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BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

There will be no luncheon in November, in favor of the Annual Party. The new chairman of Lee County Board of Commissioners is invited to speak at the December 14 luncheon, sponsored by [Krise Commercial Group, LLC](#).

Annual Social Event:

Social Committee Chair Vikki Luft has organized an exciting event, highlighted by a silent auction to benefit the Scholarship Foundation. Reservations required by November 12. See all the details to the right.

Scholarship Programs:

It's time to consider charitable donations to the REIS Scholarship Foundation, a 501(c)3 organization. The donations may be also be made to honor Paul Sands or Bob Janes. Students at FGCU, Hodges University, Edison State College, and Southwest Florida College may qualify for scholarships. Details are on the REIS website or scholarship@reis-swfl.org.

REIS 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. Invitations to the member-only event will be mailed in November.

Membership Renewal:

REIS Membership Renewal notices will be emailed the end of November. Dues will remain \$125 for the 2011 calendar year memberships. Please review your member profile on the REIS website and update as needed so you don't miss any important messages. If you are not receiving REIS email notices and bulletins, please make sure your spam filter will allow email from membership@reis-swfl.com and info@reis-swfl.com. Notify Bill Burdette, bill@burdetteinc.com if you need verification.

PARTY! PARTY!

The REIS Gala Annual Social Event takes place Nov. 18 at The Edison restaurant at Fort Myers Country Club. Members and their guests will indulge in a mouthwatering spread of gourmet hors d'oeuvres, a full bar, and live entertainment. The event is exclusively for REIS members and special guests. Reservations are required by November 12. Entertainment and other special treats are provided through the generosity of Roetzel & Andress, Reliance Bank, Maxwell & Hendry Valuation Services, Inc., Florida Gulf Bank, Morris-Depew Associates, BB&T, and Pavese Law Firm.

PARTY TO FEATURE BIG AUCTION

The REIS party will feature a silent auction to benefit the REIS Scholarship Foundation. Have fun! Shop for great bargains! Support the scholarship fund! Local businesses have contributed a fabulous array of auction items:

- Jewelry by **Mark Loren Design**
- Burberry Sunglasses (\$375) by **Eye Centers of Florida**
- Autographed ball by Jacoby Ellsbury of **Boston Red Sox**
- \$250 Gift Certificate from **Brodeur & Carvelle Clothier**
- **Bonefish Grill** feast with 2 bottles of wine and tasting of entrees for 8 people (\$800 value)
- Accommodations and Dinner at Tarpon Pointe, by **Gross Pointe Development**
- \$100 Gift Certificate at **Veranda** restaurant
- Golf for a foursome at **Pelican Preserve**
- Dinner and show for 4 at **Broadway Palm Theater**
- \$100 Gift Certificate at **Robb & Stucky**
- Wine Basket from **Compass Construction** (\$100+ value)
- Extreme Eyelashes (\$250 value) at **Vincent Salon**
- \$100 Gift Certificate at **Pro-Files**
- \$100 Gift Certificate at **The Edison** restaurant
- Gift Basket of Goodies from **Seminole Casino**
- \$50 Gift Certificate at **Creu8 Salon**
- \$50 Gift Certificate at **The Mucky Duck**
- \$100 Gift Certificate at **Shoot Straight**
- Café Pignoli's Pasta Night Dinner for 2 at **Cape Harbour**



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LEE RECONSIDERS IMPACT FEES

On Nov. 1, Lee County Commissioners discussed the status of impact fees, including options to:

1. temporarily waive fees for "change of use" for existing buildings
2. temporarily combine fees for medical into the general office space category
3. update the road impact fee study now
4. update all impact fee studies now or on a schedule
5. temporarily reduce impact fees by 25%
6. collect impact fees at time of certificate of occupancy instead of building permit issuance
7. collect impact fees over time instead of all up front
8. investigate possibility of "mobility fee"

County staff recommended options 1 and 2. The Commissioners chose to consider 1 through 4 at a December meeting. Interested parties are encouraged to submit their comments to the Commissioners and to Mary Gibbs at Dept. of Community Development.

COLLIER IMPACT FEE REDUCTIONS

Effective October 2010, reduced school impact fee by 50 percent, decreased road fee by 32 percent for residential and commercial, reduced regional park fee by 11.9 percent, reduced community park fee by 4.7 percent; school study is now under way, other reductions were based on study updates. Effective May 2010: exemption of impact fees (excluding water-sewer) for changes of use in existing commercial buildings that have had a CO for at least 5 years.

CHARLOTTE FEE REDUCTIONS

Effective October 2010, Charlotte County reduced impact fees approximately 8.8 percent based on a new study, allowed holders of expired permits to reinstate them at previously lowered 2009 rates or seek reimbursement if already paid, allowed up to 10 years of installment payments on non-residential impact fees for projects that meet certain economic development criteria, no fees for commercial expansions that do not significantly increase traffic. Effective September 2009, adopted tiers for transportation fees and reduced road, library, public facilities and recreation fees from 35.6% to 55.6% according to a detailed fee table.

AMENDMENT 4 VANQUISHED

Widespread opposition to Amendment 4 soundly defeated the issue on November 2. The proposed amendment, promoted by Hometown Democracy movement, would have required voter referenda on any changes to local land use plans in Florida. The requirements would have impeded real estate development and economic growth throughout the state. "For seven years, we sought to focus a discussion about how Florida will grow. We hope it is a discussion that continues beyond today, which marks the end of the Florida Hometown Democracy movement," stated the organization's founder, Leslie Blackner, following the vote. The Real Estate Investment Society (REIS) actively opposed the proposed amendment and thanks all who voted to defeat it.

GREEN FUTURES & ENERGY EXPO


Southwest Florida Green Futures Expo and Energy Options Conference. Conference takes place Nov. 12-13 at the Charlotte Harbor Event and Conference Center in Punta Gorda. The annual event is presented by Charlotte County Building and Growth Management and the Economic Development Office. The Conference runs 8-5 on the 12th. The Expo is open to public 10-4 on the 13th. Information and Conference registration at <http://charlottecountyfl.com/BCS/GreenFutures/>

OPPORTUNITIES IN THE "VIZ"

The City of Cape Coral Economic Development Office is encouraging development of the area surrounding the new VA Outpatient Clinic, now under construction in northeast Cape Coral. The office is providing information on available properties, financing options and incentives, and planned projects in Veterans Investment Zone or "VIZ." Contact (239) 574-0444 or ecodev@capecoral.net for information.

ANALYZE REAL ESTATE INVESTMENT

The CCIM course "Introduction to Commercial Investment Real Estate Analysis" will be offered Dec. 16-17 at the Naples Area Board of Realtors. Every phase of real estate financial analysis presented through real case study, including hands-on instruction with financial calculator and other analysis tools. Learn more/register at <http://www.ciim.com/courseflyer/CIINTRO9046>.



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