Metro South Association of REALTORS®
General Membership Meeting - Luncheon & Election
Thursday, October 29, 2026, 12:00pm

President: **Al Hooker**

President-Elect: **Alan Richardson**

CEO: **David Sanders**

- The meeting was called to order at 12:04pm
- Attendance:
  - **See Exhibit B (Attached, page 4)**
- A quorum was declared present

Introductions

1. Al Hooker, President, gave a presidential welcome and introduction.
2. Terri Gleaton, Women's Council of REALTORS® Metro South President, led the Pledge of Allegiance and Veteran Recognition
3. President Hooker gave a presidential address and reviewed the meeting purpose.

Nominating Committee Report

1. Kim Freshwater, Nominating Committee Chair, provided a nominating committee report and reviewed MSAR's processes and procedures for the application, nomination, election, and appointment of MSAR's Officers and Directors.
2. On behalf of the Nominating Committee, it was moved to elect the nominees (noted in Exhibit 2) into their respective offices, effective January 1st, 2027, and continuing until the fulfillment of their terms of office.
   a. **Exhibit A attached: 2027 Slate of Nominees, page 3**
   b. The motion from committee did not require a second.
   c. With no discussion, the general membership approved the motion, effectively electing all officers and directors to their respective positions, as presented in the 2027 Slate of Nominees.

Leadership Lightning Rounds

3. Stevette Dukes, VP of Professional Development, provided a professional development report.
   a. Members were encouraged to attend key upcoming classes and workshops.
4. President Hooker, YPN Chair, provided a Young Professionals Network report.
   a. The report reflected on previous YPN events of the year and encouraged members to attend Casino Royale on 11/13.
5. Felicia Harrell, Legislative Affairs Committee Chair, provided a legislative affairs report.
   a. The report summarized legislative work performed by the committee as it relates to the unique needs of each Legislative Task Force for Henry, Clayton, and Butts Counties.
6. David Sanders, CEO, provided an RPAC report
   a. The report highlighted current year's RPAC progress, the success of the last 3 years' fundraising efforts, and encouraged members to contribute to RPAC in meaningful ways.
7. Brittany Stuckey, Community Services Committee Chair, provided a community services report.

    a. The report reviewed 2026 Community Service initiatives and encouraged members to participate in the Thanksgiving Food, Toiletries, and Clothing Drive.
8. Sheila Carpenter, Metro South Atlanta Realtists President, provided a report from Metro South Atlanta Realtists.
    a. The report encouraged members to attend the 11/10/2026 SHIBA (State of Housing in Black America) Watch Party.
9. David Sanders, CEO, provided an executive report.
    a. The report included an executive outlook on MSAR's membership successes, an encouragement to opt in to receiving texts from MSAR, a staffing update, and a reminder for 2027 annual membership dues billing.

- The membership participated in a General Question & Answer session.
- President Hooker gave final remarks.
- With no further business, the meeting was adjourned at 12:52pm.

Exhibit A: 2027 Slate of Nominees

2027 MSAR Slate of Nominees

Approved by the Nominating Committee on October 6, 2026
Approved by the General Membership on October 29, 2026 – Metro South Association of REALTORS®

OFFICERS			
President	**Alan Richardson**	Maximum One REALTOR Partners	Elected to 1 of 1
President-Elect	*Pending presidential appointment*		
Immediate Past President	**Al Hooker**	Legacy South Real Estate Group	Elected to 1 of 1
VP of Finance	**Raquel Lavender**	Keller Williams Realty Atlanta Partners - Stockbridge	Elected to 1 of 1
VP of Governance	*Pending presidential appointment*		
VP of Member Services	*Pending presidential appointment*		
VP of Professional Development	**Malea Speight**	Mark Spain Real Estate	Elected to 1 of 1
VP of Gov. Affairs / Community Services	*Pending presidential appointment*		
LOCAL DIRECTORS			
Director 1	**Jackita Bass**	eXp Realty	Serving 2 of 3
Director 2	**Alona Lacefield**	Legacy South Real Estate Group	Serving 2 of 3
Director 3	**Carldreka Watts**	Keller Williams Southern Premier	Serving 2 of 3
Director 4	**Flor Magadan Torres**	Keller Williams Realty Atlanta Partners - Stockbridge	Elected to 1 of 3
Director 5	**Michael Brock**	KW West Atlanta	Elected to 1 of 3
Director 6	**Tiawanna Collins**	Mark Spain Real Estate	Elected to 1 of 3
Director 7	**Charisse Ramos**	Keller Williams Realty Atlanta Partners - Stockbridge	Elected to 1 of 3
Director 8	**Latoya Lyonel**	High Style Realty Team	Elected to 1 of 3
Director 9	**Kenyetta Dunlap**	Watkins Real Estate Associates	Elected to 1 of 3
Director 10	**Karen Devonshire**	Sky Marketing & Promotions	Elected to 1 of 2
Director 11	*Pending presidential appointment*		
Director 12	*Pending presidential appointment*		
Director 13	*Pending presidential appointment*		
STATE DIRECTORS			
Director 1	**Alan Richardson**	Maximum One REALTOR Partners	Serving 1 of 1
Director 2	**Alona Lacefield**	Legacy South Real Estate Group	Serving 2 of 2
Director 3	**Karen Devonshire**	Sky Marketing & Promotions	Serving 2 of 2
Director 4	**Ming Richardson**	Maximum One REALTOR Partners	Serving 2 of 2
Director 5	**Rhonda Ross**	Re/Max Southern	Serving 2 of 2
Director 6	**Barbara Dyer**	KW Atlanta Classic	Serving 2 of 2
Director 7	**Kim Freshwater**	Century 21 Integra	Serving 2 of 2
Director 8	**Jackita Bass**	eXp Realty	Elected to 1 of 2
Director 9	**Michael Brock**	KW West Atlanta	Elected to 1 of 2
Director 10	**Tiawanna Collins**	Mark Spain Real Estate	Elected to 1 of 2
Director 11	**Al Hooker**	Legacy South Real Estate Group	Elected to 1 of 2
Director 12	**Gwandolyn Presbury**	Better Homes & Gardens Real Estate Metro Brokers	Elected to 1 of 2
Director 13	**Malea Speight**	Mark Spain Real Estate	Elected to 1 of 2
Alternate 1	*Pending presidential appointment*		
Alternate 2	*Pending presidential appointment*		
Alternate 3	*Pending presidential appointment*		
Alternate 4	*Pending presidential appointment*		

Exhibit B: Attendance

FirstName	LastName	General Membership Meeting & Election 10/29/26 OrganizationName	Sign - In
Valencia	Baptiste	EXP Realty LLC	
Jackita	Bass	EXP Realty LLC	
Melanie	Butler	United Bank	
Sheila	Carpenter	Favored Realty Partners	
William	Carpenter IV	Favored Realty Partners	
Caryn	DeOliveira	Guard Home Warranty	
Karen	Devonshire	Sky Marketing & Promotions	
Barbara	Dyer	Keller Williams Realty Atlanta Classic (White Street)	
Scott	Eaves	Fidelity National Home Warranty	
Tracy	Fitzpatrick	EXP Realty LLC	
Kim	Freshwater	CENTURY 21 INTEGRA	
Sherri	Gates	Better Homes and Gardens Real (Stockbridge)	
Walton	Gibbs	Better Homes and Gardens Real Estate (McDonough)	
Felicia	Harrell	BHHS Georgia Properties	
Sandra	Henderson	Keller Williams Realty Atlanta Partners	
Tray	Houston	Tray Realty Advisors	
Tray	Houston	Tray Realty Advisors	
Sabine	Kassahn	Atlantic Coast Mortgage	
Kesha	Kennedy	Legacy South Real Estate Group	
Maya	Kennedy	Legacy South Real Estate Group	
Linda	Loper	Better Homes and Gardens Real (Stockbridge)	
Barbara	Majeed	Exclusive Realty, LLC	
Sandra	McCrary	Re/Max Southern	
Muamer	Music	Georgia MLS	
Gwandolyn	Presbury	Better Homes and Gardens Real (Stockbridge)	
Rhonda	Ross	Re/Max Southern	
Brenda	Seymore	Re/Max Southern	
Quinchia	Simmons	Framework & Flow Realty	
Rachel	Smith	LoKation Real Estate LLC	
Donna	Waggoner	Bluebird Realty	
Carol	Waldrop	Better Homes and Gardens Real (Stockbridge)	

Toynia Bonaparte

FirstName	LastName	General Membership Meeting & Election 10/29/26 OrganizationName	Sign - In
B.	White	Berkshire Hathaway HomeService	
RyK	Mitchell	Avalon Inspections	
Ming	Richards		
Alan	Richardson		
Shantera	Johnson	Perfect Match Realty Group	
Rachel	Smith	LoKation Real Estate	
Sabine	Kassahn	Atlantic Coast Mortgage	
Shirelle	Dukes	RW West Atlanta	
Brittney	Utendorf	Residential Bank	
Tonia	Lomax	Guardabay	
Cynthia	Crawford	Perfect Match	
Gabie	Pancho	Keller Williams Southern Premier	
Barbara	White	BHHS GA Properties	
~~Shirelle~~			
Penny	Williams	EXP Realty	
Brittany	Stuckey	BHHS	

Al. Hooker Legacy South Real Estate Group