

2022 OFFICERS:

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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:

Lee County's priorities in 2022 will be addressed by Cecil Pendergrass, chair of Lee County Commissioners, at the **March 8th luncheon**, sponsored by [Castellanos+Tramonte Architects](#).

The **April 12th luncheon** will feature a development update on Babcock Ranch by Lucienne Pears, Kitson Partners vice president of economic and business development, sponsored by [LSI Companies](#).

We welcome your ideas for programs and speakers, which may be submitted to [Lori Moore](#), 239.338.4248.

Sponsorship:

Sponsorships for 2022 REIS luncheons are quickly being reserved. Please contact [Janet Davis](#), (256) 604-2973, for details.

Horizon Council:

2021 REIS President **Bill Morris** will represent the Real Estate Investment Society on the Horizon Council this year. The Council is a public-private board that advises the Lee County Board of County Commissioners on economic development issues.

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. The Scholarship Committee includes [Bev Larson](#), (239) 281-1290, [Richard Akin](#), (239) 344-1182, and [Justin Thibaut](#), (239) 565-3456.

Membership:

Memberships expired December 31st and may be renewed on the [REIS website](#) for a limited time. Contact info@reis-swfl.org if you have questions.

PRIME SPACE AVAILABLE

A banner ad space on the REIS website ([reis-swfl.org](#)) is now available. It's a great opportunity to position your business at the forefront of the real estate industry.. Contact [Bill Burdette](#), (239) 936-1404, for details.

SLAW DOG STEPS UP IN A BIG WAY

The 25th annual Paul Sands Memorial Slaw Dog Invitational golf tournament in December, combined with a matching donation from the Rockstar Harley-Davidson family, generated a record \$30,000 for the Paul Sands Memorial - REIS Scholarship program at Florida Gulf Coast University.



REIS President Kent Poli, REIS member and Slaw Dog Tournament director Lisa Sands, scholarship recipient Michael Perretta, REIS Scholarship Committee Chair Bev Larson, and REIS member and FGCU professor Shelton Weeks at February luncheon.



You too may contribute to the REIS scholarship program by visiting the [REIS webpage](#) or contacting [Bev Larson](#), (239) 281-1290.

PHIL FISCHLER JOINS REIS BOARD

The Real Estate Investment Society (REIS) announces the appointment of Phil Fischler to the Board of Governors. Phil Fischler, CCIM, PE, LEED AP, is the founder and president of Fischler Property Company. Mr. Fischler will fulfill the term of John Williams, who passed away in December.

FLOOD INSURANCE EXPIRING FEB 18

Unless Congress passes new legislation to extend or reauthorize National Flood Insurance Program (NFIP), the program will expire February 18th. The new "Risk Rating 2.0" policy, which began for new homebuyers October 1st, is scheduled to apply to existing property owners April 1st. Annual rate increases on existing policies are capped at 18% until the "full risk rate" is reached and sellers may transfer those policies to buyers. New policies in Southwest Florida are experiencing 100-1,000% increases in rates. The impending impact on commercial properties is not clear at this time.

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MARKET INTELLIGENCE

2022 Market Trends features "The Thrill of the Chase" for inventory in residential, commercial, and development sites in Southwest Florida on March 29th. Networking, data and analysis, and projections. Justin Thibaut, CCIM, REIS Treasurer, will address commercial sectors. Residential markets will be explained by Denny Grimes, GRI, and Randy Thibaut, ALC, will discuss land and development. <https://www.marketrendsswfl.com>

Commercial Real Estate Outlook Conference examines emerging trends in office, retail, hospitality, and industrial sectors throughout Southwest Florida. Presented by CCIM Florida Chapter Southwest District on April 25th.

Regional Economic Indicators Report is published monthly by the Regional Economic Research Institute and posted on the REIS Resources webpage.

WATER RESOURCES CONFERENCE

The Real Estate Investment Society (REIS) co-hosted the 31st annual Southwest Florida Water Resources Conference on January 21st. The video recording of the presentations is available for AWRA members on the [AWRA Florida website](#). AWRA membership information is also available on the site.

REIS WELCOMES NEW MEMBERS

Michael Hufford is vice president of commercial lending with Charlotte State Bank & Trust and has extensive experience in finance, lending, and commercial funding.

Brad Nickel is with Benchmark General Contractors, a commercial and residential construction firm.

Lee Golden is senior vice president and director of retail operations with Sanibel Captiva Community Bank. He is a member of the Greater Fort Myers Chamber of Commerce Board of Directors.

William Baird is with Baird Construction Consulting, an experienced advisor for commercial development projects.

A limited number of memberships are available. Visit the [membership webpage](#) for details and the application.

REIS MEMBERS IN THE NEWS

REIS 2018 President **Bev Larson** named 2021 Realtor of the Year by Royal Palm Coast Realtors Association.

Amanda Barritt named to the Board of Directors of Habitat for Humanity of Lee and Hendry Counties.

LEGISLATIVE ISSUES TO WATCH

The 2022 Florida Legislative regular session is at the halfway mark. Key issues include:

Property Taxes - HB 0243 would provide exemption for properties leased for educational facilities. HB 247 revises regulation of historic preservation tax credits. SB 362 revises qualifications for exemptions for non-profit homes for the aged. HB 401/495 clarifies exemption for affordable housing and non-profit homes.

Condominium Regulations - regulations and legislation being considered regarding structural inspections, code upgrades, and mandatory reserve requirements.

Local Ordinances - SB 280 would allow attorneys fees and costs in civil suits against local governments and require county commissioners to prepare a business impact statement prior to adopting an ordinance. Passed committees and certified.

Business Damages - Proposed bills would authorize businesses to claim damages caused by enactment or revision of certain local ordinances. The Senate has passed the full bill SB 620 and matching bill HB 569 has been approved by House committee.

Septic Tank Inspection - HB 309 would allow private provider inspections of on-site sewage treatment systems. Bill is advancing through committees.

Affordable Housing - HB 6057 would repeal requirement that local governments provide incentives to developers to offset costs of affordable housing contributions.

Economic Development - SB 800 provides for added tax incentives in opportunity zones and establishes a rural opportunity tax refund program to stimulate business development in rural areas. Moving through committees.

Property Appraisers - HB 572/417 and SB 572 revises factors that must be considered in deriving just valuation. HB 417 is advancing through committees.

State Budget - Flush with federal stimulus money and higher-than-expected state tax revenue, the Legislature is looking to pass a record budget. The Senate proposes a \$108.6 billion budget and the House proposal is \$105.3 billion. The current budget is \$101.7 billion.

Tax Relief - Governor proposes suspending gas taxes for 5 months while legislators work on homestead tax exemptions for teachers, law enforcement, military, and first responders.

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