

## 2022 OFFICERS:

President Kent Poli  
Vice President Lori Moore  
Treasurer Justin Thibaut, CCIM  
Secretary Josh Philpott, AICP

## 2022 GOVERNORS:

Dan Adams  
Richard Akin  
Greg Blurton  
Art Castellanos, AIA  
Janet Davis, CCIM  
Phil Fischler, CCIM  
Kristine Smale  
Past President Bill Morris, PE

## BOARDROOM REPORT

### News from recent REIS board meetings

#### Monthly Programs:

The property insurance crisis and solutions will be explained by Brian Chapman, founder of Chapman Insurance Group, at the **January 10th luncheon**, sponsored by [Builders Care](#).

Ben Siegel, executive director of Lee County Port Authority, will deliver a report on airport expansion at the **February 14th luncheon**, sponsored by [DeAngelis Diamond Construction](#).

The **March 14th luncheon** will feature a report on current Lee County projects and issues, sponsored by [LSI Companies](#).

Sponsorships for 2023 luncheons are very limited so please contact [Janet Davis](#) if you're interested.

#### Horizon Council:

2022 REIS President Kent Poli will represent the Real Estate Investment Society on the Horizon Council in 2023. REIS is a longtime member and supporter of the Horizon Council, a public-private board that advises the Lee County Board of County Commissioners on business and economic development matters.

#### Reception for Lee County Commissioners:

This popular event for REIS members and the newly elected Lee County commissioners is postponed and the date will be announced soon. Sponsored by [Edison National Bank](#) and [Henderson, Franklin, Starnes & Holt](#).

#### Membership:

Memberships expire December 31st and may be renewed on the [REIS website](#) until January 6th. Annual dues are \$150 per person and are based on the calendar year.

#### Scholarship Program:

The REIS Scholarship Foundation is a 501(c)3 organization that enables individuals and businesses to make tax-deductible donations in support of scholarships. The Real Estate Investment Society (REIS) manages the Foundation, allowing 100% of donations to be used for scholarships. Learn how you can participate and support the REIS scholarship program on the [REIS webpage](#) or contact [Bev Larson](#), (239) 281-1290.

## REIS 2023 BOARD ELECTED

The Real Estate Investment Society 2023 officers and board of governors were elected at the December 13th luncheon.

**President:** Lori Moore; Roetzel & Andress; **Vice President:** Justin Thibaut, LSI Companies; **Treasurer:** Josh Philpott, Stantec; **Secretary:** Kristine Smale; Zonda. **Board of Governors:** Matt Caldwell, Lee County Property Appraiser; Zannon Garza, DeAngelis Diamond Construction; and Ryan Shute; Morris-Depew Associates; elected to 2-year terms.

**Returning board members are:** Richard Akin, Henderson Franklin Starnes & Holt, P.A.; Art Castellanos, Castellanos & Tramonte Architects; Janet Davis, CCIM, Midland 1031; and Phil Fischler, CCIM, Fischler Property Company. 2022 President Kent Poli, Busey Bank, remains on the board.

## REIS BOARD MEMBERS HONORED

Outgoing members of the REIS Board of Governors, Dan Adams and Greg Blurton, were saluted for their exemplary service at the December luncheon. 2022 President Kent Poli was also presented with an engraved award by incoming Vice President Justin Thibaut.



↑ REIS 2022 President Kent Poli presents a plaque to Greg Blurton.

Justin Thibaut with → 2022 President Kent Poli.



## TAX RELIEF AMENDMENTS FAIL

In November, voters rejected 2 proposed amendments to the Florida Constitution regarding property tax breaks. One sought to address sea level rise by providing incentives for elevating homes and related improvements, while the other intended to address rising housing costs by increasing homestead exemptions for workers in certain public service professions.

### BEV LARSON, CCIM

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## NEW TAX AND INSURANCE LAWS

The 2022 Florida Legislature convened a special session and passed 2 bills to address property insurance and hurricane relief. Senate Bill 2A aids the troubled property insurance industry by creating a \$1 billion fund to help carriers buy reinsurance, eliminating "assignment of benefits" and "one-way attorneys fees." Senate bill 4A provides tax refunds on 2022 property taxes for homes rendered inhabitable for at least 30 days by Hurricane Ian, including vacation and rental homes. It also provides funding to local governments for affordable housing assistance, securing federal relief grants, and beach restoration programs, all related to hurricane damages. The bill further creates and funds a Hurricane Stormwater and Wastewater Assistance Grant Program.

## MARKET INTELLIGENCE

### Charlotte County Hospitality Market

ULI Southwest Florida Chapter focus on development in the hospitality industry on January 25th in Punta Gorda. [swflorida.uli.org](http://swflorida.uli.org)

### Commercial Real Estate Outlook Conference

Florida CCIM Chapter Southwest District presents regional economic outlook and market reports on January 30th in Fort Myers. [ficcim.com/southwest-outlook-2023](http://ficcim.com/southwest-outlook-2023)

### Market Trends of Southwest Florida

Annual presentation on March 14th in Fort Myers by local real estate experts analyzing market trends and providing insights and predictions. [markettrendsswfl.com/](http://markettrendsswfl.com/)

**Regional Economic Indicator Report** is published each month by the Regional Economic Research Institute (RERI) at Florida Gulf Coast University and is posted on the [REIS Resources webpage](http://REIS Resources webpage).

## WELCOME NEW REIS MEMBERS

**Jason Swack, P.E.**, is president of Swack Engineering, providing civil engineering, site development and construction expertise.

**Jennifer Fisher** is a partner with Strayhorn, Persons-Mulicka, and Fisher law firm and heads up the firm's real estate transaction practice.

**Cintiha "Cyn" Manzano** is executive assistant with Blue Waters Development, applying extensive experience in real estate brokerage and commercial legal industry.

**Anthony Massimino** is vice president of business development with Remediation 911, a statewide disaster restoration company.

## REIS 2022 REAL ESTATE SYMPOSIUM

The **2022 REIS Real Estate Symposium**, presented on December 15th by the Real Estate Investment Society and Lutgert College of Business at Florida Gulf Coast University (FGCU) focused on "How Southwest Florida is Coping with Rapid Growth."



Dr. Amir Neto

**Dr. Amir Neto**, director of the Regional Economic Research Institute (RERI), analyzed growth trends. **Matt Simmons**, of Maxwell Hendry Simmons, moderated a discussion on "Finding and Clearing the Path of Growth" with panelists:



Matt Simmons, Neale Montgomery, Nelson Taylor, and Alexis Crespo

**Alexis Crespo**, AICP, of RVI Planning;

**Nelson Taylor**, of LSI Companies;

**Neale Montgomery**, of Pavese Law Firm; and **Rob Price**, of Lee County Department of Transportation.



Danville Leadbetter, Joe Bonora, Michael Allan, and Phil Fischler

**Phil Fischler**, of Fischler Property Company, moderated a discussion on "The Future of Rental Housing" with **Danville Leadbetter**, of Soltura Development Group; **Joe Bonora**, of Catalyst Asset Management; and **Michael Allan**, of ReVital Development Group. The annual event was sponsored by [Roetzel & Andress](http://Roetzel & Andress), [Busey Bank](http://Busey Bank), [Morris-Depew Associates](http://Morris-Depew Associates), [Seacoast Bank](http://Seacoast Bank), [Sallee Promotions](http://Sallee Promotions), [Landqwest Commercial Property Management](http://Landqwest Commercial Property Management), and [Zonda](http://Zonda).

## SLAW DOG TOURNAMENT ROCKS

The 26th annual Paul Sands Memorial Slaw Dog Invitational golf tournament sold out again in December. The event is the largest source of funding for the Paul Sands Memorial - REIS Scholarship program at Florida Gulf Coast University. Learn more about the REIS scholarship program by visiting the [REIS webpage](http://REIS webpage).

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