

UPCOMING EVENTS

11/23-24 – OBAR Office Closed
 11/29 – Paragon 101– GoToMeeting – 1:00
 12/1 – OBAR Party by the Sea – Jennette’s Pier, Nags Head – 6:00P
 12/4 – GENUP w/Gallagher – Zoom – 8:30A
 12/5 – BICUP w/Gallagher – Zoom – 8:30A
 12/5 – NMO – Hybrid – 1:00P (NEW MEMBER REQUIREMENT)
 12/6 – Elective, “Trends” w/Gallagher – Zoom – 8:30A
 12/6 – Courthouse Retrieval Systems – GoToMeeting – 1:00P
 12/7 – Government Affairs Com Mtg – OBAR – 3:00P
 12/12 – YPN Brunch n’ Learn – TBD – 12:00P
 12/13 – Auto Email Notification/Collab Center – GoToMeeting – 1:00
 12/19 – MLS Com Mtg – Hybrid – 9:00A
 12/24-25 – OBAR Office Closed
 12/31/23-1/1/24 – OBAR Office Closed

Are you taking advantage of your REALTOR® safety benefit Forewarn?
 Contact Membership Services Director Karen Pierce

For more information on future events, please visit
members.outerbanksrealtors.com/event-calendar

2024 COMMUNITY PARTNER DRIVE

Our 2024 Community Partner Drive begins on January 1st. We would like to thank all of our 2023 Community Partners for their amazing support. And if you see one of our Community Partners, take a moment to thank them for keeping local dues the same next year, as they have the past 12!

Platinum

STEVEN GILLIS AGENCY
 ROCKET Mortgage | State Farm
 InsureOBX.com

Diamond



Gold



Silver



DECEMBER NMO

The next New Member Orientation (NMO) is Tuesday, December 5th at OBAR from 1:00-4:30P. Per OBAR Policy new members are required to take the orientation class within 60 days of submitting their application. Please remember that they must complete NAR’s on-line New Member Ethics course and Fairhaven Simulation, and attend, “Introduction to MLS” with Dan Sutherland (if applicable). New members are encouraged to attend NMO in-person, however there will be a Zoom option. Special thanks to sponsor Steven Gillis State Farm Rocket Mortgage. Register via www.outerbanksrealtors.com or contact Membership Services Director Karen Pierce at karenp@outerbanksrealtors.com or (252) 489-1478.



2024 OBAR LEADERSHIP

A record number of votes were cast in this year’s OBAR Leadership Election. Here are the results:

2024 Board of Directors:

President: Richard Tolson, RT Realty OBX, LLC
President Elect: Christi Bryant, Keller Williams Outer Banks
Immediate Past President: Natalie Painter, Howard Hanna Outer Banks
Treasurer: Heather Cater, Coast Realty
Secretary: Shelley O’Grady, Joe Lamb Realty
Tourism Director: John Head, Colony Realty
Property Management Director: Carrie Bateman, Beach Realty & Construction
2023-2024 Director at Large: Tammy Aycok, Saga Realty
2023-2024 Director at Large: Rosemarie Doshier, The Doshier Team OBX
2023-2024 Director at Large: Richard Hess, Sun Realty
2024-2025 Director at Large: Stephanie Doshier, The Doshier Team OBX
2024-2025 Director at Large: Ilona Matteson, Beach Realty & Construction
2024-2025 Director at Large: Maslin Seal, Century 21 Nachman Realty

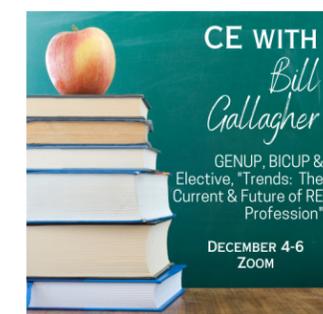


FROM 2024 PRESIDENT RICHARD TOLSON

I am deeply honored and grateful for the privilege of serving as the 2024 President of the Outer Banks Association of REALTORS®. Our leadership team is a dynamic mix of new and returning, dedicated individuals, and I am excited to be part of this team. Working closely with our CEO, Willo Kelly, and our devoted staff members, Karen, Dan, Ginger, and Leah, we are committed to empowering REALTORS® as they continue to preserve, protect, and advance private property rights for all. Cheers to 2024!”

Richard Tolson, 2024 President

LAST BICUP!



Bill Gallagher will be Zooming to OBAR on December 4-6th. He will be teaching from 8:30A -12:30P. Each course counts as 4 hours of CE credit and

costs \$35/member and \$50/member each.

The OBAR Education Committee and the Board of Directors strongly believe that Brokers-in-Charge and BIC-Eligible members should take their update course as early as possible. The December class is the **LAST** chance for an OBAR BICUP for the 2023/2024 cycle!

- Monday, December 4th: GENUP
- Tuesday, December 5th: BICUP
- Wednesday, December 6th: Elective, “Trends: The Current & Future Direction of RE Profession”

Visit www.outerbanksrealtors.com to register.

HATS OFF NCR COMMITTEE MEMBERS

We would like to congratulate our OBAR members who are representing us in 2024 on the state level through their committee involvement.



Bylaws Committee:
 Lori Brooks, Chair

Communications Committee:
 Janice Scarborough, Member

DEI Committee:
 Shelley O’Grady, Member

Legislative Committee:
 Michael Davenport, Member

Professional Standards:
 Stephanie Walker, Member

Risk Management Committee:
 Rosemarie Doshier, Member

Special recognition goes to Michael Davenport who will serve as the Region 1 representative.

GIVE THE GIFT OF LIFE IN DECEMBER!



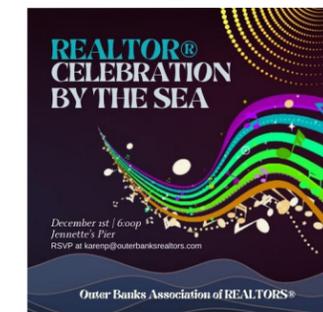
Since 2018 OBAR has sponsored the annual Red Cross Holiday Blood Drive at the Holy Redeemer by the Sea Catholic Church. This year it is being held on December 5th and 6th.

Every year we have broken our previous record. This year we are looking for 90 people to register each day. Ask your family, friends, and coworkers to help us achieve

our goal and save lives this holiday!

Visit www.redcrossblood.org and enter “OBX” to reserve your spot now. Donate and get a chance to win an awesome prize!

REALTOR® CELEBRATION BY THE SEA



We are excited to invite you to the REALTOR® Celebration by the Sea in honor of our 2024 President, Richard Tolson. This year, we are changing things up with a spectacular event at Jennette’s Pier on Friday, December 1st at 6:00P. The attire is casual elegance as we celebrate music through the decades

The cost per ticket is \$50 and includes delectable food, refreshing beverages, a DJ spinning tunes throughout the years, a photo booth for capturing memorable moments, and the induction of our 2024 Leadership.

Space is limited so reserve your spot early to ensure you don’t miss out on the festivities. To reserve your spot contact Membership Services Director Karen Pierce at karenp@outerbanksrealtors.com or (252) 489-1478.



OBAR’s Holiday Hours

November 23rd-24th: Closed for Thanksgiving
 December 24-25th: Closed for Christmas
 January 1st: Closed for New Years Day

NOTICE OF STATE AND NATIONAL DUES INCREASE



Notice of State & National Dues Increases

We have been notified that both NCR and NAR will increase dues in 2024. NAR dues will increase \$6 to \$201/member.

NCR is increasing their dues by \$25 to \$210/member. This will account for a \$10 increase for operations based on many cost increases in the past year. The other \$15 is for Neighbors

Helping North Carolina (formerly the Property Rights Fund) to allow targeted, positive campaigns for local and state candidates who support pathways to the American

dream of homeownership.

During the **first FULL week of December**, you will see your 2024 annual state and national dues invoice in the amount of \$411 posted to your account and ready for payment.

Also on your invoice will be an option to invest in RPAC. Please remember that if you choose to invest it must be by **PERSONAL** check or credit card.

Please note: The amount that is due on January 1, 2024 is for State and National Associations **ONLY**. **OBAR does not bill for local dues until July**. OBAR will **NOT** be increasing dues in 2024 thanks to the support of our Community Partners.

SAVE THE DATE: REALTOR®FEST



OBAR has exciting news! REALTOR®Fest has been re-branded, and we're thrilled to invite you to our day of insights and innovation on March 7th, 2024, at the R/C Movie Theatres 10 in KDH. We will have local, state, and national speakers presenting on artificial intelligence, cybersecurity, fraud, short-term rental safety,

and much more!

Registration is open and early-bird prices are still available. Admission is \$25/member or \$40/non-member. Your admission includes lunch from local food trucks, popcorn, drink, and access to a multitude of hot topic presentations and of course—vendor time!

Don't miss out on this opportunity to stay at the forefront of the real estate industry. We look forward to seeing you

there!

Visit www.outerbanksrealtors.com to register TODAY. Early-bird pricing ends January 31st. Regular admission will be \$45/member or \$55/non-member.

Thank you to our Sponsors:

Semi-Oceanfront:
Frye Financial

Between the Highways:
Farm Bureau Currituck
Steven Gillis State Farm Rocket Pro Mortgage

Interested in becoming a sponsor or vendor for this premier event that brings together industry professionals, decision-makers, and experts in the real estate, sales, and property management sectors? Contact Education and Marketing Director Leah Holmes at leah@outerbanksrealtors.com.

ANNUAL MEETING WRAP-UP



Congratulations to the 2024 Leadership team that will be inducted at the REALTOR® Celebration by the Sea on December 1st! Election results were announced after a record number of votes were cast before the Annual Membership Meeting on October 26th. We also wanted to congratulate Monica Thibodeau from Carolina Designs Realty for

receiving the prestigious Career Achievement Award for her work at OBAR and in the OBX Community through her gracious volunteerism. In addition, Gray Berryman, also of Carolina Designs Realty, was recognized as a "Kim Endre Good Neighbor" for his commitment to the Boy Scouts of America and the community of the Outer Banks. The Kim Endre Good Neighbor Award is sponsored by OBAR Platinum Partner Steven Gillis State Farm Agency and Rocket Mortgage.

UPDATE ON NAR LAWSUIT

In the case of Burnett v. NAR et al, the jury found NAR, Keller Williams Realty, and Homeservices of America liable for \$1.8 billion in damages for conspiring to keep commissions artificially high. NAR President Tracy Kasper said, "This matter is not close to being final. We will appeal the liability finding because we stand by the fact that NAR rules serve the best interests of consumers, support market-driven pricing and advance business competition. We remain optimistic we will ultimately prevail."

This case is far from over. NCR CEO Andrea Bushnell, Esq. said, "Appeals like this take years to resolve, so you are unlikely to see any changes in the foreseeable future."

If you have any questions, please visit <https://www.nar.realtor/competition-in-real-estate> for the latest updates from NAR.



New members being inducted at OBAR's New Member Orientation.



Members participating in the day-long commercial investment class.



Members participating in the day-long commercial investment class.



OBAR and Dare County sponsored a community conversation in October



Diamond CP Wende Nelson, Lori Brooks, and Diamond CP Hunter Nelson at Volunteer Appreciation Day.



Diamond CP Kenny Marshall with First Bank dropping off swag for the Surf Fishing Tournament.



Pre-Raffle Grand Prize winner Stephanie Doshier with the biggest fish team winners "Guaranteed Bait".



RPAC Major Investors being recognized at the October Annual Meeting.



Member Maslin Seal the prize package she won for registering for the 2024 REALTOR®Fest.