



DIRECTORS ELECTION

Date: _____

Candidate for Office of 2020 Director

Deadline: 5pm on Friday, August 2, 2019

To: Kim Ducharme Levensohn, 2019 Nominating Chairperson
Nominating Committee - C/O: Brenda C. Rodgers, CEO
REALTORS® Association of Lake & Sumter Counties, Inc.
3001 S.R. 19, Tavares, FL 32778

1. Description of Office of Director

The Board of Directors of the REALTORS® Association of Lake & Sumter Counties, Inc. is responsible for making policy decisions that govern the Association within the Bylaws and Policies. Among other duties, the Directors have the responsibility to approve the Association's annual budget, establish membership dues, determine local policy positions as they pertain to the real estate industry, approve governing policies of the Association, authorize the Association's entry into contractual agreements, enact necessary amendments to the Bylaws, attend Director Meetings and support and attend general membership and education programs.

Since the Association is incorporated in the State of Florida, the responsibilities and actions of the Directors fall under the broad scope of corporate law. Corporations, by necessity, must act and take corporate initiatives through individuals in responsible roles such as Directors. As the representatives of the corporation, Directors have the authority to authorize the ordinary business of a corporation within the scope of its corporate charter.

2. Good Faith Effort Required

Directors of the corporation have a fiduciary relationship toward the corporation and are required to use the utmost good faith in the exercise of their power in the interests of the corporation. A Director must perform his/her duties as a Director in a manner he/she reasonably believes to be in the best interests of the corporation with such care as an ordinary prudent person in a like position would use under similar circumstances.

If a Director of this corporation performs his/her duties in compliance with corporate law, then no liability by reason of being or having been a Director of the corporation will attach to the individual. If an Officer or Director has breached his/her fiduciary duty, then civil liability could be imposed on the individual Officer or Director. Therefore, an individual Director must make a decision on the information provided and in the best interests of the corporation rather than on how other bodies or individuals have directed them to vote.

3. Represent Association Interests, not local

Under Florida Law, once an individual assumes the position of a Director, he/she is not representative of the people that elected them, but rather a representative of the parent corporation, and due to this are required to act in the best interest of the corporation. As a member of the Board of Directors, you represent all Association members not just those in your real estate company.

A Director cannot be dictated to or by anyone how to vote. Directors are not proxies for the electing group. If they abrogate their right to vote and just follow the wishes of others, they would be in breach of their duty.

4. Confidentiality Required and Conflict of Interest Disclosure

Corporation law regarding Directors of corporations indicates several additional responsibilities. Directors must maintain confidentiality of facts and plans of the corporation that could affect its competitive position. Directors must not profit to the detriment of the Association, they must, fully disclose any conflicts of interest, and should not even participate in a debate when they have a financial interest.

5. Job Description

It shall be the duty of each Director:

To attend at least three (3) of any of the following six (6) events/activities annually:

- 1) Installation Banquet
- 2) Annual Picnic
- 3) Great American Realtors® Days (GARD)
- 4) Awards Banquet
- 5) District 7 Meeting
- 6) Leadership Summit/Program

6. Minimum Requirements

A Director shall have the following:

- a. A member in good standing of the Association for at least one (1) year immediately prior to election;
- b. An active participant on at least one (1) Committees of the Association in previous election years.

7. Qualifications to Serve on Board of Directors.

- (1) Any member serving on the Board of Directors must be a duly licensed Realtor® and/or broker in the State of Florida and current member of the Association in good standing.
- (2) No more than two (2) Members from any one real estate brokerage firm shall be entitled to serve on the Board of Directors at any one time. This provision shall not apply to the position of President-Elect or a Member serving on the Board of Directors that takes a real estate agent position with a real estate brokerage office in which two (2) other Members then serving on the Board of Directors already are real estate agents and/or broker.
- (3) A Member shall not be eligible to serve on the Board of Directors should within three (3) years prior to serving on the Board of Directors such Member had been removed or resigned as an officer or director serving on the Board of Directors or membership suspended.
- (4) Further qualifications and requirements for serving as a director on the Board of Directions may be contained in the Administrative Procedures Manual.

8. Guidelines

Expected guidelines for candidacy for the position of Director of the REALTORS® Association of Lake & Sumter Counties, Inc.

- a. That the candidate must commit themselves to the position for which he or she is being considered, and work for the membership if elected.
- b. A candidate shall be free of any selfish interests, ulterior motives or political ambitions when agreeing to serve in the office for which he or she is being considered.
- c. That the candidate has shown themselves vitally interested in the Realtor® cause by having previously taken a prominent part in the activities of the Board.
- d. That the candidate has distinguished themselves in the real estate profession and as a business or civic leader.

The Directors seats Districts 1 through 4 are open to Lake & Sumter County members. The At Large District seat is open for all Association members regardless of their location.

**(Refer to the Member Firms by District list to determine which district your office is located)
The following positions are open for election; please Mark (x) in one of the following:**

The following positions are open for election: Please mark (x) in one of the following three (3) Year Director Seats: **District #1**___ **District #2**___ **District #3**___ **District #4**___ **District # At Large**___

1. Name: _____

2. Firm Name/Address: _____

Business Phone: _____ Cell Phone: _____

Email Address: _____

Web Site Address: _____

Fax Line: _____

3. Current position held (Owner, Broker, Sales Associate): _____

4. Profile of current real estate activities:

Residential Brokerage, Commercial Brokerage, Property Management, Appraising, Developing, Etc.

5. List membership in other Association of Realtors®:

6. Actively licensed since: _____ Realtor® member since: _____

7. Prior business occupation: _____

8. Have you ever been suspended by FREC? Yes___ No___

Any current action pending by FREC? Yes___ No___

9. Are you financially able to be away from your business in order to fulfill the obligations of office?

Yes___ No___

10. Are you willing to commit to attending each monthly meeting of the Board of Directors, and every special meeting of the Board, all Association special functions and seminars, as a leader and example for membership? Yes___ No___

11. Do you understand that as a Director of the Association you would not be in just a ceremonial type position, but one with responsibilities and obligations to help run the Association for the coming year? Yes___ No___

12. Do you understand you must attend the local leadership training seminar for Officers and Directors? Yes___ No___

13. List leadership positions held in other civic organization: _____

14. List activity and leadership background in the National & State Associations: (Attach additional pages as needed)

15. List activity and Leadership background in RALSC: (Attach additional pages as needed)

16. Do you support RPAC financially? Yes___ No___

17. Attach your biography on a separate sheet of paper. Your biography cannot exceed 100 words, all candidates biography's will be distributed to the membership along with the Absentee/Proxy Ballot.

18. Attach your photo in jpg format on CD or email the photo to ceo@ralsc.org. Place your name on the CD or in the subject line of the email along with the position you are seeking.

I understand that absence from three regular meetings within one calendar year shall be construed as my resignation in accordance with the Association's bylaws. Article XII—Meetings, Section 3. - Meetings of Directors.

My signature below affirms my understanding that my application will be screened per Association policy and that only the names of the qualified applicants will be placed on the election ballot.

Signed: _____ Date: _____

MEMBER FIRMS BY ELECTION DISTRICT

DISTRICT #1

32162, 31183, 33538, 34484, 34715, 34731, 34736, 34737, 34748, 34749, 34755, 34756, 34785, 34786

DISTRICT #2

34711, 34712, 34714

DISTRICT #3

32158, 32159, 32163, 32726, 32727, 32736, 32776, 32778, 32784, 33163, 33513, 33597
34713,

DISTRICT #4

32757, 34788

DISTRICT #At Large

07960, 20707, 32137, 32163, 32183, 32222, 32276, 32505, 32606, 32667, 32720, 32724, 32726, 32727, 32736, 32746, 32751, 32757, 32765, 32766, 32776, 32778, 32784, 32789, 32801, 32803, 32805, 32806, 32807, 32809, 32810, 32811, 32818, 32819, 32835, 32836, 33019, 33062, 33073, 33134, 33137, 33322, 33334, 33301, 33322, 33407, 33409, 33411, 33411, 33426, 33441, 33514, 33538, 33513, 33597, 33602, 33626, 33813, 33837, 33852, 33881, 33896, 34103, 34119, 34420, 34431, 34450, 34465, 34470, 34471, 34472, 34473, 34474, 34475, 37776, 34478, 34480, 34481, 34484, 34488, 34491, 34492, 34608, 34705, 34711, 34712, 34713, 34713, 34714, 34731, 34736, 34737, 34748, 34749, 34755, 34761, 34785, 34786, 34788, 34797, 32771, 34798, 34847, 34949, 36609, 38063, 60169, 78368