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BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

The July 13 luncheon will feature FGCU Athletic Director Ken Kavanaugh and is sponsored by [Hans Wilson & Associates](#). The August luncheon will be sponsored by [GFA International](#). Fort Myers Mayor Randy Henderson will be the special guest speaker at the September luncheon.

Education Workshop:

A half-day workshop on acquiring government contracts, grants, and business capital is planned for Sept. 22. Education Committee Chair Stephanie Keyes, (239) 936-3537 ext. 243, is working with committee members Karen Miller, Bev Larson, and Sharon Jenkins-Owen. Contact Stephanie if you would like to sponsor the event.

Horizon Council:

REIS is contributing \$500 to the Horizon Foundation to support economic development efforts. REIS is also a "Silver Sponsor" of the Annual Industry Appreciation Event in Fort Myers on September 17.

Scholarship Programs:

CHICO'S shopping event on August 6 will benefit the REIS Scholarship Foundation. Charitable contributions are still being received for the Bob Janes Scholarship and Paul Sands Scholarship says Shelton Weeks, (239) 590-7373 or sweeks@fgcu.edu.

Annual Social Event:

The REIS Gala Social Event returns to The Edison restaurant on Nov. 18. A silent auction is planned to raise money for the REIS Scholarship Foundation. Contact Vikki Luft (vluft@compassconstruction.com) for sponsorship opportunities or to donate auction items.

Reception for Lee Board of Commissioners:

The popular bi-annual reception is scheduled for Dec. 9 at Edison National Bank and is sponsored by Edison National Bank and Henderson Franklin Attorneys at Law.

ANNUAL MIXER WITH REIS & BIA

REIS will co-host the building industry's Annual Mixer & Table Top Event on Wednesday, July 14. REIS members will mingle with members of the Lee Building Industry Association (BIA), Commercial Contractors Council (CCC), AIA Southwest Florida, the Construction Specifications Institute (CSI), and the Green Building Council. It takes place at Royal Palm Yacht Club in Fort Myers.

CHICO'S SHOPPING SPREE FOR REIS SCHOLARSHIP FOUNDATION

REIS members and spouses will have exclusive access to CHICO'S Company Store on August 6th, with CHICO'S donating 10% of purchases to the REIS Scholarship Foundation. The 2-hour shopping bonanza will provide shoppers with incredible bargains on clothing and accessories. The event is limited to 75 shoppers who must register in advance on the REIS website.

FLORIDA TRANSPORTATION SUMMIT

In June, Florida Dept. of Transportation (FDOT) District Manager Johnny Limbaugh briefed REIS members on "Horizon 2060" - the development of the state's long range transportation plan. Public workshops were conducted around the state in June to discuss ideas and options. A Summit will take place August 19-20 in Orlando to review input received and draft the 2060 FTP (Florida Transportation Plan). Updates on the planning process and information on the Summit are at www.2060ftp.org.

BEWARE OF THE BEARS

Florida Fish & Wildlife Conservation (FWC) Commission is seeking public comment on its draft of a statewide black bear management plan. The primary bear range in Southwest Florida includes nearly all of Collier County, and about half of Lee and Hendry Counties, according to maps in the FWC draft plan. The draft plan and maps are available at www.myfwc.com. Comments may be submitted via the website until August 31.



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COMMUNITY ASSOCIATION LAW

Florida Senate Bill 1196 became effective July 1 and includes many changes and new regulations.

Condominium Associations

"Distressed Condominium Relief Act": Defines "bulk buyers" and "bulk assignees," relieving each from certain developer liabilities or statutory warranties. Law sunsets in 2012.

Collections / Foreclosures: The liability cap for delinquent assessments on condominiums is increased from 6 to 12 months, requiring a foreclosing lender to pay the lesser of 12 months' unpaid assessments or 1% of the original mortgage debt. When a member is delinquent more than 90 days, the Association is granted all of the rights of a landlord to collect rent directly from a tenant and evict a tenant that does not comply.

Insurance: All HO-6 policies issued or renewed after July 1 must include at least \$2,000 in personal property loss assessment coverage with a \$250 deductible per property loss. Personal property includes cabinets, countertops, wall coverings, etc. Requirement for owners to provide proof of insurance and the association's right to "force place" insurance have been eliminated.

Fire Systems: Buildings less than 4 stories with exterior egress and exterior corridors are not required to install manual fire alarm systems. Full "opt-out" of fire sprinkler retrofit requirements is now allowed by vote of 2/3 of association members.

Homeowners Associations

Collections / Foreclosures: When a member is delinquent more than 90 days, the Association is granted all of the rights of a landlord to collect rent directly from a tenant and evict a tenant that does not comply.

Assessments by Developer: Pre-transition, developer-controlled associations may not levy special assessments without approval of a majority of non-developer interests.

Property Use Rights: Allows associations to acquire leaseholds, memberships, or other use rights in lands or facilities as described in the declaration, authorized as a material alteration / substantial improvement, or approved by a vote of at least 75% of the members.

AMENDMENT 4 CONSEQUENCES

"There is a now-famous saying, 'Capital goes where it is wanted and stays where it is well-treated.' Florida will be neither if Amendment 4 is approved.

Employers will invest in plant, equipment, technology and jobs in other states where the approval process is more predictable." says Dave Tillis, North Florida Manager of Planning Services for WilsonMiller and immediate past president of

Sustainable Florida. Information about the proposed amendment and the REIS position is available at

<http://www.reis-swfl.org/amendment-4.html>.



ST. PETE BEACH MAY RESCIND LOCAL VERSION OF AMENDMENT 4

On July 13, St. Petersburg Beach City Commission will discuss putting a referendum on the November ballot to revise the city charter by removing the requirement that voters must approve changes to land use or density.

"Obviously this Hometown Democracy form of government is not working in St. Pete Beach," declared Commissioner Marvin Shavlan.


CARRIED INTEREST TAX BILL STALLS

The "American Jobs and Closing Tax Loopholes Act" has passed the House the House of Representatives but has stalled in the Senate. The bill will change the taxation of carried interest from capital gains rates to a mixture of capital gains and ordinary income tax rates, which will negatively affect real estate development ventures and partnerships.

The Senate voted against suspending its spending rules to pass the legislation. Senate rules require that any new costs be offset by savings elsewhere, but the bill, which would extended jobless benefits and some popular tax breaks as well as offer additional aid to states, fell \$85 billion short of that goal.

TAX ON SHORT SALES

Florida House Bill 109 is now law, imposing excise tax on any deed or instrument that transfers any interest in real property via short sale.



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