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Randy Krise, CCIM	John Nicola
Bev Larson, CCIM	Nikole Wesley
Charles Mann, Esq.	Past President Steve Hurley

BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

The December 9th luncheon meeting will feature a presentation on Business Planning, Tax Implications and Exit Strategies by Michael Pfeffer. The meeting is sponsored by [Krise Commercial Group](#).

The January 13th luncheon meeting will be sponsored by [Velocity Engineering](#).

REIS welcomes your suggestions on programs and speakers you would like to see at the luncheons. Please share your ideas with [Amanda Brock](#), 239.344.1269. See [Randy Krise](#), 239.690.4100, for sponsorship opportunities.

Scholarship Programs:

The REIS Board of Governors has chosen to forego plaques for retiring board members and to contribute the budgeted funds to the REIS Scholarship Foundation.

Scholarship Chairman [Mark Morris](#), 239.671.2266, reminds all to include the REIS Scholarship Foundation in year-end tax plans. The Foundation, a registered 501(c)3 corporation, is qualified to accept tax-deductible donations, which may be made on the [REIS website](#) or by contacting Mark.

Membership:

All REIS memberships will expire December 31, 2014 and may be renewed on the [website](#). Dues remain at \$125. A limited number of memberships are also available for new members, who may apply online. Contact [Bill Burdette](#), 239.936.1404, with any questions about membership.

Reception for Lee Commissioners:

The popular bi-annual reception for the Lee County Board of Commissioners will be at Edison National Bank on December 11th, 5:30 - 7 pm. The event is exclusively for REIS members and their guests and reservations are required. The reception is hosted by [Edison National Bank](#) and [Henderson Franklin, Attorneys at Law](#).

WELCOMING LEE COMMISSIONERS

The Real Estate Investment Society (REIS) hosts the newly elected Lee County Board of Commissioners at a reception at Edison National Bank on December 11th. The festive holiday event provides a relaxed environment for REIS members and their guests to become acquainted with the Commissioners on an informal basis. The popular reception is sponsored by [Edison National Bank](#) and [Henderson Franklin, Attorneys at Law](#). The event is by invitation only and reservations are required.

ANNUAL SLAW DOG INVITATIONAL

The 18th annual Paul Sands Memorial Slaw Dog Invitational Golf Tournament, benefitting the Paul Sands Memorial - REIS Scholarship Fund will be December 18th at Cypress Lake Country Club. Registration is full but some sponsorship opportunities are available. Contact [Cia Sherman](#), 239.690.4648, for details.

LEGISLATIVE DELEGATION TO MEET

The Lee County Legislative Delegation meets January 13 to consider local bills and receive public commentary in preparation for the 2015 State Legislative Session. Those wishing to make presentations must register by December 19 and local bills must be submitted by the same date to Rep. Caldwell at 5191 Homestead Rd., Building A, Lehigh Acres, FL 33971. For forms or assistance, contact Charlotte Codie, 239.694.0161.

The meeting is from 9 to 5 in Edison State College Nursing Building, Room AA-177. The Delegation includes Senator Lizbeth Benacquisto, Senator Garrett Richter, Representative Matt Caldwell, Representative Dane Eagle, Representative Heather Fitzenhagen, and Representative Raymond Rodriguez.

DEADLINE FOR PERMIT EXTENSIONS

Development permit holders seeking the 2-year extension offered under Florida HB 7023 must provide written notice to the agency issuing the permit by Dec. 31, 2014. The extensions are available for development orders, building permits, DEP and environmental resource water permits.



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2015 REAL ESTATE OUTLOOK

Southwest Florida CCIM District presents the annual Southwest Florida Real Estate Outlook Conference at Harborside Event Center in Fort Myers on January 29. The program begins with an overview of the regional economy and business trends, then analyzes individual real estate market sectors. The event is from 7:30 am 'til noon. Information and tickets at [CCIM website](#).

COMMERCIAL FINANCING COUNCIL

The CRE Finance Council Conference will be Jan. 7-9 in Miami Beach. Panel topics include: "State of the Union CRE Finance," "Global CRE Finance Opportunities," "Investor Perspective," and "The New Normal in Balance Sheet Lending." Details at www.crefc.org.

BONITA DRGR RECOMMENDATIONS

Bonita Springs City Council received recommendations by the Citizens Water Strategy Task Force to prevent flooding and protect water resources on the 5,300 acre resource area in northeast Bonita Springs. Council plans to discuss the recommendations in a public workshop in early 2015. The year-long moratorium maintaining the 1 unit per 10 acres limit will expire January 16. Suggestions include increasing property taxes for projects to store and cleanse water, establishing low-impact design standards, and reducing septic tanks and private wells by planning future development on water and sewer systems.

VILLAGE OF ESTERO FORMS

The Village of Estero will be officially incorporated as a municipality December 31, 2014. Council members will be elected March 3 and the first Council meeting is March 17.

FEDERAL WATER JURISDICTION

The U.S. Environmental Protection Agency has proposed rule changes to the Clean Water Act that would expand federal jurisdiction over "Waters of the United States." The Small Business Administration opposes the proposed rules due to the high cost of compliance. The House of Representatives has passed H.R. 5078: Waters of the U.S. Overreach Protection Act of 2014, which will prohibit implementation of the proposed rules and require the EPA and Army Corps to reach consensus with state and local officials prior to presenting further recommendations.

REIS ROCKS FORT MYERS

Real Estate Investment Society members and their guests gathered for an evening of continuous live music, an incredible array of hors d'oeuvres, and a rousing good time at the gala annual social affair on November 20th in Fort Myers.



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The party was generously sponsored by:

[Grandbridge Real Estate Capital](#)
[Conestoga - Rovers & Associates](#)
[Pavese Law Firm](#)
[Hans Wilson & Associates](#)
[Biovation Environmental Services](#)



and our event partners:
Bratta's Piano Bar & Ristorante
Daniel Melvin, "most romantic voice in SW Florida"
Jennifer "Golden Note" Gilmore

REIS WELCOMES NEW MEMBERS

Please join in welcoming our new members:

Diana Giraldo, Ecourban Consulting LLC
Jeremy Fioravanti, C1 Bank
Brandon Kinsey, Kinsey Associates, Inc.
Phil Morris, Vantage Construction Services
Bill Schroeder, U.S. Trust

Membership is limited, but a few remain available. The membership application is on the [REIS website](#).

LARSON & KRISE TO LEAD CCIM

Bev Larson, CCIM has been elected 2015 president of the Southwest Florida CCIM District. Current President Randy Krise will become president of CCIM Chapter 8, which includes Florida and Puerto Rico. Larson and Krise are both members of the REIS Board of Governors.

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