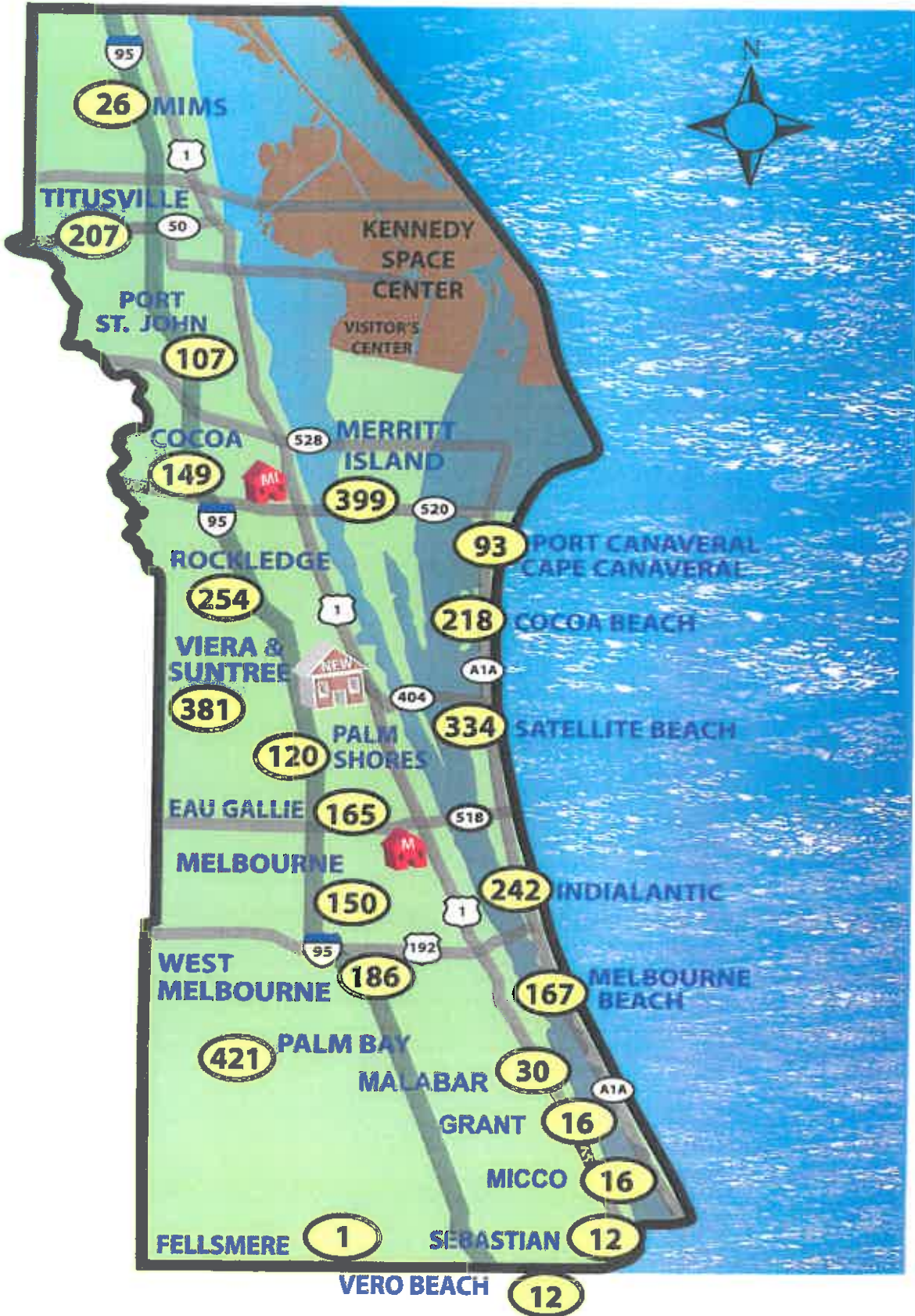


# BREVARD COUNTY

## Space Coast Association of Realtors®

### Number of Members by Home ZIP Code





Space  
Coast  
Association  
of REALTORS®

*Serving all of Brevard County.*

In the beginning of this year, I appointed a Task Force of 13 members to study our two facilities and make a recommendation to the Board of Directors as to the future needs of our Association; the Future Facilities Task Force.

For the past 10 months the Future Facility Task Force has been evaluating our existing facilities and office operations to determine what our future needs might be. The options were; keep the two existing buildings; purchasing an existing building; selling one or the other of the existing buildings; or selling both of the existing buildings and building a new centrally located modern facility. This was a monumental task and a coalition of both staff and REALTOR members spent countless hours pouring over financial and logistical data in an effort to determine which scenario makes the most sense for the benefit of the membership.

After months of research and analyzing the cost and member benefits, a recommendation from the Task Force was presented to the Board of Directors to build a new building at the Corner of the old Pineda (now Pineda Plaza Way) and Wickham Road and consolidate all of our business operations under one roof. This recommendation was fully discussed by the Board of Directors and they unanimously agreed with the Future Facilities Task Force's recommendation to move this proposal forward for a membership vote.

**It is clear that one building makes financial sense.** We can clearly build this new facility under our current dues structure with **NO DUES INCREASE** required due to the significant savings of having only one facility to support.

During a meeting of our Past Presidents the concept of building a more centrally located building was discussed. I am pleased to report that 100% of the attending Past Presidents were in favor of consolidating into one new centrally located building. Those Presidents included: Sandy Messer, Pat Argo, Ron Egoroff, Mike Selig, Dennis Basile, Dan Barber, Steve Romano, Cindy Kelley, Al Taylor, Lynn Whelpley, Perry Coleman, Barbara Wall, Bob Willmarth, Wendy Murray, Stephanie Carlson, Gene Collins, Tim McWilliams, Nona Swann, Ray Craig, Mary Markovich and Barbra Van Dam.

The proposed location is directly on the historical boundary between the very old north and south associations, it is the closest location to the majority of the member's homes, and it is very easily accessible from anywhere in Brevard county via I-95, Wickham Road, US1, Pineda Causeway and State Road A1A. Because of these close major

arteries, travel time will most likely be reduced for most members because there will be less "city traffic" driving.

There are some days that we have multiple meetings in both locations and there is a lot of lost time in the commute for both members and staff. one building solves all those issues which is just the tip of the iceberg.

**If approved by the membership, the new building will be constructed at the Northeast corner of Wickham Road and the Pineda Plaza Way (short Pineda Causeway extension) in the community of Palm Shores...assuming we are satisfied with the results of studies made during due-diligence time frame.**

We have scheduled two Town Hall meetings for the members to attend, in order to hear the full presentation and ask questions. The first will be held on **October 11th in our Merritt Island office at 4:00 pm** and the second Town Hall meeting will be held on **October 12th in our Melbourne office at 10:00 am**. We hope that you will attend one of these meetings.

Email ballots will be sent to all REALTOR members on October 12 immediately following our second Town Hall meeting and voting will continue until October 19 at 9:00 am. For us to move forward on this project to build a new centrally located building the Bylaws require a 10% quorum of the REALTOR members and a 2/3 affirmative vote.

This will be the most important vote you have been asked to make since the vote to merge our two functioning associations into one larger more financially stable organization. This next step is equally important for us and for future generations of Brevard County REALTORS...We hope that you will **VOTE YES** and start the journey with Leadership for the ultimate unification of our Association!

Lynnette Hendricks  
2016 President  
SPACE COAST ASSOCIATION OF REALTORS

---

**Please attend the Town Hall meeting of your choice to get answers to your questions or feel free to contact any of the Future Facility Task Force Members, that include: Dan Barber; Doug Bress; Dennis Basile; Kerry Ramage; Lisa Durgin; Michael Artelli; Mike Selig; Perry Coleman; Ron Egoroff; Steve Romano; Lynn Whelpley; Lynn Jones; Lynnette Hendricks or contact Leah Selig at the Association Office.**



2606122

(2.58 AC.)

(1.22 AC.)

(2.23 AC.)

PINEDA PLAZA WY

PINEDA PL

	A	B	C	D	E	F	G	H	I	J
	2015 Approved Budget Expenses			Merritt Island	Melbourne	2016 Budget		Board	MIS	One Office Projections
1										
2	Building Overhead & Maint.									
3	Insurance - Building			20,500	20,500	\$41,000.00		16,400	24,600	\$25,000
4	A/C			500	500	\$1,000.00		400	600	\$500
5	Cleaning			7,800	12,000	\$19,800.00		7,920	11,880	\$15,000
6	Windows			500	720	\$1,220.00		488	732	\$900
7	Garbage			1,300	1,500	\$2,800.00		1,120	1,680	\$1,500
8	Recycling			850	850	\$1,700.00		680	1,020	\$850
9	Pressure Clean Building-Quarterly			1,600	1,600	\$3,200.00		1,280	1,920	\$1,600
10	Lawn Maintenance			5,000	12,000	\$17,000.00		6,800	10,200	\$15,000
11	Plumbing			1,000	1,000	\$2,000.00		800	1,200	\$1,000
12	Pest Control			1,000	1,752	\$2,752.00		1,101	1,651	\$1,900
13	Taxes - Building			12,000	25,720	\$37,720.00		15,088	22,632	\$28,000
14	Water/Sewer			1,800	2,300	\$4,100.00		1,640	2,460	\$2,500
15	Electric			15,000	20,500	\$35,500.00		14,200	21,300	\$23,500
16	Security System			1,500	3,300	\$4,800.00		1,920	2,880	\$3,500
17	Elevator Service Agreement & Yearly Inspection			4,000	700	\$700.00		1,800	2,400	\$2,400
18	Propane gas			5,000	5,000	\$10,000.00		4,000	6,000	\$5,000
19	Building maintenance									
20	Office Overhead									
21	Copier machines					\$23,400.00		14,040	9,360	\$11,700
22	Staff Mileage					\$3,500.00		2,100	1,400	\$2,000
23	Office Supplies-paper plates, /TP/rapkins, cups, etc.					\$24,000.00		14,400	9,600	\$15,000
24	Printing Supplies/paper/copier overages/ink/d/p					\$6,500.00		3,900	2,600	\$3,250
25	Office Telephone 1-25x2, MI Internet 2 100x10; Melb Internet 3-100x10;			10,400	15,000	\$25,400.00		15,240	10,160	\$15,000
26	Building Interest Payment				18,600	\$18,600.00		11,160	7,440	\$15,000
27	Principal Payment				50,000	\$50,000.00	#	30,000	20,000	
28	Melbourne Office Mtg									
29	Raymond James Money Market Fees									
30	Aud. Rental commission 10% for Kate				4,000	\$4,000.00		3,240	2,160	\$2,160
31										
32										
33										
34										
35										
36						\$350,092.00		169,797	180,295	\$174,860
37										
38										
										\$175,232

Net estimated savings without mortgage