

The Annual Meeting of South Shore Realtors®, Inc. was held on Thursday, October 25, 2018 at the Pembroke Country Club, 94 W. Elm Street in Pembroke, MA.

President Stephen Damon called the meeting to order at 9:15 AM.

President-Elect Christine Silva led the salute to the flag. The Affiliate Sponsors were thanked by the President and the 2018 Board of Directors was introduced.

Secretary John Heaney certified that a quorum of REALTOR® Members was present. He then presented the Minutes of the 2017 Annual Meeting. Upon a motion duly made and seconded, it was

VOTED: To accept the October 26, 2017 Annual Meeting Minutes.

Past President Jennifer Kern-Rizzo presented the Members with a report of the Nominating Task Force which was read as follows:

2019 South Shore Realtors® Officers:

President	Christine Silva
President-Elect	Mary D'Ambra
Vice President	Janet Murray
Treasurer	Jonathan Keener
Secretary	Jeffrey DeMoura
Past President	Stephen Damon

2019 South Shore Realtors® Directors:

Joseph Costantino
Michelle Cox
George Jamieson
Jennifer Jule
Peter Keane, Jr.
Maureen Mansfield
Derek McCarthy
Patricia Pierce

2019 National Association of REALTORS® Director:

Rita Coffey

2019 Massachusetts Association of REALTORS® Directors:

Barbara J. Harris
Jeffrey DeMoura
Jonathan Keener
Janet Murray
Christine Silva
Marcia Solberg

2019 Massachusetts Association of REALTORS® Alternates:

Michelle Cox
Peggy Dinger
George Jamieson
David M. Walsh

Upon a motion duly made and seconded, it was

VOTED: To have the Secretary cast one vote for the 2019 Slate of South Shore Realtors® Officers and Directors, State Directors, Alternate State Directors and National Director and declare the 2019 Slate so voted.

Mary D' Ambra, Treasurer, gave the Financial State of the Association.

Jean Sawtelle, Communications Director, and Stephanie Gillis-Thurstone, Association Director of Finance and Government Affairs, presented an overview of the Association Website and Member Portal (respectively).

David M. Walsh, Chair of the Bylaws Task Force, gave the Bylaws Report. Upon a motion duly made and seconded, it was

VOTED: That the following changes, as proposed by the Bylaws Task Force and distributed to the Membership, are accepted*

President Stephen Damon recognized and thanked the 2018 Committee and Task Force Chairs.

CEO, Rachel Tristano, announced the 2018 Honor Society Members, Life Members and Emeritus Member.

With no further business to come before the members, the meeting was adjourned.

Respectfully submitted,

John Heaney
Secretary

**Bylaw changes are attached/following the minutes:*

~~Strikethroughs~~ = Deletions

Bold = Additions

PROPOSED BYLAW AMENDMENTS – 2018 South Shore Realtors, Inc.

ARTICLE IV MEMBERSHIP

(f) Life Members: ~~As of January 1, 2019, u~~Unless previously awarded prior to enacting these Bylaws, Life Members shall be individuals who have **been awarded Emeritus Status by the National Association of REALTORS® and are active members of the** ~~had continuous like membership in the South Shore Association of REALTORS®, the Quincy & South Shore Board of REALTORS®, the Plymouth County Board of REALTORS®, the Plymouth and South Shore Association of REALTORS® or South Shore REALTORS®, in good standing, for not less than twenty five (25) years, have reached the age of sixty five (65) years by January 1st of the year they are applying for, and have submitted an application by September 1st, and will require proof of a minimum of three (3) years of volunteer service* at the local association level. In addition, Life Membership may be awarded to REALTORS® who have had continuous like membership in any REALTOR® association in good standing for not less than twenty five (25) years with the last five (5) years as members of South Shore REALTORS® and has met the other qualifications listed above. The Board of Directors shall consider and approve all requests for Life Membership from any REALTOR® who qualifies. REALTORS® who have attained Life Member Status in another REALTOR® Association may be awarded lifetime membership at the Association by applying for Life Member Status by Sept. 1st and provide documentation they have met a three (3) year service criteria in their current association.~~

~~*Service is defined as serving as an officer, director or committee/task force member.~~

ARTICLE XI - OFFICERS AND DIRECTORS

Section 1. Officers: The elected Officers of the Association shall be: (1) President, (2) President-Elect, (3) Vice President, (4) Secretary, ~~and~~ (5) Treasurer and (6) Immediate Past President. The officers shall be elected for a term of one (1) year. ~~With the exception of the Secretary and Treasurer. No~~ officer may succeed ~~himself/herself themselves~~ with the ~~only~~ exceptions being: **the Secretary and Treasurer or** when an officer is appointed to complete the unexpired term of an elected officer or attains the office in accordance with the provision as established in Roberts Rules of Order, latest edition, which are part of these Bylaws per Article XV, Section 1. **Only REALTOR® Members shall serve as Officers.**

ARTICLE XI - OFFICERS AND DIRECTORS

2.7 Board of Directors: The Board of Directors shall be the governing body of the Association and shall have control of all of the affairs of the Association and shall authorize the expenditures of funds. The Finance Committee shall prepare a budget reflecting projected costs and expenses of the Association for the next fiscal year, indicating projected income from all sources. The budget shall be submitted no later than ~~February~~ **November 1st** of the **preceding** fiscal year. The Board of Directors shall employ such Executive, legal, and office personnel it deems necessary to care for and maintain the properties of the Association and otherwise conduct the administrative business of the Association. The Board of Directors shall have the right to make an audit of all books and accounts at any notice. The Board of Directors shall have the power, ~~from time to time~~, to adopt such rules and regulations that they may deem appropriate. Except as otherwise provided in these Bylaws the action of the Board of Directors shall be final.

ARTICLE XI - OFFICERS AND DIRECTORS

Section 6. Vacancies: Vacancies among the Officers and Board of Directors shall be filled by appointment of the President and approved by the Board of Directors until the next Annual Election with the exception of the office of President which, in the event of a vacancy, ~~shall remain vacant until the next annual meeting when a President and a President elect shall be elected~~ **the President-elect shall immediately succeed the President.**

ARTICLE XII - MEETINGS

Section 2. Meetings of Directors: The Board of Directors shall designate a regular time and place of meetings. After three (3) absences the Board of Directors reserves the right to consider the continuation of that Director's position. The Board of Directors may meet at any time it deems advisable on the call of the

President or any five (5) Members of the Board of Directors., ~~or upon the written request of at least 5% of the REALTOR® Members eligible to vote.~~

ARTICLE XIII – COMMITTEES/TASK FORCES

Section 1. ~~Standing Committees/Task Forces~~ Task Forces and Standing Committees: The President shall appoint from time to time from among the REALTOR® Members, subject to confirmation by the Board of

Directors, Chairpersons for the following ~~standing Committees/task forces~~ **Task Forces and Standing Committees:**

- Bylaws
- Community Service
- Education
- Equal Housing Opportunity
- Finance and Budget
- Grievance Committee
- Government Affairs
- Marketing & Technology
- Membership/Networking
- Nominating
- Professional Standards Committee
- Public Relations
- YPN (Young Professionals Network) Advisory

Unless otherwise directed by the President, the Chairpersons shall recommend the Members of their ~~Standing Committee/Task Force~~ **Task Force and/or Standing Committee**, subject to confirmation of the Board of Directors.

Two unexcused absences will result in the automatic removal of the ~~Committee/Task Force~~ Member. ~~from his or her position on the Board.~~ Absences will be considered “excused” for the following reasons: work-related activities and/or illness of the individual and/or family emergencies. The Committee/Task Force may, at its discretion, waive the automatic removal under certain extenuating circumstances.

LEGEND:

BOLD = New verbiage being added

~~STRIKETHROUGH~~ = Verbiage being deleted (removed)