

140 Marina Docks To Be Auctioned Off In Bulk

Press Release - Sheldon Good and Company, a Racebrook Portfolio Company and America's leading real estate auctioneer, will conduct an auction of 140 premium condominium boat slips within the spectacular Port of the Islands Marina in Naples, Florida on Thursday April 14th, 2011. Offered together in bulk, the 140 slips, of which 52 are liveboards, are guaranteed to sell at or above \$1,960,000.

The Port of the Islands Marina is a boater's paradise with direct access to the Gulf of Mexico, as well as the Ten Thousand Islands, the famed backwaters of the Everglades. The naturally protected marina offers world-class fishing and boating, combined with luxury amenities and set among one of the most pristine ecosystems found anywhere in the country. The state-of-the-art marina features Bellingham concrete floating boat slips, new lighting pedestals with 15, 30, 50 Amp electrical service and water service. In addition, the marina offers a new pump out station, boat washing facility, fueling station and boat launch ramp. Fifty-two of the available slips are highly desirable due to their

Turning Off Your Water At The Meter

Backflow preventers are continuing to be installed throughout the Port at the water meters.

For residents of the Port who want to turn their water service off while they are away for extended periods of time please follow the following instructions: To extend



the service life of the backflow preventer you will turn off the valve after the backflow. This will ensure that the gaskets, o-rings, etc... will remain under pressure and wet while the water is off to your home. In the picture you see that the side of the backflow is marked with the direction of flow. The valve located at the discharge side of the backflow is the proper valve to shut, as shown in the picture.

liveaboard certification.

Slip ownership includes the use of The Islands Club amenities, featuring a heated swimming pool, two lighted tennis courts, a fitness center with sauna, steam room and showers, a billiards and card room, Angler's Cove Restaurant and bar, conference rooms and two executive office suites. The purchase of the slips will also include fee simple title to the submerged land, rare in the state of Florida.

"There are so many unique aspects of this property," said Richard Moravek, Managing Director of Sheldon Good and Company in the Southeast region, based in Miami. "With a minimum bid of just \$1,960,000 for all 140 slips, that works out to only \$14,000 per slip, making this an incredible investment opportunity. The prime location, quality construction, and luxury amenities make these slips very appealing to a wide range of buyers."

Speaking of the extensive renovations
Marina continued on back

Online Community Bulletin

We've added a Community bulletin page to our website. Go to www.poirealty.com and click on Bulletin Board. You can also get to it from the community page. If you have news of interest to the community, please email us.

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.

Property Buying Picks Up At The Port!

Good news is sales have picked up at the Port. The not so good news is everyone is shopping price. And the better the price, the better the deal the buyers want. At least things are moving, which means one day we'll see things move up.

In November we saw a good increase in potential buyers coming in to look at property. It slowed down a bit over the holidays and picked back up mid January and continues. Buyers are finally coming and they are buying!

Good news at Sunrise Cay, they are installing new dock pilings in their community. All our real estate 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, and Bob Genung (239-777-6977), or stop by the office. Great time to buy!

IMPORTANT! Port Directory Corrections!

Although every effort was made for completeness and accuracy, we totally apologize to anyone that was not included in the Port Directory and for any typos. This was our first shot at it. It's never easy to compile so much information.

We have decided we will put together an update page you can insert into to the book in our Summer 2011 newsletter. So to insure its accuracy, PLEASE fill out the form and mail it to our office: Port of the Islands Realty, 24998 Tamiami Trail E., Naples, FL 34114.

If you are already in the 2011-2012 directory now (eagle on the front) and your information is good, there's no need to send in the form.

Port Directory CORRECTION Form

I was not included, please add me. My information needs to be corrected.

Please include me in the updated directory page with the following information:

Last Name _____

First Name(s) _____

Street Address _____

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	
169 Venus Cay	3BR/2.5BA/DEN/POOL	\$650,000	
128 Wilderness Cay	2BR/DEN/2BA	\$495,000	SOLD!
172 Eveningstar Cay	3 BR/2BA	\$475,000	
261 Stella Maris Dr So	2BR/2BA/SPA	\$370,000	

ORCHID COVE WATERFRONT CONDOS

25081 Peacock Lane Unit 102	2BR/2BA	\$209,000	
25084 Peacock Lane Unit 102	2BR/2BA	\$194,500	
25013 Peacock Lane Unit 101	2BR/2BA	\$167,500	
25057 Peacock Lane Unit 102	2BR/2BA	\$165,000	
25080 Peacock Lane Unit 101	2BR/2BA	\$164,900	
25110 Peacock Lane Unit 201	2BR/DEN/2BA	\$121,000	
25080 Peacock Lane Unit 102	2BR/2BA	\$120,000	

SUNSET CAY LAKEFRONT CONDOMINIUMS

326 Newport Dr Unit 1703	3BR/2BA	\$143,900	
338 Newport Dr Unit 1808	3BR/2BA	\$124,500	
350 Newport Dr Unit 1910	3BR/2BA	\$115,000	SOLD!

SUNSET CAY VILLAS WATERFRONT CONDOMINIUMS

218 Newport Dr Unit 704	3BR/2BA	\$225,000	
194 Newport Dr Unit 908	3BR/2BA	\$240,000	SOLD!
290 Newport Dr Unit 105	3BR/2BA	\$212,000	
162 Newport Dr Unit 1212	3BR/2BA	\$205,000	
242 Newport Dr Unit 512	3BR/2BA	\$200,000	
266 Newport Dr Unit 307	3BR/2BA	\$209,000	
206 Newport Dr Unit 802	2BR/2BA	\$199,900	
206 Newport Dr Unit 601	3BR/2BA	\$199,000	
194 Newport Dr Unit 906	2BR/2BA	\$179,900	
142 Newport Dr Unit 1401	3BR/2BA	\$195,000	
254 Newport Dr Unit 408	2BR/2BA	\$179,000	

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!

SUNRISE CAY VILLAS WATERFRONT CONDOMINIUMS - New Slips

285 Sunrise Unit 6	2BR/2BA	\$355,900
237 Sunrise Cay Unit 104	2BR/2BA	\$224,000
221 Sunrise Cay Unit 203	3BR/3BA	\$220,000

VILLAGES AT STELLA MARIS WATERFRONT CONDOMINIUMS

380 Stella Maris Dr N Unit 2608 Foreclosure	3BR/3BA	\$289,000	PENDING!
370 Stella Maris Dr N Unit 2506	3BR/3BA	\$269,000	
380 Stella Maris Dr N Unit 2604 Foreclosure	2BR/2BA	\$259,000	
285 Cays Dr. Unit 2303	2BR/2BA	\$235,000	
275 Cays Dr. Unit 2207	3BR/3BA	\$249,000	
265 Cays Dr. Unit 2103	2BR/2BA	\$219,900	
360 Stella Maris Dr N Unit 2406	3BR/3BA	\$214,000	

WATERFRONT LOTS

227 Cays Drive	Lot 72 - .22 acres	\$175,000	PENDING!
151 Windward Cay	Lot 49 - .28 acres	\$139,900	PENDING!
138 Windward Cay	Lot 43 - .29 acres	\$125,000	SOLD!
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	
G-117 waterfront end corner unit	650SF	\$100,000	
F-182&184 1st floor	711SF	\$105,000	
A-107 screened lanai	300SF	\$31,900	
C-140 poolside (package with F-4 dock \$67,000)	300SF	\$38,000	
C-137 waterfront	300SF	\$29,900	SOLD!

MARINA DOCK

525 Newport Drive #F4	up to 60' liveaboard on main channel	\$38,000
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239-394-7304 www.poirealty.com

Marina

continued from front

recently completed, Christopher Shucart, a managing member of The Islands Marina, LLC said, "Our goal was to build a first-class marina in a picturesque setting whose reputation would quickly spread once people had a chance to visit. The end result far exceeded our admittedly high expectations."

Shucart continued, "The owner of the adjacent Port of the Islands Hotel has future development plans for three residential condominium buildings on the property. With the addition of 100 new units, demand for slips within the marina only stands to increase into the future."

In addition, a 2-acre commercially zoned site (C-4) with approximately 388 feet of frontage along Highway US 41 is also available.

The auction will take place on Thursday, April 14th at the Naples Grande Hotel, 475 Seagate Drive in Naples.

Registration will begin at 11:00 a.m. Eastern Time, and the auction will begin at noon. The Bidder's Information Packet (BIP), a requirement to bid, will be available at all on-site inspections or may be ordered and shipped by registering at NaplesMarinaAuction.com or call (800) 301-9526. This packet contains pertinent information specific to the slips, auction guidelines and requirements as well as the Terms of Sale. On-site inspections are scheduled to begin March 16, 2011. Please call Steve Madura, the Project Manager, at (800) 301-9526 for details.

Or call Jean Kungle, Port of the Islands Realty at 239-269-2511.

CID Meetings Moved To Orchid Cove Club House

Community Improvement District (CID) meetings will now permanently take place at the clubhouse in Orchid Cove. Meetings are on the third Friday of each month at 10am. All residents are invited.

In other CID news, the new state-of-the-art water plant is underway and scheduled for substantial completion by the end of this year. The highest-quality drinking water should start flowing from the new plant in early 2012. Couple that with the new wastewater sewage facility which now supplies re-use irrigation water, we should be in great shape for many years to come.

Over the last several years the resident-only CID board of directors has made many

much needed improvements to the community and we thank them for their hard efforts. After a real struggle with funding and finally a substantial settlement from the former RV park, things have really moved forward. We've seen paving, bike lanes on Newport Drive, new signage (with trademarked logo), new fire hydrants, additional landscaping, and behind the scenes, renovated water pumping stations, a third water supply well, a new 250,000 gallon fire and irrigation storage tank, and the list goes on. Plus the .

The new land owner of the former RV park property donated a 1.1 acre parcel adjacent to the wastewater plant in exchange for relocation of Union Rd. near the plant.

Bits of Info

Mane Land Family Salon - Full-Service Salon & Barber, call Patsie at 530-2220 (her number was inadvertently printed wrong in the Port Directory, it should be 530-2220)

Restaurant Hours - Now open 7 days a week! Continental breakfast buffet 7am-11am, lunch on Saturdays 12-3, dinner Tues - Sat 5pm-9pm. New tv's and sports packages at the bar. Stop in!

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 Maryann Kane at (239) 389-7454.

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 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. Contact Marilyn McCollister (440) 339-5064 or marmccoll@cs.com with questions.

Iron Rhino To Reopen as Lagoona Restaurant Just 5 minutes to the corner of US41 and San Marco Rd (SR92). Stop by and check it out!