

2022 OFFICERS:

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

2022 GOVERNORS:

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

BOARDROOM REPORT

News from recent REIS board meetings

Monthly Programs:

A development update on the Babcock Community will be provided by Lucienne Pears, Kitson Partners vice president of economic and business development, at the **January 11th luncheon**, sponsored by [ERMI](#).

Flood zones and insurance issues will be explained by Brian Chapman at the **February 8th luncheon**, sponsored by Midland 1031.

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](#).

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. Contact info@reis-swfl.org for details.

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.

Membership:

Memberships expired December 31st and may be renewed on the [REIS website](#) for a limited time. Memberships not renewed will be offered to new members. Annual dues are \$150 per person and are based on the calendar year. Contact Bill Burdette, 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 in Southwest Florida for just \$35 per month. Contact [Bill Burdette](#), (239) 936-1404, for the exciting details.

WATER RESOURCES CONFERENCE

The Real Estate Investment Society (REIS) is co-hosting the 31st annual Southwest Florida Water Resources Conference, a virtual event to be webcast from Florida Gulf Coast University on January 21st. Sessions will address "water quality trading," defining Waters of the US (WOTUS), and planning for a resilient region. The roster of speakers includes some of the top decision-makers responsible for water resource planning and management in Florida. There is no charge but registration is required at AWRAFlorida.org. Conference program and details are on the [REIS events webpage](#).

FLOOD INSURANCE EXPIRING FEB 18

Unless Congress passes new legislation to 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. Major rate increases are occurring as a result.

PROPERTY INSURANCE COSTS JUMP

In addition to higher rates approved by state regulators, property owners are also facing substantial increases in replacement values, driven by rising construction costs. Citizens Insurance has typically increased replacement values by 1% to 3% annually to keep up with normal inflation rates, but replacement values have recently been increased from 15% to more than 20% in some areas.

SFWMD FLOOD RESILIENCY PLAN

South Florida Water Management District is developing a [District Sea Level Rise and Flood Resiliency Plan](#) to address the impacts of rising sea level, extreme weather events, and changing rainfall patterns. Stakeholders and the public are encouraged to [submit comments](#) on the draft plan by January 14th.

TRANSPORTATION FUNDING

Florida transportation projects will receive \$16.7 billion over the next 5 years, due to the Infrastructure Investment and Jobs Act passed in December. During the first year of the law, Southwest Florida International Airport will receive \$11.4 million and Charlotte County Airport will receive \$4.3 million for runways, taxiways, terminal, airport-transit connections, and roadway projects.

BEV LARSON, CCIM

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REIS BOARD MEMBERS HONORED



↑ REIS 2021 President Bill Morris presents a plaque to Molly Scott.

Bill Morris with 2022 → President Kent Poli.

Outgoing members of the REIS Board of Governors: BJ Brundage, Donald Miller, and Molly Scott; were saluted for their exemplary service at the December luncheon. 2021 President Bill Morris was also



presented with an engraved award by incoming President Kent Poli.

REIS WELCOMES NEW MEMBERS

Chad Luttrell, CLU is a financial advisor with Northwestern Mutual and a certified professional engineer.

Tony Guarino, with Grandbridge Real Estate Capital, has a degree in Finance with a minor in Real Estate..

Maddie Sawatzky, commercial real estate broker with Colliers International, has a background in banking.

William Victor is with Investor's Vault, LTD, a source of commercial real estate capital.

Tiffany Esposito, president and CEO of SWFL, Inc., a business promotion organization.

Ray Blacksmith, president at Cameratta Companies, developing master-planned communities.

Michael Ward, vice president and director of surveying and mapping at RWA.

Kristi Velasquez, is an executive administrator with LSI Companies.

Benjamin Smith, AICP, is the director of planning with Morris-Depew Associates.

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

IN MEMORY OF JOHN WILLIAMS

The Real Estate Investment Society (REIS) deeply regrets the passing of John Williams, a long-time, active member and newly elected member of the Board of Governors.

We offer heartfelt condolences to John's family, colleagues, and many friends.

LEGISLATIVE SESSION BEGINS

The 2022 Florida Legislative regular session convenes January 11th, which is the deadline for filing bills. Committee meetings end March 1st and session closes March 11th. Bills and budget items relative to the real estate economy will be monitored and reported in the *REIS REPORT* every month. Key issues include: property tax exemptions, condominium regulations, restrictions on local ordinances, business losses due to ordinances, septic tank inspections, affordable housing, economic development, and property appraisals.

REAL ESTATE TRENDS SUMMIT

Florida Realtors presents the [2022 Florida Real Estate Trends Summit](#) as an in-person event in Orlando and a free live webcast on January 20th. Leading experts discuss the outlook for the economy and housing markets, shifting demographic trends, and seller/buyer motivations.

FINANCIAL CRIMES RULES

The new requirements being considered in the [2021 Anti-Money Laundering Regulations for Real Estate Transactions \(ANPRM\)](#) may be applied to a broad range of real estate transactions, including commercial properties. The US Financial Crimes Enforcement Network (FinCEN) seeks public comment by February 7th on imposing recordkeeping and reporting requirements on persons involved in all-cash real estate transactions. FinCEN suggests that the requirements include real estate brokers and agents, lawyers representing buyers or sellers, title insurers or title insurance representatives, closing agents, appraisers and inspectors.

SLAW DOG TOURNAMENT ROCKS!

The 25th annual Paul Sands Memorial Slaw Dog Invitational golf tournament in December was a rollicking good time for a good cause. The event is the largest source of funding for the Paul Sands Memorial - REIS Scholarship program at Florida Gulf Coast University.



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