

The monthly newsletter of the REALTORS® Association of Indian River County, Inc.
 3250 67th Street, Vero Beach, FL 32967. Tel:(772) 567-3510 Fax: (772) 778-6490
 E-mail address: receptionist@rairc.com Website: http://www.RAIRC.com.

2019



REALTORS®,

Lots of good and exciting news to report to you this month. From Indian River County to Tallahassee to Washington, we are making a difference for all home owners.

A couple months ago, I made you aware of a huge class action lawsuit brought against NAR and the country's biggest real estate firms. There have been numerous articles

written on the topic, but NAR stands by their opinion of the suit being "baseless." **NAR has now filed a motion to dismiss the Moehrl v. NAR lawsuit.** Click below to read the press release.

<https://www.nar.realtor/newsroom/national-association-of-realtors-moves-to-dismiss-moehrl-suit-shows-lawsuit-is-based-on-rule>

In huge news, the possibility of Association Health Plans (AHPs) are very close to becoming a reality for Florida REALTORS®. This has the potential for us to be able to attain affordable health care that's currently unavailable for the REALTOR® who is an independent contractor. It may still be shot down by the Dept of Labor at the national level, but Florida is making the right moves for it to happen even if it fails nationally.

Additionally, President Trump made a special address at the recent NAR Legislative conference this month in Washington, DC. Carol Hawk, Hollie Billero Buldo, Lauren Connolly, Gene Billero and I were in the audience representing RAIRC for the live presentation. The REALTOR® Party is neither Republican nor Democrat; we're about property rights. The President has a great passion for real estate and a huge respect for REALTORS®. His speech wasn't about politics. He addressed us for an hour and half with real estate anecdotes, his understanding of the impact real estate has on our economy and on the importance of AHPs. Having 11,000 REALTORS® in Washington for a week makes people take notice.

Finally, it's almost election time for RAIRC. The candidates for Director and Officer positions will be announced shortly and it's full of great future leaders. I'm excited for the strength and leadership that RAIRC is putting forth for the future.

Your President,

Andrew Harper
**RAIRC 2019
 President**



General Membership Meeting

RAIRC Education Center,
 3250 67th Street, Vero Beach

Thursday, June 20th

Lunch served at 12:15 PM

Call to Order at 12:30 PM

Program:

Announce the 2020 Candidates for the
 RAIRC Board of Directors

Sponsor:

Ursula Kupferer & Amy Speak -
 CenterState Bank

To Register:

visit www.RAIRC.com
 or call 772-567-3510.

Registry Deadline: 6/18/19
 by 11:59 PM (Midnight)

Registration: Free Members; \$15 Non-Mbrs

Late Registry: \$15 Mbrs; \$30 Non-Mbrs



Look What's Inside!

Page 4: Membership News

Page 6: Governmental Affairs Update

Page 8: MeL'S Corner

Page 10: Habitat Auction Items are Needed!

REALTORS® Association of Indian River County, Inc.
 3250 67th Street
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 Phone (772) 567-3510 Fax (772) 778-6490

President: Andrew Harper
President-Elect: Michael Armstrong
Vice President: Andrew Gonzalez
Secretary-Treasurer: Wendy Wilson
Past President/Director: Hollie Billero Buldo
Directors: Jennifer Bailey, Jim Goldsmith, Samantha Irvin, Colleen Jennings, Alex MacWilliam IV & Karen Morris
Chief Executive Officer: Carol Hawk

This publication is prepared monthly by the staff of the REALTORS® Association of Indian River County, Inc. for its members. The newsletter does not have any official authority and the information contained therein should not be acted upon without professional advice. The Association, in accepting advertisement in this publication, makes no independent investigation concerning the services or products advertised and neither enforces nor recommends the same and accepts no responsibility. The REALTORS® Association of Indian River County is the source for services for our members (the real estate professionals) which assists them in meeting the needs of their clients and customers in the real estate transaction.



The 2019 education/events schedule is available online.
 There are two options for registering online:

- Option #1: Matrix

1. Enter your MLS passcodes
2. From the home screen, find Smartlinks and click on Membership RAIRC
3. You'll be directed to your membership portal
4. Located under "Upcoming Courses" you will click on "ALL" to View/Register for education courses.
5. Add the event of your choice to your cart and completely check out. After checking out, you should receive a confirmation email which confirms your registration for that event.

- Option #2: www.RAIRC.com

1. You must be logged into the www.RAIRC.com website to register for any class and/or event. Use your MLS username (must be in all CAPS) and password to log in.
2. Once you log in, you will click on "My Account" (located in the black toolbar at the top right of the screen). You will then be redirected to your membership portal.
3. Located under "Upcoming Courses" you will click on "ALL" to View/Register for education courses.
4. Add the event of your choice to your cart and completely check out. After checking out, you should receive a confirmation email which confirms your registration for that event.



June 4th

Become a Social Media Superstar
 1PM – 5PM (4 CEU's) // Instructed By: Craig Grant
Deadline: Sunday, June 2nd by 11:59 (Midnight)

June 13th

Foundations of Form Simplicity
 10AM – 12PM (2 CEU's) // Instructed By: Kaz Cisowski

Optimizing Your Workflow with Form Simplicity
 1PM – 3PM (2 CEU's) // Instructed By: Kaz Cisowski
Deadline: Tuesday, June 11th by 11:59 (Midnight)

**** Registration Deadline:** 2 days prior to the class date by 11:59PM (Midnight). All cancellations must be submitted **before the deadline** to prevent a \$10 No Show Fee.



Go to www.C2EX.realtor to get started today!
****See flyer on page 3 for more information**

Sandpiper Pest Control

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(772) 589-8359 (fax)	Sebastian, FL 32958
(321) 728-2528	www.sandpiperpestcontrol.com

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Get started today a [C2EX.realtor](https://www.C2EX.realtor).



NATIONAL
ASSOCIATION *of*
REALTORS®



MEMBERSHIP NEWS

New REALTORS®

- Andrew Selogy – EXP Realty LLC
- Sean Fleming – The Land Corporation
- Astrid Torres – Dale Sorensen Real Estate
- Vivian Gonzalez – Ocean Real Estate Group
- Kristine Gabor – Treasure Coast Sotheby’s Intl
- Christopher Nolan – RE/MAX Associated
- Kristina Peterson – Weichert REALTORS Hallmark
- Sherri Jacobs – Dale Sorensen Real Estate
- Frank Strazzulla – Coldwell Banker Paradise

New Offices

Ocean Real Estate Group LLC

New Affiliates

- Corey Ploss – Stark Exterminators
- David Gray – Space Coast Drone and Photo

On the Move

- Kay MacMillan from Vista Plantation to Berkshire Hathaway
- John Bolton from Sea Oaks to Susie Wilson Real Estate
- Gary Malone from EXP Realty to Treasure Coast Realty
- Rafael Ospina from C21 Affiliated to Lafferty Group RE
- Gail Gaver from Coldwell Banker Paradise to Watson Realty

Sorry to See You Go

- Sea Oaks Real Estate
- Jacques Brion – Sea Oaks Real Estate
- Stephen Shields – Marine Bank & Trust

Our Condolences

Our hearts and prayers are with friends, family and colleagues on the passing of **Dennis Larner**.



Membership Counts
REALTORS® - 1,147
Affiliates - 96



The CE Shop

Summer is here

20% off

all CE courses the month of June

promo code **JUNE20**

Ethics Case Interpretations related to Article 6



Case #6-6: Disclose Affiliated Business Relationships Prior to Recommending Real Estate-Related Products or Services

(Adopted November, 2006. Revised November, 2017.)

REALTOR® Z, a broker and sole proprietor, had invested considerable resources into developing her website.

Seeking to recoup some of her costs, she approached virtually every provider of real estate-related products and services in her area, including financial institutions, title insurance companies, home inspectors, mortgage brokers, insurance agencies, appraisers, exterminators, decorators, landscapers, furniture and appliance dealers, rug and carpet dealers, moving companies, and others about purchasing banner advertisement space on her website. As a condition of having a link to their own sites appear on her home page, REALTOR® Z required that a fee be paid to her each time a consumer “clicked through” from her site to an advertiser’s.

Ads for providers of real estate-related products and services who agreed to REALTOR® Z’s terms appeared on her home page under the heading “Preferred Providers.” Immediately under that heading read: “These vendors provide quality goods and services. Please patronize them.”

Buyer A frequented REALTOR® Z’s website seeking information about available properties. Using that website, he became aware of a property on Elm Street that he made an offer on through REALTOR® Z, which was accepted by the seller. The sale closed shortly afterwards.

Buyer A was an avid remodeler and, using REALTOR® Z’s website, linked to the Real Rug company website, among others. Interested by what he found there, he subsequently visited their showroom in person and purchased wall-to-wall carpeting and several expensive area rugs.

Given the size of Buyer A’s order, one of the owners of Real Rug came to oversee the delivery and installation. In the course of conversation with Buyer A, he commented favorably on the amount of referral business received from REALTOR® Z’s website. “And to think I only pay a small fee for each customer who’s referred to me by REALTOR® Z,” he added.

Buyer A was somewhat surprised that REALTOR® Z would receive money for referring clients and customers to providers of real estate-related products and services and contacted the local association of REALTORS®. The association provided him with a copy of the Code of Ethics. Reading it carefully, Buyer A concluded that REALTOR® Z’s actions might have violated Article 6, and he filed an ethics complaint against REALTOR® Z.

At the hearing, REALTOR® Z defended herself and her website, stating that the advertisements for real estate-related products and services on her website were simply that, only advertisements and not recommendations or endorsements of the products and services found there. She acknowledged she collected a fee each time a visitor to her website clicked on the links found under “Preferred Providers” but claimed that simply referring to those advertisers as “preferred” did not constitute a recommendation or endorsement of the products and/or the services offered.

The hearing panel disagreed with REALTOR® Z’s reasoning, pointing out that a reasonable consumer would certainly conclude that referring to a provider of real estate-related products or services as being “preferred” by a REALTOR® constituted a recommendation or endorsement. Further, since REALTOR® Z received a fee each time a consumer “clicked through” to one of REALTOR® Z’s “Preferred Providers,” REALTOR® Z received a referral fee, and disclosure of that fee was required under Article 6. REALTOR® Z was found in violation of Article 6.



REALTORS® Association Of Indian River County, Inc. MLS Statistics

Statistics developed by the REALTORS® Association of Indian River County through its Multiple Listing Service and in conjunction with Florida REALTORS® reflect the following for April 2018/2019. The Residential closed sales of single-family detached homes totaled 333 units for April 2019. This compares to a total of 309 units in April 2018. The median price of single-family detached homes sold by members of the REALTORS® Association of Indian River County MLS for April 2019 was \$255,000. This compares to a median price of \$235,000 for April 2018. Current active inventory of residential single-family detached homes total 1,589 for April 2019. This compares to the active inventory of 1,415 for April 2018.

The Residential closed sales of condominium homes totaled 98 units for April 2019. This compares to a total of 98 units in April 2018. The median price of condominium homes sold by members of the REALTORS® Association of Indian River County MLS for April 2019 was \$184,250. This compares to a median price of \$172,000 for April 2018. Current active inventory of condominium homes total 539 for April 2019. This compares to the active inventory of 423 for April 2018.

Report Prepared on May 21, 2019



Government Affairs Update

2019 Florida Realtors Legislative Wins, and others:

- ✓ **Remedies to Open and Expired Permits** —HB 447 allows local governments to close a permit six years after issuance if no apparent safety hazards exist, and it prevents penalizing property owners for an open permit that was applied for by the previous owner. Effective: Oct. 1, 2019.
- ✓ **Curbing AOB Abuse** —HB 7065 limits contractors' ability to receive payment for their attorney fees if the claim is settled or won in court – “one-way attorney fees”, the primary incentive behind Assignment Of Benefit fraud.
- ✓ **\$682 million for Environmental Projects** —includes:
 - \$322 million for Everglades restoration and early planning & construction of Everglades Agricultural Area Reservoir
 - \$100 million for springs restoration
 - \$50 million for beach restoration
 - \$10 million for red tide/blue green algae task force
 - \$25 million for septic-to-sewer cost-share program
- ✓ **Further Reduction to BRT** —.2% reduction of business rent tax. New rate of 5.5% will save Florida businesses \$65 million yearly. Effective: Jan. 1, 2020.
- ✓ **More than \$200 million for Affordable Housing** — includes \$115 million to assist Panhandle residents rebuild after Hurricane Michael. Effective: July 1, 2019.
- ✓ **Approval of Online Remote Notaries** — HB409 allows use of online remote notaries in Florida, making closings easier, faster and more convenient. Effective: Jan. 1, 2020.
- ✓ **Preventing Unlicensed Real Estate Activity** — budget allows \$500,000 to combat unlicensed real estate activity.
- ✓ **Continued Funding for LIDAR** — budget allows spending \$15 million currently used for LIDAR, a next-generation mapping technique with potential to lower flood insurance.

Others Bills of Interest...

- ✓ **Flood Insurance Matters** — HB 617 requires insurers that do not provide flood insurance to provide a disclosure at initial issuance and each renewal regarding the importance of flood insurance. Effective: July 1, 2019.
- ✓ **Property Owner Bill of Rights and Tree Trimming** — SB 1400 requires county appraisers to publish a list of constitutionally protected property rights on their websites. It also allows property owners to trim or remove trees on their property without consequence as long as they have a letter from a certified arborist or landscape architect stating the tree is in danger. Effective: July 1, 2019.
- ✓ **Texting While Driving** — HB 107 strengthens Florida's existing ban on texting, emailing and instant messaging while driving now as a primary offense. Effective: July 1, 2019.
- ✓ **Fire & Life Safety Systems for Condos** — HB 647 extends the deadline for high-rise condos required to be retrofitted with sprinklers or another system 4 years to Dec 31, 2023.



Bill Supports Health Plan Rule

Lawmakers in the Senate have introduced the "Association Health Plans Act of 2019" to codify a rule by the Department of Labor (DOL) seeking to expand association health plans (AHPs) to independent contractors like real estate agents. NAR supports the rule because it would encourage AHPs.

Also, in a letter to Department of Justice, NAR announced its support of an appeal of a federal court's ruling striking down parts of the DOL's final rule on AHPs.

Broadening Broadband Access

In an effort to ensure unserved and underserved areas receive funding, NAR backs a law that would require several federal agencies to cooperate in coordinating the distribution of federal funds for broadband deployment.

Gov't Unveils Opportunity Zone Rules

The Treasury Dept. released a second round of proposed rules for the Opportunity Zone tax-incentive program providing more specific details on how investors can participate in the program and receive the full range of tax benefits it offers.

NAR Supports Water Rule Updates

Plans by the Trump administration to clearly delineate federal and state waters in administering the Clean Water Act strikes an appropriate balance between regulatory transparency and the need for robust environmental protection of waters and wetlands, NAR says in a letter to the EPA.





For more photos from the May GMM, please follow us on Facebook!



MeLS Corner June 2019

RAIRC Multiple Listing Service

Access Matrix

<http://rairc.mlsmatrix.com>

Technical Support - AnswerLink call 888-825-5472

Realist and Matrix training tutorials are available under Help "Matrix is Compatible with Windows 10"

Data Input Sheets are found under Forms on Home Page.


CSS questions contact 1-866-744-3883

Realist questions email: Support@Realist.com with details concerning your issue with the tax program.

MLS Computer Training

Monday, June 3, 2019

*For the Matrix Training and Realist Manual go to the Help tab in Matrix. **Matrix 360 version platform***

"Go MLS" MLSoFIRC App – 10 - Noon – On your android or iPhone search for MLSoFIRC or CoreLogic and look for the Association icon  and download the app. To access the app as a Realtor, press agent login and use your MLS id and password, the same as you do in Matrix. To use the app as a customer, create a login using an email address and password. View the new features of editing your own listings from the app. New features are available.

"Listing Inputting and Editing" – 1:30 - 3:30 PM – As long as you have edit access in Matrix, you will be able to add and edit your own listings. Learn the auto-pop techniques for inputting and editing your listings. Use the tax integrating, integrating, image submitter to complete your listings. Learn to **"fill from" feature of an existing listing**. Search by listing number or search from a preexisting cross property listing from which to fill. Learn to upload photos and attachments. Re-listing an expired listing and how to change the status of a listing using the select from.

"Listing Photo/Image Size in MLS"

When inputting photos/images into the MLS for a listing the size can be 800x600, an increase from the standard 640x480. This allows you to use JPG format 1080 size photos rather than the substandard offer "high resolution." Any question concerning photos please contact Answer Link – 888-825-5472.

"Teams" Brokerage MLS Set up"

Soon to be available will be the function for active Teams Members to be able to switch to work under the Head Team Leader. They will have access to everything for the Team Leader, saved searches, contacts, my listing queries, email history. Any data accessible to the Team Leader will also be accessible to the team member when they switch to work as them. There is no difference if they Work on Behalf or Impersonate option is used. Access is the same for both. **Contact the Association for the form "The Brokerage MLS Teams Set-up Application"** Fill out the information with Designated Brokers signature and return to the Association to set up the team. **Note on the Subject line MLS "Team" or MLS "Team" Deletion. More description of the feature available in News and Alerts tab in Matrix.**

"Unlicensed Office Staff / Personal Assistant Application"

Unlicensed assistants may be assigned a login to access the MLS. This login will only be available to assist Designated Broker and approved Agents. The fee for the login is \$48 per MLS billing. Contact the Association for the application form in order to activate set up. All requests must be approved by the Designated Broker.

"Reporting NON-MLS Property as Sold Comps"

A \$30 fee for listing entry by Association staff applies to and includes Non-MLS property when entered and reported as sold in the MLS for **comparable purposes when there is no listing agreement**. A sold property will be allowed to be entered when sold by an MLS Participant firm when the criteria is met and documentation is provided by mailing to RAIRC MLS Staff for entry into the MLS. Contact MLS for instructions and form. Reported sold properties must have compensation to be reported in the MLS.

"CoreLogic Enhances "TRESTLE" management program for IDX and VOW RETS Feeds"

Notifications to transfer from Matrix RETS to CoreLogic "Trestle" RETS program on the procedure were emailed from CoreLogic for all **IDX and VOW Providers. The cutoff date is June 11, 2019.** Real Estate brokers will now use "Trestle" to receive listing data feeds from participating multiple listing organizations and that clients will soon use Trestle to manage their existing RAIRC IDX and VOW RETS data feeds. The program called *"Trestle Defender"* will be used for monitoring and reporting to protect multiple listing data information from scrapers and fraudulent third parties to keep your data in the right hands. Sharing of the unique login of each set up is prohibited. Any questions **Visit TrestleSupport@CoreLogic.com for Trestle contract go to <https://trestle.corelogic.com> for provider to register.**



REALTOR® Store Summer Sale



RAIRC Twill Shirts -
\$16.95



REALTOR® Flags -
\$13.50



RAIRC Polo Shirts -
\$15.95



REALTOR® Hats -
\$7.50



REALTOR® Pins -
\$6.50
Glitter Style -
\$7.50



REALTOR® Visors -
\$6.50



H2Go REALTOR® Cups -
\$12.95

Place your order today! For questions regarding products that we may carry in our REALTOR® Store, please contact Samantha at (772) 567-3510 or email Receptionist@rairc.com!



FOR THE REALTORS® ANNUAL HABITAT AUCTION ON **JULY 18, 2019**

HERE ARE SOME EXAMPLES OF PAST AUCTION ITEMS DONATED:

- DINNER AT COSTA D' ESTE BEACH RESORT
- MARTINI GIFT BASKET
- \$625 MONEY BAG
- 3 DAY/ 2 NIGHT STAY AT HYATT REGENCY COCONUT RESORT & SPA
- ROUND OF GOLF FOR 4 WITH CARTS

IF YOU HAVE ANYTHING YOU WOULD BE WILLING TO DONATE, OR KNOW OF SOMEONE YOU CAN ASK (YOUR BEAUTICIAN, YOUR FAVORITE RESTAURANT, A LOCAL JEWELER, ETC.) PLEASE COORDINATE BY CONTACTING:

ASHLEY OSTEEN AT THE RAIRC OFFICE: (772) 567-3510 OR
EDUCATION@RAIRC.COM

**IN ORDER FOR THE DONATION ITEM TO BE INCLUDED IN THE AUCTION,
THE ITEM **MUST** BE SUBMITTED TO THE ASSOCIATION NO LATER THAN
MONDAY, JULY 15, 2019 AT 12:00 NOON.**

**WE RAISED OVER \$10,500 AT THE 2018 AUCTION.
JOIN US IN MAKING THIS YEAR'S AUCTION EVEN MORE SUCCESSFUL!**

**Thank you for your continued support of
Indian River Habitat for Humanity!**





Spotlight on Education

To register for a course held at our Association, visit www.RAIRC.com or call 567-3510.

REGISTRATION:

We appreciate your cooperation in your timely arrival as the course will begin promptly as scheduled. Due to DBPR requirements, Registration Sign-In will begin **30 minutes PRIOR to the start of ALL scheduled courses.**

REGISTRY DEADLINE:

***2 Calendar Days PRIOR to the scheduled course or event, by (Midnight) 11:59 PM.**

Anyone registered after the deadline will be considered a LATE registry and will be REQUIRED to pay FULL PRICE prior to attending the course or event.

REGISTRATION CONFIRMATION:

Anyone who registers for a course using the website, www.RAIRC.com, will receive a registration confirmation number. **All students registered for an RAIRC CEU course or event will receive email confirmation 2 days prior to the scheduled course. If you have not received a confirmation email by this time, contact the Association to confirm you're registered.** If you register after this time, you will not receive an email confirmation. If you are not on the registration roster the day of class, you will be required to pay a Late Registry fee (see below for fee information).

PRICING FOR CE COURSES & GMM:

RAIRC REALTOR® MEMBERS

Pre-Registration - FREE

Late Registration - \$5 per CE hour

AFFILIATE MEMBERS & *FL REALTORS®

Pre-Registration - \$10 per CE hour

Late Registration - \$15 per CE hour

***NON-MEMBERS**

Pre-Registration - \$20 per CE hour

Late Registration - \$25 per CE hour

***Payment MUST be received prior to RSVP**

***NO REFUNDS for cancellation / No-Show**

NO SHOWS:

Anyone registered for a course or event that is a *NO SHOW* or fails to cancel his/her registration PRIOR to the registration deadline will be billed **\$10.00.**

CANCELLATIONS:

Cancellations must be called into the Association office or emailed to education@rairc.com PRIOR to the registration deadline or it will be considered late & a **\$10.00** Fee will be assessed.



June 4th

Become a Social Media Superstar

1PM – 5PM (4 CEU's) // Instructed By: Craig Grant

Deadline: Sunday, June 2nd by 11:59 (Midnight)

June 13th

Foundations of Form Simplicity

10AM – 12PM (2 CEU's) // Instructed By: Kaz

Cisowski

Optimizing Your Workflow with Form Simplicity

1PM – 3PM (2 CEU's) // Instructed By: Kaz Cisowski

Deadline: Tuesday, June 11th by 11:59 (Midnight)



**Space Coast
Drone
and
Photo**



Spacecoastdroneandphoto.com


David Gray

321-917-7700



June 2019



Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 MLS Training: GoMLS 10AM - 12PM Listing Input/Edit 1:30PM - 3:30PM	4 Become a Social Media Superstar 1 - 5PM	5	6	7 <i>GAC 8:30AM</i> IFREC 6-10PM	8 IFREC 8-6PM
9 IFREC 8-6PM	10	11 <i>Affiliate Council 9AM</i>	12	13 <i>Habitat 8:30AM</i> Foundations of FS 10AM-12PM Optimizing Your Workflow w/ FS 1-3PM	14 IFREC 6-10PM	15 IFREC 8-6PM
16  IFREC 8-6PM	17	18 <i>BOD 9AM</i> <i>Grievance 4PM</i> Anthony Barbacane Photography: 2-4PM	19	20 GMM 12:15PM	21  IFREC 6-10PM	22 IFREC 8-6PM
23 IFREC 8-6PM <hr/> 30	24 <i>MLS Committee 3:30PM</i>	25 IFREC 6-9PM	26	27 Orientation 8:45AM - 4PM	28	29



July 2019



Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4 <i>happy 4th of July</i> RAIRC Closed	5	6
7	8 MLS Training: Basic 10AM - 12PM Stats/Agent Webpg 1:30PM - 3:30PM	9 So, I've Got My License, Now What? 9 - 5PM	10 So, I've Got My License, Now What? 9 - 5PM	11 <i>Habitat 9AM</i> Technology Toolbox 1 - 5PM	12 <i>GAC 8:30AM</i> IFREC 6-10PM	13 IFREC 8-5PM
14 IFREC 8-5PM	15 <i>MLS Committee</i> 3:30PM	16 <i>BOD 9AM</i> <i>Grievance 4PM</i>	17	18 Annual Habitat Auction 5-7PM	19 IFREC 6-10PM	20 IFREC 8-5PM
21 IFREC 8-5PM	22	23	24	25 Beyond the Velvet Rope 1- 4PM	26 IFREC 6-10PM	27 IFREC 8-5PM
28 IFREC 8-5PM	29	30 <i>Budget Committee</i> 9AM IFREC 6-9PM	31			