

REAL ESTATE INVESTMENT SOCIETY

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BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

There will not be a luncheon meeting in November, in favor of the Annual Social Event on November 15.

Bonita Springs City Manager Carl Schwing will be the guest speaker at the December 11 luncheon, sponsored by [Krise Commercial Group](#).

REIS welcomes suggestions for programs from members. Please convey your ideas to [Sean Ellis](#), 239.337.3850. Sponsorships for future luncheons, workshops and social events are available. Contact [Jean Gruss](#) for details. (239.275.2230).

Scholarship Programs:

Pledge cards will be available at the December luncheon for anyone who wishes to make a charitable contribution to the REIS Scholarship Foundation or the Paul Sands Memorial - REIS Scholarship Fund by year end.

Membership:

Membership renewal notices will be issued in mid November and annual membership dues will remain \$125. Members are encouraged to review their contact information in the [online directory](#) to assure that they will receive renewal notification.

Gala Social Event:

The REIS annual party will be at The Edison restaurant on November 15. To assist in planning or to reserve prime sponsorship positions contact Event Chair [Robin Mixon](#) at (239) 334-6870 or 872-3273.

Reception For Lee Commissioners:

The popular bi-annual reception will take place December 13th at Edison National Bank and will be sponsored by Edison National Bank and Henderson Franklin, Attorneys at Law. This festive gathering is exclusively for REIS members and their guests and provides an opportunity to become acquainted with our Commissioners in a relaxed, social environment.

PARTY TIME!

Join your fellow REIS members for hearty fare, live music, and good times at the REIS All Star Tailgate Party! The Real Estate Investment Society's Gala Annual Party kicks off on November 15th at The Edison restaurant at Fort Myers Country Club. Game time is 5:30 - 8 pm.

The party is exclusively for REIS members and their guests. \$30 for a REIS member and you may bring one guest for \$20. Register at the [REIS website](#). You must log in on the home page in order to register.

The All Star Team of Sponsors includes: [Henderson Franklin, Attorneys at Law](#); [Forge Engineering](#); [Pavese Law Firm](#); [Hans Wilson & Associates](#); and [Grandbridge Real Estate Capital](#).

REIS ANNOUNCES SCHOLARSHIP

The Paul Sands Memorial - REIS Scholarship for 2012-2013 will be awarded to Anthony Mangione, a sophomore at Florida Gulf Coast University (FGCU).

Anthony is a resident of Naples and is majoring in Finance at FGCU. He received his Florida real estate associate license at the age of 18 and has worked with local real estate firms CBRE and Trinity Commercial Group while attending college. He is looking forward to a career in real estate investment in Southwest Florida.

The scholarship award is \$1,000, with \$600 generated by interest on the endowed scholarship fund and the balance contributed by the Real Estate Investment Society (REIS). REIS also confers an honorary membership to Anthony, to enable him to meet real estate professionals and learn more about the business of real estate and development.

LEE EXTENDS IMPACT FEE WAIVER

Lee County Commissioners approved extending the existing waiver on impact fees for change-of-use projects on commercial buildings until December 2014.



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MIXED USE DEVELOPMENT CODE

Lee County regulations for mixed-use developments are now being reviewed by advisory committees. Proposed regulations for two projects in Lehigh Acres and one in North Fort Myers were reviewed by the Land Development Advisory Committee in October and will be studied by the Executive Regulatory Oversight Committee on Nov. 14. The Local Planning Agency (LPA) will review it Nov. 26. The regulations are based on the Compact Communities Code and part of a proposed amendment to Lee County's Land Development Code. Review the draft amendment at www.lee.gov/dcd/LDCamendments.

ACQUIRING CONSERVATION LANDS

On Nov. 6, Lee County Commissioners approved recommendations for new procedures for the acquisition and management of conservation lands, including:

- 1) County Lands to get 2 appraisals for sites expected to cost more than \$500,000.
- 2) County Lands to open Requests for Proposals for appraisers annually.
- 3) Properties with entitlements will be considered only if entitlements were in place before the property was submitted to the County for consideration.
- 4) County to accept donations of environmentally-sensitive lands.
- 5) County to create a Transfer of Development Rights (TDR) program to market TDRs from County conservation lands.
- 6) County's appraisers will not be exposed to valuations in the sellers' appraisals.
- 7) Hiring an outside financial advisor to evaluate funding required for restoration and management and to recommend appropriate funding policy.
- 8) Place a moratorium on new purchases for 90 days, beginning Jan. 1, or until management and restoration funding issues are resolved.

Lee County presently has nearly \$44 million in the land acquisition fund and about \$35 million set aside for perpetual management.

CATCH THE VISION

Take a look forward at the real estate market in Cape Coral on Nov. 13 at Cape Coral First Baptist Church. Networking and trade show begins at 5, followed by presentations by real estate experts at 6:15.

LEE BIA MARKET TRENDS

Annual regional market trends forecast will analyze housing markets and homebuilding trends, presented by REIS member and real estate expert Randy Thibaut at Embassy Suites in Estero. Offered by Lee Building Industry Association. Register at [BIA website](#).

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REGIONAL ALLIANCE FORMING

A new alliance to promote economic development on a regional basis includes: The Partnership for Collier's Future Economy, an arm of the Greater Naples Chamber of Commerce; Florida Gulf Coast University (FGCU), and the Horizon Council, a public-private partnership that advises Lee County Commissioners on economic development. The alliance hopes to add Charlotte, Glades, and Hendry counties as partners. FGCU is expected to serve as the primary source for regional market data, research, and expertise.

UPWARD AND ONWARD

The October Economic Indicator Report issued by Florida Gulf Coast University reports:

- Median prices of existing homes increased by over 20% in September from the prior year
- Lee, Collier and Charlotte Counties issued 226 single family home permits in Sept., up from 174 last Sept.
- SWF taxable sales increased by 4% from July 2011 to July 2012. Tourism tax revenues also increased.
- SWF International Airport passenger traffic increased by .3% from August 2011 to August 2012
- Unemployment decreased in all 5 area counties

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