

**MINUTES OF THE MEETING OF THE COUNCIL OF THE
REAL PROPERTY LAW SECTION
OF THE STATE BAR OF MICHIGAN**

FEBRUARY 10, 2021 AT 12:00 PM

Zoom Meeting

<https://us02web.zoom.us/j/84795624157?pwd=Z1FicHNRdFQxZ1V4aG5lOTgvQ2JOdz09>

An on-line meeting of the members of the Council of the Real Property Law Section was called to order at approximately 12:00 PM. Chairperson King confirmed that a quorum of voting members was present.

Present:

<u>Council Members</u>		<u>Past Chairs</u>	
<u>In Person</u>	<u>Zoom</u>	<u>In Person</u>	<u>Zoom</u>
	Lorri B. King (Chair) Steve Estey Brian P. Foley John Gaber Gregory J. Gamalski Jessica Hallmark Thomas A. Kabel Aileen Leipprandt Leslee Lewis Michael A. Luberto Brandy Mathie Brian Page (Land Title) Dawn M. Patterson J. Scott Timmer		Mark Krynsinski David Nykanen Ronn S. Nadis Jerome Pesick Kim Shierk Nicholas Scavone
		<u>Section Administrator</u> Karen Schwartz	
		Other Attendees	
	Cathy LaMont (Immediate Past Chair)		

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Chairperson King welcomed Special Construction Committee Co-Chairs Jeff Gallant and Council Member Aileen Leipprandt.

Approval of Minutes:

Chairperson King proposed unanimous consent of the minutes from the January 13, 2021 Council meeting. Thomas Kabel moved to support the Motion and Gregory Gamalski seconded the Motion. No members raised an objection, so the Motion to approve the minutes without discussion passed unanimously.

Consent Agenda:

Chairperson King proposed unanimous approval of the Consent Agenda as to the following reports: Administrative, Committee on Committees, Membership Committee, Michigan Electronic Recording Commission, Pro Bono Committee, Publications Committee, Sponsorship Committee, and Technology Committee.

Chairperson King moved to approve and receive the Consent Agenda without discussion. Thomas Kabel moved to support the Motion and Brian Foley seconded the Motion. No objections were raised so the Motion to approve and receive the Consent Agenda without discussion passed unanimously. Discussion was held regarding sponsorship levels and sponsorship benefits. No objections were made regarding the same.

Standing Committee Reports:

The following Standing Committee reports were discussed:

Budget and Finance Committee:

Dawn Patterson presented the Budget and Finance Committee Report. She reported that revenue is up \$17,225 from last year (due to dues increase from \$45 to \$55). Membership is down 87 members from the same time period as last year. Dawn shared the following observations:

- Section dues are increasing, since we are gaining new members. The Section is now down only 87 members.
- Because the Winter Conference is canceled without penalty, \$17,000.00 of expense was eliminated from the budget.
- Revenue from the Real Estate Outlook and Homeward Bound programs was higher than projected.

Congratulations were offered to Chairperson King, Karen Schwartz, and Cathy LaMont for their efforts regarding Winter Conference.

Continuing Legal Education (CLE) Committee:

Chairperson King presented the CLE Committee Report. She highlighted specific points in Jason Long's report.

I. Winter Conference has been officially canceled without penalty.

II. Tim Bliss has agreed to chair the "Ask the Expert" Program. The next installment is scheduled for February 23, 2021, sponsored by the Construction Committee. The next "Ask the Expert" program is scheduled for June 2021. Discussion was held about contacting the Bankruptcy Committee for this session. It was observed that this program is being well-received by Section members.

III. Homeward Bound (Jessica Hallmark). The most recent Homeward Bound program was held remotely on Thursday, January 28. Everyone agreed that “Recent Legislation and Hot Topics on the Horizon” was a success. Special thanks to Jessica Hallmark, Tom Kabel and Tabitha Zimny. 76 members registered; 64 attended.

A second Homeward Bound program will be held remotely on March 25th, led by Brian Foley. Nick Scavone has agreed to present on the Marketable Record Title Act and Alexandra Dieck of Bodman will present a case law update.

IV. Real Property Law Academy I (Mike Luberto). The CLE Committee agreed to recommend to Council that the Academy will take place virtually on May 18-21, 2021 with a four-day Zoom program to run from 9 a.m.-noon. Since we will be going virtually, all agreed that we should not commit to the J.W. Marriott in October. The J.W. Marriott agreed to hold our \$2,000 deposit to use in 2022.

V. “Virtual” Summer Conference 2021 (Brandy Mathie and Cathy Riesterer)

The program is coming together nicely. Jessica Hallmark will present the State of the Law on Wednesday. Later on Wednesday will be a virtual cocktail party, including the ability to buy cocktails from a local purveyor.

We will have two panel presentations. The first will be on marijuana and real estate on Thursday. The second will be the state of real estate in the time of the pandemic, including Anna Valk, and a real estate broker and lender on Friday. We are looking for a real estate developer/investor to round out the panel. The panel presentations will be pre-recorded, with a live Q&A.

Several workshops are being scheduled, as are roundtables. Participants will be able to attend 2 panel discussions, 2 workshops and 4 roundtables. If Grand Travers Resort will require us to honor our contract, then members will be able to attend in-person but will connect digitally. CLE committee has recommended that council approve use of the media company for \$8,000.00 for the conference. We have currently budgeted \$5,000.00 for recording only. No objections were raised regarding the media company contract.

VI. 2021/22 Groundbreaker/2022 Real Estate Outlook (Scott Lesser). The “Groundbreaker 2022 Real Estate Outlook” program will be held on November 11, 2021 at the DAC. Scott Lesser has agreed to continue to lead this program.

VII. Social Media - Nick Guttman has volunteered to assist with our social media efforts.

The next CLE meeting is scheduled for Wednesday, March 24, 2021.

Legislation Committee: Tom Kabel presented the Legislation Committee Report for review and discussion.

The 2021/2022 legislative session opened in late January 2021. As of the date of this meeting, no bills relating to real estate in which the Real Property Law Section might be interested have been introduced. The Section’s Ad-hoc Legislative Committee will continue to monitor all bills introduced during this coming year and will work closely with the Section’s lobbyists to respond to any bills which are introduced or are contemplated to be introduced. We will also work with our lobbyist to reintroduce the more comprehensive MRTA amendment bill which was introduced in late 2020. Our lobbyist is also setting up meetings with legislators regarding the tax foreclosure laws passed last year.

New Business

No new business was reported.

The next Council meeting is Wednesday, April 14, 2021 at noon.

The meeting was adjourned at 12:25 pm.

Respectfully submitted,

Michael A. Luberto, Secretary