

New Water Plant Project Moves Forward

Building plans, zoning changes, site plans, construction and equipment bids, and the bond loan to build the new water plant at Port of the Islands are all under way, moving forward and appear to be running smoothly and on time. At present, the total cost is expected to be approximately \$4.5 million.

It should be noted and rumors quashed, this project is not being undertaken to satisfy the needs of any future construction at the Port, rather because the existing plant is old and the DEP has made this a requirement. We'll all enjoy better water quality when the switch is made. The old plant will stay in place and continue to run as the new plant is built. An extra acre of land was donated by the land owner of the former RV park, along with some easements to allow for the extra needed area. We thank all those involved in securing that deal.

In other CID news, we just might see the CID changed to CDD. CID stands for Community Improvement District, CDD is Community Development District. All other community districts in the county are Development Districts.

On August 20, 2010, the 2010-2011 fiscal year budget was approved and adopted at the public meeting. The non-advalorem

assessment you see on your county tax bill each year is set to remain the same as last year, as promised by the Board at the January public meeting, which most all the Port residents attended. Monies in the budget for the new water plant loan/bond are a trade off for maintenance/upkeep of the existing plant.

Of important note, once the new bond/loan is issued, you will again have the option to pay it off, rather than make the annual payments on your non-advalorem. If at some time, they are able to pay it off early, like two years ago, those people would again not receive any compensation for early pay-off. Luckily, interest rates are much lower now and won't be anywhere near 9%, which previously prompted many to pay in full early. We are told by the CID attorney, this is the way bonds work. You cannot collect funds if there are no monies due. It cannot be written into the bond document that monies would continue to be collected if paid early. Once the loan has been secured, we'll let you know the new interest rate. At this time, seems to be a good idea to make payments rather than pay off.

Also of interest, the entrance monuments at Newport Drive are getting a much needed facelift. And we have been informed the North hotel is in bankruptcy proceedings.

Newsletter Distribution

You can get extra copies of the Port News at the Port of the Islands Realty office located at the entrance to Newport Drive. Or go to our website at poirealty.com or PortOfTheIslandsRealty.com, click on Community and the link is at the bottom of the page.

LAST CALL...Port Directory Update Deadline!

We're going to the printer! The absolute deadline is November 10, 2010, so get the form filled out and mail it in.

The Port of the Islands Realty will now be publishing the Port of the Islands Directory. Bob Genung has been the publisher for about a decade now and will be helping with the transition. We certainly thank Bob for all his hard work over the years!

It's never easy to compile so much information. So, to insure the directory will be as accurate and complete as possible, we would appreciate everyone verifying the information in the directory (2008-2009 edition, the one with the sunset on the front). Then fill out the form and mail it to our office: Port of the Islands Realty, 24998 Tamiami Trail E., Naples, FL 34114. If some email, some call, etc., it leaves more room for error.

If you'd like to advertise in the directory, please let us know. Port residents will always have your number on hand when they need you. The new directory will be distributed late November.

2010 CID Elections & Precinct

Don't forget to VOTE on November 2, 2010. There are two seats up for election on the CID board of directors; Mr. Ted Bissell (seat 4) and Mr. Richard Gatti (retired from seat 2) now held by appointment by Charles "Chuck" Custer.

Ted Bissell (former public school district administrator, city council member, and mayor) is running for re-election and has diligently served on the board for the last ten years.

Charles "Chuck" Custer (former owner real estate brokerage and property management company, retail furniture business, Chairman Wilson County Economic & Community Development Board, Rotary Club member, activated Chamber of Commerce and county Association of Realtors) is running for a permanent seat.

Both Ted and Chuck (now retired) have shown to have the community infrastructure, interests, and costs in mind when making decisions affecting us all.

Running against the incumbents are Ms. Yolanda DeBartolo (owner Taste of Naples, master captain, CERT volunteer, former dental hygienist, massage therapist) and Mr. Gopal "Mike" Motwani (owner of North hotel).

Registered voters from Port of the Islands will be travelling to the First Haitian Baptist Church, 14600 Tamiami Trl E., Naples, FL 34114 to cast their ballots.

If you want the Port to have it's election precinct returned for the next election in 2012, poll workers are needed. Dale Lambert has agreed to keep a list of names of those interested so the Supervisor of Elections may contact you when the time comes. Please call him at 239-389-6936.

Port Directory Info Form (We need no later than 11/10/10)

Please enter information as it should be listed in the directory. Thank you!

Last Name _____

First Name(s) _____

Street Address _____

Check One:

Use same phone/email info as 2008-2009 directory

Use the following phone/email info:

Local Phone _____

Cell Phone _____

Alternate Phone _____

Email _____

Mail to: Port of the Islands Realty, Attn: Directory, 24998 Tamiami Tr. E., Naples, FL 34114.

Port of the Islands Realty

HOMES AND VILLAS

105 Morning Star Cay	4BR/3BA/DEN/POOL	\$695,000	
128 Wilderness Cay	2BR/DEN/2BA	\$495,000	
162 Eveningstar Cay	2BR/2BA	\$429,000	
261 Stella Maris Dr So	2BR/2BA/SPA	\$389,000	
293 Stella Maris Dr So	2BR/2BA	\$380,000	
189 Eveningstar Cay	2BR/2BA	\$374,000	SOLD!

ORCHID COVE WATERFRONT CONDOS

25084 Peacock Lane Unit 102	2BR/2BA	\$194,500	
25013 Peacock Lane Unit 101	2BR/2BA	\$179,500	
25080 Peacock Lane Unit 201	2BR/DEN/2BA	\$169,900	
25057 Peacock Lane Unit 102	2BR/2BA	\$165,000	
25080 Peacock Lane Unit 101	2BR/2BA	\$164,900	
25102 Peacock Lane Unit 102	2BR/2BA	\$135,000	
25077 Peacock Lane Unit 202	2BR/DEN/2BA	\$128,000	SOLD
25110 Peacock Lane Unit 201	2BR/DEN/2BA	\$121,000	

SUNSET CAY LAKEFRONT CONDOMINIUMS

326 Newport Dr Unit 1703	3BR/2BA	\$143,900	
350 Newport Dr Unit 1910	3BR/2BA	\$115,000	PENDING!

SUNSET CAY VILLAS WATERFRONT CONDOMINIUMS

218 Newport Dr Unit 704	3BR/2BA	\$250,000	
194 Newport Dr Unit 908	3BR/2BA	\$240,000	
290 Newport Dr Unit 105	3BR/2BA	\$235,000	
162 Newport Dr Unit 1212	3BR/2BA	\$235,000	
242 Newport Dr Unit 512	3BR/2BA	\$200,000	
266 Newport Dr Unit 307	3BR/2BA	\$200,000	
206 Newport Dr Unit 601	3BR/2BA	\$199,000	
194 Newport Dr Unit 906	2BR/2BA	\$199,000	
206 Newport Dr Unit 804	3BR/2BA	\$195,000	
142 Newport Dr Unit 1401	3BR/2BA	\$195,000	
206 Newport Dr Unit 802	2BR/2BA	\$219,000	
266 Newport Dr Unit 302	2BR/2BA	\$210,000	SOLD!
206 Newport Dr Unit 701 Foreclosure	3BR/2BA	\$181,900	
254 Newport Dr Unit 408	2BR/2BA	\$179,000	

SUNRISE CAY VILLAS WATERFRONT CONDOMINIUMS

285 Sunrise Unit 6	2BR/2BA	\$355,900
221 Sunrise Cay Unit 102	2BR/2BA	\$285,000
237 Sunrise Cay Unit 104	2BR/2BA	\$275,000
221 Sunrise Cay Unit 203	3BR/3BA	\$250,000
205 Sunrise Cay Unit 102	2BR/2BA	\$225,000
253 Sunrise Cay Unit 102	2BR/2BA	\$220,000

VILLAGES AT STELLA MARIS WATERFRONT CONDOMINIUMS

360 Stella Maris Dr N Unit 2406	3BR/3BA	\$255,000	
370 Stella Maris Dr N Unit 2502	2BR/2BA	\$249,000	
380 Stella Maris Dr N Unit 2410	3BR/3BA	\$249,000	SOLD!
275 Cays Dr. Unit 2207	3BR/3BA	\$249,000	

WATERFRONT LOTS

227 Cays Drive	Lot 72 - .22 acres	\$279,000
161 Cays Drive	Lot 36 - .30 acres	\$225,000
177 Venus Cay	Lot 71 - .33 acres	\$220,000
212 Cays Dr.	Off Water - Preserve View Lot 5 - .27 acres	64,900
289 Cays Drive	5 acres commercial - 280 ft seawall OBO	\$995,000

HOTEL EFFICIENCY CONDOS

F-182&184 1st floor	711SF	\$105,000
F-275 2nd floor waterfront	500SF	\$59,000
C-140 poolside (or with F-4 dock \$96,500)	300SF	\$46,500
C-137 waterfront	300SF	\$29,900
F-278 2nd floor	500SF	\$29,900

MARINA DOCK

525 Newport Drive #F4	deep water on main channel	\$74,500	or rent me!
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Come make your offer! We've got some good deals...stop by the office today...send your friends...this is a good time to buy at a good price!

239-394-7304 www.poirealty.com

Note from the Publisher & Broker

Port of the Islands Realty works hard in the Port community. We know the Port better than any other real estate agency in Naples and can answer questions other Realtors cannot; many call us for those answers. As the broker, I feel it is important to all residents at the Port

to have a political advocate for our unique community, not only within the community but for our fire district and issues involving the county, always trying to be diligent in getting answers seeking results when issues are at hand, especially when it costs everyone money.

All our agents live at the Port and someone is always available. You can contact

Ron Gilbert (239-564-1678), Maggie Marzella, (239-595-6596), Sheryl Gilbert 239-248-2141), Bob Genung (239-777-6977) who is joining us November 15th, or stop by the office.

Please support us when you're ready to sell your property. We're located at the entrance building on Newport Drive. We now have virtual tours on our website www.poirealty.com! See our ads in Naples Daily News.

WINDOW CLEANING & PRESSURE WASHING

"Let us get your residence cleaned up for the season!"



Windows, docks, decks, lanais, driveways & etc.

**Call Bill at 1-888-727-3307
FREE ESTIMATES!**

Find our ad in the new Port of the Islands directory also.

Bits of Info

New Ochopee Fire District Advisory Member- Ron Gilbert, Port resident & Port of the Islands Realty sales associate has been appointed to the Advisory Board. Congratulations Ron! Jim Simmons, Port resident continues to serve on the board.

Hotel New Restaurant Hours - Now open 7 days a week! Breakfast buffet 7am-11am, lunch until 2pm, dinner 5pm-9pm. Fresh fish from the boats too! New tv's and sports packages at the bar. Stop in!

Home Insurance - Loretta Barfield, Port resident, may be able to help. Contact her at 407-421-8281 or send an email to LorettaBarfield@aol.com.

CERT Needs You- CERT (Community Emergency Response Team) needs more volunteers at the Port who are mostly full-time residents. Call John McCullough at 642-6545.

CPR Classes at the Port - Contact Mary Ann Kane at (239) 389-7474.

Visual Bible Study at the Port. Call Ed and Maria at 331-6558 or Dave & Jerri 642-0571.

Manatees - Please be kind to the manatees. We share our paradise with them. If you approach them in your boat, don't get too close and don't try to move them towards the seawalls to see them better. This stresses them out and none of us like to be stressed out. And don't forget it's no wake in the community and minimum wake down the channel.

Marina Store - The marina store carries lots of staples items including Martin's Bread! It's our only convenience store.

Marina Docks - Boat dock rentals at the marina. 239-642-3133.

2011 POI Book Discussion Group - Meet Wednesdays at 9:30am for breakfast at POI Hotel, discussion follows at 11am. All are invited. January 12, "A Reliable Wife" by Robert Goolrick; Wed., February 9, 2011, "Brooklyn: A Novel by Colm Toibin; March 9, local author, Nancy R. Koerner will speak about her book: "Belize Survivor: Darker Side of Paradise" (Purchase books directly from the author in January, a contribution is made to the Naples Shelter for Abused Women and Children with each book she sells.); April 13, to be selected. Contact Marilyn McCollister (440) 339-5064 or marmccoll@cs.com with questions.

Lowe's To Open Soon Just 15 minutes to the new Lowe's, at the corner of US41 and Collier Blvd (951). The construction is almost complete and we should start seeing them stocking the shelves and be open for business by year's end. They'll also be a Dunkin' Donuts where Prudential/Hardee's used to be.