could be searchable and if we can put it on a password protected part of the website. Amy said she will look into that as the NC REALTORS® website is being revised.

**Forms Task Force**

The PMD Forms Task Force will meet via Zoom on March 4<sup>th</sup> to make suggested changes to the forms. Members include the current Board of Governors with the addition of Fred Moreno (NC Real Estate Commission), Heather Arrington and Wendy Harris.

There was no further discussion and Chair Sharon Dawson adjourned the meeting at 2:46pm.

Respectfully submitted by Amy Kemp, NCR PMD Staff Liaison

**Attendees**

Taylor Kastner  
Willo Kelly  
Christy Grifaldo  
Michael Frederickson  
Connie Corey  
Sandy Hurst  
Aric Beals  
Phillip Johnson  
Cathy Robertson  
Sharon Dawson  
Amy Hedgecock  
Pamela Greene  
Jill McLester  
Kellie Adams  
Samantha Cole  
Stephania Bloodworth  
Bob Fowler  
Den Myers  
Carol Myers  
Bruce Gates  
Sheree Higgins  
Marcus LaRose  
Fred Moreno  
Porter Graham  
Bill Aceto  
Amy Kemp  
Will Martin  
John Wait