

2023 OFFICERS:

President Lori Moore
Vice President Justin Thibaut, CCIM
Treasurer Josh Philpott, AICP
Secretary Kristine Smale

2023 GOVERNORS:

Richard Akin
Matt Caldwell
Art Castellanos, AIA
Janet Davis, CCIM
Phil Fischler, CCIM
Zannon Garza
Ryan Shute
Past President Kent Poli

BOARDROOM REPORT

News from recent REIS board meetings

Monthly Programs:

There will not be a luncheon in November, in favor of the annual REIS social event.

Doug Duncan, senior vice president and chief policy advisor at Fannie Mae, will present the housing and financing outlook at the **December 11th luncheon**. The luncheon is sponsored by [Lutgert College of Business](#).

When registering for REIS luncheons, please check the drop down menu for "ticket type" and select the correct ticket before submitting the reservation.

Sponsorship opportunities are available for 2024 luncheons and other events. Please contact [Janet Davis](#) if you're interested.

Scholarship Program:

The REIS Scholarship Foundation is a registered 501(c)3 corporations and donations may be tax-deductible. Learn more about the program and how you can participate on the [Scholarship webpage](#) or by contacting Bev Larson.

Membership:

Renewal notices for REIS 2024 memberships will be sent via email in mid-November. Please verify your contact information on the [REIS website](#) to be sure that you receive your renewal notice.

WELCOME NEW REIS MEMBERS

Andreana Petersen is business recruitment and retention specialist with the City of Cape Coral Office of Economic and Business Development, She is also a Realtor.

Claudia Miller is with the City of Cape Coral Office of Economic and Business Development.

Matt Fultz is business development manager with Extreme Florida Roofing, with extensive experience in construction, materials, and supply chain logistics.

Nils Richter, of FL Property Investment Group, is expert in commercial real estate, development, hospitality business, and managing investments.

A limited number of memberships are currently available. Details and application form are on the [REIS website](#).

SLAW DOG TOURNAMENT TEES UP

The 27th annual Paul Sands Memorial Slaw Dog Invitational golf tournament takes place December 13th. Founded by former REIS Governor Paul Sands, the event is the largest source of funding for the Paul Sands Memorial - REIS Scholarship program at Florida Gulf Coast University. The event is not just another golf tournament, it's a legacy of giving, camaraderie, and fun. A few hole sponsorships are still available. Contact [Lisa Sands](#) to learn how you can participate.

REIS 2024 BOARD ELECTED

The REIS 2024 officers and board of governors were elected at the annual social event on November 9th and include:

President: Justin Thibaut, LSI Companies; **Vice President:** Josh Philpott, Stantec; **Treasurer:** Kristine Smale; Zonda; and **Secretary:** Phil Fischler, Fischler Property Company. **Board of Governors:** Kevin Beauparlant, Bank OZK; Jennifer Fisher, Strayhorn, Persons-Mulicka & Fisher; Don Schrottenboer, Realvisory; and Shelton Weeks, Lutgert College of Business; elected to 2-year terms.

Returning board members are: Matt Caldwell, Lee County Property Appraiser; Zannon Garza, DeAngelis Diamond Construction; and Ryan Shute, Morris-Depew Associates. 2023 President Lori Moore; Roetzel & Andress, will remain on the board.

Current board members Richard Akin, Henderson Franklin; Art Castellanos, Castellanos & Tramonte Architects; Janet Davis, CCIM, Midland 1031; and Kent Poli, Busey Bank; will retire from the board.

WATER RESOURCES CONFERENCE

REIS is co-hosting the 33rd annual Southwest Florida Water Resources Conference on January 26th at Florida Gulf Coast University (FGCU). Topics include managing the coastal ecosystem, water quality projects, and a regulatory update. Keynote speaker is Saskia Pardaans, Senior Advisor Infrastructure and Water Management for the Netherlands. A panel discussion with government leaders will address partnering on Hurricane Ian recovery efforts. Details and registration are at [Southwest Florida Water Resources Association](#).

BEV LARSON, CCIM

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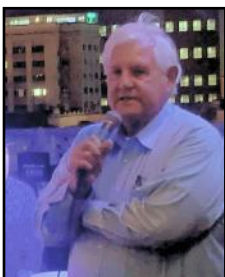
PARTY! PARTY!

The annual REIS Holiday Social rocked Sidney's Rooftop, overlooking the Caloosahatchee River and historic River District in Fort Myers, on November 9th. REIS members and their guests enjoyed live music with the popular band "After Hours," an incredible array of hors d'oeuvres, full bar, and a rousing good time.



REIS 1999 President Mike Maxwell and his combo kept the music flowing.

Special thanks to VIP sponsor [Krise Commercial Group](#), gold sponsors [Fischler Property Company](#), [LSI Companies](#), and [Stevens Construction](#); and silver sponsors [Hans Wilson & Associates](#), [Castellanos + Tramonte Architects](#), [Midland Trust](#), and [LandQwest Commercial Property Management](#).



REIS 2022 President Kent Poli conducted the annual election of officers and governors for the coming year..



VIP Sponsor Randy Krise helped make it all happen.



CHANGING DEVELOPMENT REGS

The **City of Sanibel** is going through the process to amend the Land Development Code to increase the maximum allowable building heights to 45' NAVD, along with changes to the angle of light calculations on roof lines (which effectively allows for larger buildings). It was approved by the Planning Commission in October and could be approved by City Council in December.

Punta Gorda revised Land Development Regulations for the downtown area as part of the updated Comprehensive Plan that was due to be submitted to the State by November 1st. Allowable density in the downtown area was increased to 60 units per acre, while building heights were restricted to 80 feet.

LIVE LOCAL ACT MORATORIUM

The City of North Port is drafting an ordinance to implement a 12-month moratorium on approval of affordable housing proposals submitted under the "Live Local Act." City commissioners are concerned about the Act's effects on efforts to grow the city's commercial tax base, as they have been rezoning areas of the city for commercial, industrial, and mixed-use development.

ALTERNATIVE DWELLING UNITS

Charlotte County is considering a pilot program to allow alternative dwelling units as a means of increasing affordable housing options. The units may include duplexes in single-family housing areas or converting garages into apartments. County commissioners have tabled public hearings pending recommendations from the Affordable Housing Advisory Committee task force.

FORT MYERS CONSIDERS NEW FEES

The City of Fort Myers is studying "mobility fees" as a more flexible alternative to transportation impact fees and concurrency fees. The fees would be based on a mobility plan that includes multimodal projects and transit systems in addition to road improvements.

FLOOD INSURANCE EXTENDED

Congress has extended the National Flood Insurance Program (NFIP) until February 2nd, 2024. Unless the program is included in the federal budget or extended further, NFIP will not be able to issue new policies after that date, although existing policies could still be renewed. Congress continues to struggle with comprehensive reform of the program.

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