

MID JERSEY ASSOCIATION OF REALTORS®
MINUTES OF THE GENERAL MEMBERSHIP MEETING
THURSDAY, APRIL 16, 2026
PINES MANOR, EDISON

President Kevin Pheeters called the meeting to order at 9:31AM and welcomed the attendees. President-Elect Sue LaRue led the attendees in the Invocation and Robert “Nick” Lopez led the Pledge of Allegiance.

Motion was m/s/c to approve the minutes of the October 22, 2025 Annual Membership Meeting.

President McPheeters introduced the MJAR leadership, NJ REALTORS® leadership and other leaders in the room.

PRESIDENTS UPDATE:

President McPheeters thanked attendees for joining and mentioned the thank you umbrella given to the first 50 members who arrived. He encouraged attendees to drop a business card in each of the collections for the door prizes donated from the MJAR Affiliates and thanked them for their support. He stated the Board of Director Candidacy applications would be available soon and would be due by August 1. Committee applications for 2027 will be open later this year. He highlighted the ongoing survey MJAR partnered with T3 Sixty on as a part of the MJAR Strategic Plan. Members were encouraged to submit feedback for a chance to win one of three prizes. MJAR’s Nominating Committee application was open until May 1. The NAR Legislative meetings would be held in Washington, D.C. beginning on June 13 and there was no cost to register. Attendees were encouraged to mark their calendars for the Annual Meeting and Election on Wednesday, October 21 and the Installation and Holiday Party on Thursday, December 3. Members were encouraged to sign up for texts from MJAR by sending “Join” to 833-863-2899.

CEO UPDATE

Ms. Banbor highlighted the videos that President McPheeters recorded to communicate with members. Membership count was at 6,784 primary and secondary REALTOR® members, and 42 Affiliate members. Ms. Banbor reminded members of the additional membership requirement imposed by the National Association of REALTORS® as of January 1, 2025 which now requires two hours of Fair Housing training in addition to the existing two and a half hours of REALTORS® Code of Ethics training Cycle 8. MJAR would remind members throughout the cycle of the obligation. She reminded attendees that we are in the midst of a licensing cycle and continuing education credits would be due by June 30, 2027; however if they were not completed by April 30, 2027 a \$200 late fee would be imposed by the NJREC. She announced the following were scheduled: a continuing education course on April 23 at the Branchburg satellite office on Radon & the Real Estate Professional presented by CERTI – The Center for Environmental Research and Technology; members could complete their Code of Ethics membership requirement online with the free webinar on April 28 and earn two NJREC Ethics Credits; a virtual New Member Welcome Meeting that same day, April 28, too learn about the Association, member benefits, committees, involvement and more; MJAR will be co-sponsoring a continuing education webinar on Equal Professional Services & New Jersey Law Against Discrimination on May 5; the Annual Shred Day was to be on May 6 and will offer an educational session on RPR, an opportunity for headshots as well as lunch and ice cream; a one-day NAR Certification course on the Pricing Strategies Advisor: Mastering the CMA on May 14 at the South River headquarters with Isabelle Perkins; on May 19, the Fundamentals of Commercial Real Estate for Residential Agents at the Branchburg satellite office. Members were encouraged to save the date for the Annual RPAC Auction on September 17. There would be an upcoming members-only networking opportunity in Somerset County at VintEdge Wine Bar and Lounge in Somerville on June 25. Ms. Banbor updated attendees on the online form to request a Letter of Good Standing also known as a Member Verification Letter. When submitted, the request was sent to the Membership Team and the member submitting the request would receive a copy of the request via email. She reminded the attendees of

the LiveChat available on the website that members can utilize to ask a question to our staff during our operating hours. Members were reminded of our Affiliate Directory and were encouraged to let staff know of anyone who may benefit from joining MJAR as an Affiliate. The newly revised MJAR Member Benefit Brochure was available highlighting the member benefits of MJAR, New Jersey REALTORS® and the National Association of REALTORS®. Members were updated that the new weekly e-Newsletter would be consistently emailed to members each Thursday at 9:30AM.

COMMITTEE REPORTS:

Community Service Committee – Katty Velez, Chairperson, reported the committee would be participating in NAR's REALTORS® Are Good Neighbors week on June 2 with Trenton Area Soup Kitchen, they would be running a Back-to-School Supply Drive and BINGO at the Menlo Park Veterans Memorial Home on November 10.

Professional Standards Committee – Marcia Klioze, Chairperson, discussed the efforts of the Professional Standards Committee and dispute resolution services when complaints are received as well as the amount of ongoing efforts – four Ombudsman services – one was resolved and two were moved to Mediation, four active mediation/arbitration cases and six ongoing ethics cases.

REALTOR® of the Year Task Force – Felix “Phil” Greco, Committee Member, reported the Task Force convened in March to review the submissions for the MJAR Good Neighbor Award. Amylinn Nemeth of Realty One Group Open Door was selected and her organization, Keys to Kindness, would receive a \$500 donation from MJAR. Amylinn would receive her award at the Annual Meeting in October. The Task Force would meet in the summer to evaluate the MJAR REALTOR® of the Year application and program.

RPAC/Government Affairs Committee - Susan LaRue, Co-Chairperson, encouraged members to contribute their fair share to RPAC. Tent cards were available on each table for members to participate in the RPAC Auction MJAR was hosting or if members preferred to make a direct contribution, they could do so.

GUEST SPEAKERS:

Kyla Niewinski, Ambassador of the NAR REALTORS® Relief Foundation reported the ongoing match by REALTOR.com for donations to the cause until May 31 - for every dollar donated, Realtor.com would match 100% of all eligible donations up to a total of \$100,000. The REALTORS® Relief Foundation was celebrating its 25th anniversary.

Doug Tomson, CEO of New Jersey REALTORS®, shared the proposed update of continuing education requirements for the next licensing cycle. Broker members were encouraged to sign onto the monthly broker briefings led by himself, Yuliya Tedeschi and 2026 New Jersey REALTORS® President Gloria Siciliano. There would be a webinar on May 13 on the DEP REAL Rules and the New Jersey REALTORS® Trenton Day was back on June 4.

ACKNOWLEDGEMENT OF AFFILIATES AND DOOR PRIZES:

Premier and Elite Affiliate members were acknowledged. Door prizes were presented to the winners in attendance.

AJOURNMENT:

The meeting was adjourned at 10:44AM.

BONUS EDUCATION SESSIONS:

A Bright MLS presentation was led by Robert Blackman, Senior Customer Success Coach at Bright MLS, and Deb Henderson of University Title Insurance Agency, Inc., led the continuing education course “AI In Real Estate 101”.