



# PBBR FRIDAY FLASH

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## August 8, 2008

*Expect the Best. Prepare for the Worst. Capitalize on what comes! Zig Ziglar*

### LEADERSHIP 2008

#### PBBR/PBMLS

PRESIDENT

**JILANE FENNER**

#### PBMLS

VICE-PRESIDENT

**JIM MEIER**

#### PBBR/PBMLS

TREASURER

**BOB INGLIS**

#### PBBR SECRETARY

**KATHY DAVIS**

#### PBBR DIRECTORS

WEXFORD CO.

**BARRY FALL**

MISSAUKEE CO.

**BRENDA MORRISSEY**

ROSCOMMON CO.

**JO ELLEN SERUM**

DIRECTOR AT LARGE

**Vacancy**

#### PBMLS DIRECTORS

**BARRY FALL**

**PAUL HENRY**

**DAVE BECKER**

**LINDA COOPER**

**RICK LANTZ**

#### PBMLS CORPORATE SECRETARY

**SALLY BAKER**

Ex Officio

#### PBMLS COMM CHAIR

**RICK LANTZ**

#### STAFF

ASSOCIATION EO

**SALLY BAKER, AEO**

ADMIN ASS'T TO AEO

**AMBER YOUNGS**

MLS CLERK

**DARLENE CLAPPER**



### **PAUL BUNYAN BOARD ANNOUNCEMENTS**

#### ➤ General Membership Meeting 9/12/08

Senator Michelle McManus and Representatives Joel Sheltroun and Darwin Booher will be our special guests at our 9/12 General Membership meeting, which as many of you know is our annual governmental and legislative affairs themed meeting. It will be held at Noon at Mr. John's Restaurant. We already have members calling in early reservations to make sure they get a seat and a lunch. Don't miss this opportunity!

#### ➤ Code of Ethics Quadrennial Training Membership requirement must be fulfilled before 12/31/2008

We will be holding a COE Quad Training Requirement Fulfillment Class on October 27<sup>th</sup> at McGuire's Resort in Cadillac. More information to follow.

#### **NOMINATIONS AND ELECTIONS**

If you are interested in being nominated for an officer or directorship position on PBBR and/or PBMLS, call Sally at the Board Office for eligibility and requirement lists.

Open seats:

PBBR: President Elect (3 year commitment), Secretary (1 year commitment), Treasurer (1 year commitment), and Missaukee County Director (2009 and 2010).

PBMLS: Wexford/Missaukee Director 2009  
Roscommon Director 2009

### COMPENSATION POLICY FOR RECIPROCAL GUEST ACCESS

When you are contacted by an out of area agent or broker to show your listings, **DO NOT SEND THEM THE ALL FIELDS DETAIL PRINTOUT OR VIEW!** We currently have two grievances being filed for review by the Grievance committee against our members who have done this without having a written policy to distribute in advance about how you handle compensation/referral fees for situations like this.

I use the following disclaimers alternatingly on our MLS main page for those who are eligible for guest access through a Reciprocal Alliance.

**IMPORTANT NOTICE: Data Sharing is for informational, viewing purposes only.**

**ATTENTION GUESTS: Reciprocal Access privileges do NOT constitute eligibility for offers of cooperation and/or compensation rates as posted in the database you are viewing.**

Keep in mind, though, that you don't always just deal with Reciprocal Agreement agents and brokers, you also deal with agents and brokers who see your listings in other places and call you about them.

**AGAIN - DO NOT SEND THEM THE ALL FIELDS DETAIL INFO SHEET! CUSTOMIZE A VIEW TO USE FOR THIS PURPOSE. MAYBE EVEN SAVE IT AS NON MEMBER EMAIL VIEW OR BROCHURE.**

**MAKE YOUR POLICY KNOWN BEFORE ANY ACTIVITY TAKES PLACE WITH REGARD TO THE LISTING. BETTER YET, HAVE SOMETHING IN WRITING READY TO EMAIL OR FAX TO THEM IN ADDITION TO YOUR VERBAL EXPLANATION.**

# PAUL BUNYAN MLS

Rick Lantz, Chair; Jim Meier, Barry Fall, Sheila Richardson, Keith Johnson, Jo Ellen Serum, Dave Becker, Sandy Keezer, and Bonnie O'Dell

## Updates and Service Pack Information from FNIS

Windows XP Service Pack 3 (XP SP3) is compatible with Paragon 4 Online and Paragon 4 Desktop Vista Service Pack 1 (Vista SP1) is NOT compatible with Paragon 4 Online and Paragon 4 Desktop Internet Explorer Version 8.0 upgrade is NOT recommended until further notice.

- Update on progress of the Merge of databases
  - The merge process for merging the two databases has begun. There are some certainties about the merge.
  - You will end up with more choices to describe the property and information concerning the property through the use of feature fields.
  - All changes to EXISTING fields, NEW fields being added, and fields being eliminated will be completed by August 29th. We will not be able to make any other changes to the database after August 29th.
  - Target date for going live with the new database is 1/5/09.
- All Michigan Counties and Townships have been added to the current databases

Please update your listings where you've entered the selection "Other" for county and township. You will need to select "Show All" to see the complete list and when you save your newly added correct location information, you need to click on the ACCEPT button after you MODIFY and then SAVE.

The new Search areas for the database will be by Select Counties of Roscommon, Missaukee, Wexford, Clare, Crawford, Ogemaw, Oscoda, Gladwin, Kalkaska, Benzie, Grand Traverse, Osceola, Lake and then a major field for ALL Other Counties. All the "old" = "legacy" areas will be incorporated into the counties. This is why it is so important that you update the listings where you've entered Other and not followed up with the actual county data in the County field and township in the township field.

We can no longer add cities and lake/river names until the merge is complete and the system is ready to go live in January, so send us requests and we will keep track and add them when we can.

## SEPTEMBER 12<sup>TH</sup> GENERAL MEMBERSHIP MEETING TO BE HELD AT MR. JOHN'S RESTAURANT IN LAKE CITY

The next General Membership Meeting will be held on Friday, September 12th at Noon at Mr. John's Restaurant in Lake City.

Our special guests will be Senator Michelle McManus, Representatives Darwin Booher (102<sup>nd</sup> District) and Joel Sheltroun (103<sup>rd</sup> District) and our Western District Governmental Affairs Director from MAR, Doug Merriam.

We hope that with this advance notice you will be able to schedule time to attend to hear what they have to say and to offer your comments to them as well.

We will also be recognizing and honor our new 200 Realtor of the Year Barry Fall at this meeting.



The 2008 MAR Convention & Expo is coming to Detroit! MAR's Convention & Expo is the premier educational and trade show event for real estate professionals. The event is being held September 17-19 at the Detroit Marriott at the Renaissance Center. Be sure to attend the largest real estate event in Michigan!

This is the perfect year for you to make the MAR Convention & Expo part of your plan to improve your business. The market is changing. We all need to know how to stay on top of technology, ways to create new business models and more aggressive ways to market our listings and communicate with our clients. Join us for three days of education featuring some of the top industry experts from around the country who will share advice and real world solutions on how to stay ahead in your market. We have a packed agenda this year. Be sure to check out the entire schedule, but don't forget to register early for additional savings!

Visit the MAR website at: <http://www.mirealtors.com>