

Ochopee Fire District Marina Location Project On Hold

Renovation of the marina building location for the new fire station at Port of the Islands was scheduled to begin this Fall, but has been put on hold due to the decrease in property values just released, which affects advalorem taxes. At present, firefighters and their equipment are housed in the hotel on the northeast corner. \$400,000 is needed for the project. This makes the petition to the state for monies more important than ever!

Since the last newsletter we have received greater response and support for the State funding request for services the Ochopee Fire District provides to I-75 from mile marker 80 to 50 and all the way down US41 to the Dade County line. We now have 98 petitions.

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 Gun Club, along with some easements to allow for the extra needed area.

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, there will be a public meeting for the 2010-2011 fiscal year budget. The non-advalorem assessment you

signed, up from 6! We thank all those that have taken the time to voice their opinion. We are now in the process of putting together a package to be presented to the Florida Legislature for their next session in hopes of getting a bill passed that would bring State money into the District for those services rendered. If you haven't signed the petition, there's still time. Please go to our website, click on Community, then Ochopee Fire District Petition at the bottom of the page. Or stop by the Port of the Islands Realty office and pick one up. The more the better and everyone counts!

(You can send it in with your Directory update form.)

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.

The Port also has a new Plant Manager, Bert Underwood. He has made the transition, and after several CID meetings, it looks like we have a good man for the job. Welcome aboard Bert.

Also 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 payoff. 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.

Newsletter Distribution Change

We have decided to have the Port News inserted with the water bill. It was becoming too confusing to change addresses, especially when people come and go at different times of the year. This way everyone will be sure to receive one. We will also post them on the website (poirealty.com, then to community) and have them at Port of the Islands Realty office.

Port Precinct Needs Poll Workers

If we want the Port to have it's election precinct returned for the next election in 2012, we need poll workers. They were unable to find enough people for the 2010 elections. 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.

2010 Elections & Precinct Change For Port Voters

Don't forget, there are two seats open this year (2010) for the CID board of directors election; Mr. Ted Bissell (seat 4) and Mr. Richard Gatti (seat 2). Ted Bissell is running for re-election and Charles "Chuck" Custer is running for a permanent seat in the 2010 election.

June 18, 2010 was the deadline for new candidates to register. Any other candidates wishing to run, would then be qualified by the Supervisor of Elections.

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 this year, both for the primary election 08/24/10 on and regular election 11/02/10 .

And The Real Estate Market...

Everyone wants to know, "What's going on with the real estate market?"

It appears, for the moment, the market has steadied off for the last six months at a pretty good low, down from what we saw even a year ago. There's still some short sale and foreclosure issues to be resolved, but even those numbers appear to be down. There are still some 5-year balloon mortgage, interest only payments that will come due into 2011.

At present, mortgage monies are very hard to come by, with single family having the most success. Condos are the most difficult. Most lenders are now looking at entire communities and will sometimes want information on all associations before making a lending decision. Reserves are a major factor. The normal 30 day turnaround is now going into 60 and 90 days or more. This makes it very difficult for the buyer and seller.

Just when you think prices might start heading up, we have hurricane season upon us with an 18-storm prediction. Our salvation in Naples, is we do not get too many of these storms. Add to that the oil spill threatening to wash up and we still remain in limbo land.

So what is selling? Price, price, and price. Unless the price is good, the buyer looks elsewhere. There is still money out there, but we are still in a buyers market

And lastly, the good news. We do still live in a beautiful place and there is not many similar places in the country. Florida is a resort state and past averages have shown properties change ownership almost every three years. Some places it's 10, 20, or more. So there's hope. At least when the market does come back, so will the buyers!

Port of the Islands Realty

HOMES AND VILLAS

105 Morning Star Cay	4BR/3BA/DEN/POOL	\$695,000	
203 Eveningstar Cay	3BR/2BA/SPA	\$475,000	SOLD!
162 Eveningstar Cay	2BR/2BA	\$429,000	
330 Stella Maris Dr So	3BR/3BA/DEN	\$399,000	
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	PENDING!

ORCHID COVE WATERFRONT CONDOS

25081 Peacock Lane Unit 102	2BR/2BA	\$175,000	
25080 Peacock Lane Unit 201	2BR/DEN/2BA	\$229,900	
25084 Peacock Lane Unit 102	2BR/2BA	\$194,500	
25073 Peacock Lane Unit 102	2BR/2BA	\$190,000	
25064 Peacock Lane Unit 102	2BR/2BA	\$185,000	
25057 Peacock Lane Unit 102	2BR/2BA	\$180,000	
25077 Peacock Lane Unit 202	2BR/DEN/2BA	\$128,000	

SUNSET CAY LAKEFRONT CONDOMINIUMS

350 Newport Dr Unit 1910	3BR/2BA	\$144,900	
326 Newport Dr Unit 1703	3BR/2BA	\$143,900	
314 Newport Dr Unit 1606	2BR/2BA	\$132,000	SOLD!

SUNSET CAY VILLAS WATERFRONT CONDOMINIUMS

218 Newport Dr Unit 704	3BR/2BA	\$250,000	
206 Newport Dr Unit 804	3BR/2BA	\$239,000	
290 Newport Dr Unit 105	3BR/2BA	\$235,000	
162 Newport Dr Unit 1212	3BR/2BA	\$235,000	
194 Newport Dr Unit 908	3BR/2BA	\$230,000	
206 Newport Dr Unit 802	2BR/2BA	\$219,000	
266 Newport Dr Unit 307	3BR/2BA	\$219,000	
206 Newport Dr Unit 803	3BR/2BA	\$215,000	
266 Newport Dr Unit 302	2BD/2BA	\$210,000	PENDING!
206 Newport Dr Unit 601	3BR/2BA	\$210,000	
142 Newport Dr Unit 1401	3BR/2BA	\$200,000	
194 Newport Dr Unit 906	2BR/2BA	\$199,000	

SUNRISE CAY VILLAS WATERFRONT CONDOMINIUMS

221 Sunrise Cay Unit 203	3BR/3BA	\$375,000	
253 Sunrise Cay Unit 104	2BR/2BA	\$379,900	
221 Sunrise Cay Unit 102	2BR/2BA	\$285,000	
237 Sunrise Cay Unit 104	2BR/2BA	\$275,000	
253 Sunrise Cay Unit 102	2BR/2BA	\$275,000	
221 Sunrise Cay Unit 203	3BR/3BA	\$375,000	
205 Sunrise Cay Unit 102	2BR/2BA	\$299,500	
333 Sunrise Cay Unit 3	1BR/1BA	\$167,000	

VILLAGES AT STELLA MARIS WATERFRONT CONDOMINIUMS

380 Stella Maris Dr N Unit 2607	3BR/3BA	\$329,900	
380 Stella Maris Dr N Unit 2410	3BR/3BA	\$249,000	PENDING!
380 Stella Maris Dr N Unit 2605	3BR/3BA	\$249,000	SOLD!
360 Stella Maris Dr N Unit 2406	3BR/3BA	\$255,000	
370 Stella Maris Dr N Unit 2502	2BR/2BA	\$249,000	
370 Stella Maris Dr N Unit 2504	2BR/2BA	\$229,900	

WATERFRONT LOTS

106 Newport Cay	Lot 32 - .27 acres	\$350,000	
121 Newport Drive	Lot 18 - .22 acres	\$315,000	
227 Cays Drive	Lot 72 - .22 acres	\$279,000	
175 Cays Drive	Lot 55 - .36 acres	\$269,000	
161 Cays Drive	Lot 36 - .30 acres	\$245,000	
177 Venus Cay	Lot 71 - .33 acres	\$220,000	
197 Eveningstar Cay	Lot 4	\$78,400	SOLD!
212 Cays Dr.	Lot 5 - .27 acres	64,900	
289 Cays Drive	5 acres commercial - 280 ft seawall	\$995,000	

HOTEL EFFICIENCY CONDOS

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	\$32,500	

MARINA DOCK

525 Newport Drive #F4	deep water on main channel	\$74,500	or rent me!
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239-394-7304 www.poirealty.com

Bits of Info

Hurricane Shutters - Be sure to have your hurricane shutters up for the summer if you will not be here. They protect not only your own property, but many times, those around you!

Become A Realtor - Port of the Islands Realty is looking for a Port resident to work with our team. If interested, please contact Jeanie at 239-269-2511.

CERT Needs You- CERT (Community Emergency Response Team) needs more volunteers at the Port who are mostly full-time residents. To be part of the first-responders group 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. For information and input regarding time and dates, please call Ed and Maria at 331-6558 or Dave and Jerri at 642-0571.

Breakfast - Hotel serves breakfast 7 days a week 7am-10am.

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 - Summer specials for boat docks at the marina. 239-642-3133.

We Want Your Listings! Port of the Islands Realty works hard for the community and we would appreciate the opportunity to list your home or condo when you are ready to sell. Our agents at the Port only list and sell at the Port and they appreciate your loyalty. Please support us!

Stop by Port of the Islands Realty

We're located at the entrance building on Newport Drive.

Or our website at

www.poirealty.com • www.PortoftheIslandsRealty.com

We now have virtual tours on our website! See our ads in Naples Daily News!

Port Directory Being Updated

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 in late fall.

Port Directory Info Form

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.