



GREATER PROVIDENCE BOARD OF REALTORS®



365 Eddy Street · Providence RI · 02903-4252 · Telephone (401) 274-8383 · FAX (401) 421-4705

ESTABLISHED IN 1907

104th ANNUAL MEETING & INSTALLATION OF OFFICERS & DIRECTORS Squantum Association, East Providence, RI Wednesday, September 22, 2010 ~12 O'CLOCK NOON

Agenda

- General Membership Meeting
- Approval of Bylaw Changes (**attached**)
- Election of 2011 Officers & Directors
- REALTOR® of the Year Award
- Installation of Officers & Directors
- Presentation of Golf Tournament Proceeds to Hasbro Children's Hospital; Rhode Island Community Food Bank, the RI Society for the Prevention of Cruelty to Animals & Elizabeth Buffum Chace House

2011 PROPOSED SLATE OF OFFICERS AND DIRECTORS

Bruce Lane	President	2011	Richard Epstein	Director	2012
Joseph McCarthy	President - elect	2011	Mike Pereira	Director	2012
Brenda Marchwicki	Treasurer	2011	Ann Shackford	Director	2012
Christopher Wall	Corp. Secretary	2011	Diana Kryston	Director	2012
Karen Chapman	Director	2011	Donna Andrews	Director	2013
Edward Lannon	Director	2011	Mary Baron	Director	2013
Karl Martone	Director	2011	Arnold Baskin	Director	2013
Sally Hersey	Director	2011	Leann D'Ettore	Director	2013

Past Presidents serving as Directors:

Victoria Doran	2008 President	2011
Sussy DeLeon	2009 President	2012
Libby Isaacson	2010 President	2013

Director Emeritus:

Salvatore B. Moio

- (a) At least two months before the annual election, a nominating committee of seven Active Members shall be appointed by the President with the approval of the Board of Directors. The nominating committee shall select one candidate for each office and one candidate for each place to be filled on the Board of Directors. A report of the nominating committee shall be mailed to each Active Member at least three weeks preceding the election. Additional candidates for the offices to be filled may be placed in nomination by petition signed by at least twenty percent of the Active Members. The petition shall be filed with the Secretary at least two weeks before the election. The Secretary shall send notice of such additional nominations to all Active Members before the election.

CASH BAR 12:00-12:30 P.M.

LUNCHEON & PROGRAM 12:30 P.M.

\$20.00 inclusive

Email your reservation and luncheon choice of Grilled Salmon Caesar Salad or Grilled Chicken Summer Salad to: reservations@gpbor.com or call the Board Office at (401) 274-8383.

**By Prepaid Reservation Only ~ Reservations Will Not Be Accepted After
Friday, September 17, 2010**

All No Shows Will Be Billed \$20.00

Please Send Check in Advance & Made Payable To: GPBOR, 365 Eddy Street, Ste.1, Providence, RI 02903

WE GRATEFULLY ACKNOWLEDGE OUR GENEROUS SPONSORS:

Bank of America

Lepizzera & Laprocina

Pawtucket Credit Union

Pilgrim Title Insurance Company

The Washington Trust Company

Williams & Stuart Real Estate

Directions to Squantum Association, 947 Veterans Memorial Parkway, Riverside, RI: Route 195 East to Exit 4— Riverside, bear right off exit ramp onto Veteran's Memorial Parkway; Proceed 2 ½ miles; Take right at stone pillars; Proceed to end.

Our mission is to ensure the professional success of our members.

Members of the Greater Providence Board of REALTORS® are hereby notified, in accordance with Article XVI (Amendments), that the proposed Bylaw changes were approved by our Board of Directors. They will be considered by the General Membership at our Annual Meeting & Installation of Officers and Directors at 12:00 p.m. on September 22, 2010 at the Squantum Association, 947 Veterans Memorial Boulevard, East Providence. Additions are underlined. Deletions are indicated by ~~strikeout~~.

ARTICLE XI – OFFICERS AND DIRECTORS

Section 1. Officers. The elected officers of the Board shall be: a President, a President-Elect, a Secretary, and a Treasurer. The Secretary and Treasurer may be the same person. They shall be elected for terms of one year. In order to become an Officer of the Board, one must have actively served as a Director.

Section 3. Board of Directors. The governing body of the Board shall be a Board of Directors consisting of the elected officers and twelve REALTOR® Members of the Board. Directors shall be elected to serve for terms of three (3) years, except that at organization, one-third (1/3) of the elected Directors shall be elected for terms of one (1), two (2), and three (3) years, respectively, or for lesser terms as may be necessary to complete the first fiscal year. Thereafter, as many Directors shall be elected each year as are required to fill vacancies. A maximum of three (3) Past Presidents may serve with voting rights on the Board of Directors. Past Presidents serving as a Director Emeritus would not be included in this count.

a) The Director Emeritus category of membership may be conferred upon a REALTOR® who has provided distinguished service, dedication, and commitment as a Director, whose term has expired but whose talents and/or sphere of influence would be of benefit to the Board. A Director Emeritus shall be a fully participating member of the Board of Directors, shall act in the advisory capacity, and shall have voting privileges. There shall be no more than three (3) Directors in the Emeritus category at any one time.

Section 4. Election of Officers and Directors.

(a) In order to be considered for election to the Board of Directors, a member must be a member in good standing.

~~(e) Past Presidents of the Greater Providence Board of REALTORS® having maintained continuous active Board membership, shall have the right to serve on the Board of Directors with voting rights. Membership will be continuous for three (3) years after term of office; except where absence from three (3) consecutive meetings without excuse deemed valid by the Board of Directors shall be construed as resignation therefrom and all Past President Director privileges are terminated.~~

(e) No Director shall serve more than two (2) consecutive terms.

ARTICLE V – QUALIFICATION AND ELECTION

Section 2 (c)

1. All final findings of Code of Ethics violations and violations of other membership duties in this or any other REALTOR® association within the past three (3) years
2. Pending ethics complaints (or hearings)
3. Unsatisfied discipline pending
4. Pending arbitration requests (or hearings)
5. Unpaid arbitration awards or unpaid financial obligations to any other association or association MLS
6. Any misuse of the term REALTOR® or REALTORS® in the name of the applicant's firm

"Provisional" membership may be granted in instances where ethics complaints or arbitration requests (or hearings) are pending in other associations or where the applicant for membership has unsatisfied discipline pending in another association (except for violations of the Code of Ethics; see Article V, Section 2(a), NOTE 2), provided all other qualifications for membership have been satisfied. Associations may reconsider the membership status of such individuals when all pending ethics and arbitration matters (and related discipline) have been resolved or if such matters are not resolved within six (6) months from the date that provisional membership is approved. Provisional members shall be considered REALTORS® and shall be subject to all of the same privileges and obligations of REALTOR® membership. If a member resigns from another association with an ethics complaint or arbitration request pending, the association may condition membership on the applicant's certification that he/she will submit to the pending ethics or arbitration proceeding (in accordance with the established procedures of the association to which the applicant has made application) and will abide by the decision of the hearing panel. (Amended 11/09)

ARTICLE X – DUES AND ASSESSMENTS

Section 2. Dues (a) (1):

(1) For the purpose of this section, a REALTOR® member of a Member Board shall be held to be any member who has a place or places of business within the state or a state contiguous thereto and who, as a principal, partner, corporate officer, or branch office manager of a real estate firm, partnership, or corporation, is actively engaged in the real estate profession as defined in Article III, Section 1 of the Constitution of the NATIONAL ASSOCIATION OF REALTORS®. An individual shall be deemed to be licensed with a REALTOR® if the license of the individual is held by the REALTOR®, or by any broker who is licensed with the REALTOR®, or by any entity in which the REALTOR® has a direct or indirect ownership interest and which is engaged in other aspects of the real estate business (except as provided for in Section 2(a)(1) hereof) provided that such licensee is not otherwise included in the computation of dues payable by the principal, partner, corporate officer, or branch office manager of the entity.

A REALTOR® with a direct or indirect ownership interest in an entity engaged exclusively in soliciting and/or referring clients and customers to the REALTOR® for consideration on a substantially exclusive basis shall annually file with the association on a form approved by the association a list of the licensees affiliated with that entity and shall certify that all of the licensees affiliated with the entity are solely engaged in referring clients and customers and are not engaged in listing, selling, leasing, renting, managing, counseling, or appraising real property. The individuals disclosed on such form shall not be deemed to be licensed with the REALTOR® filing the form for purposes of this section and shall not be included in calculating the annual dues of the designated REALTOR®.

The exemption for any licensee included on the certification form shall automatically be revoked upon the individual being engaged in real estate licensed activities (listing, selling, leasing, renting, managing, counseling, or appraising real property) other than referrals, and dues for the current fiscal year shall be payable.

Membership dues shall be prorated for any licensee included on a certification form submitted to the association who during the same calendar year applies for REALTOR® or REALTOR-ASSOCIATE® membership in the association. However, membership dues shall not be prorated if the licensee held REALTOR® or REALTOR-ASSOCIATE® membership during the preceding calendar year. (Amended 11/09).