

Southwest Florida Chapter 2019 Budget Proposal

INCOME

| | |
|----------------------|------|
| Member Fees | 0 |
| Affiliate Dues | 700 |
| Meeting Sponsorships | 800 |
| Meeting Income | 200 |
| Total Income | 1700 |

Expenses

| | |
|----------------------|------|
| Chapter Coordination | 1200 |
| Meeting expense | 100 |
| Filing Fee | 62 |
| Total expense | 1362 |

2017 Southwest Florida NARPM Chapter Board of Directors

| | Phone | Email |
|---|--------------|--|
| President Sean Kelly | 239-204-4171 | sean@allcountymedallion.com |
| Past President-Meetings/Hospitality Michael McVety | 239-872-4832 | mike@realtyservicespm.com |
| President Elect-Website/Updates Kevin Page | 239-910-3442 | kevin@capeshorepmi.com |
| Secretary Susan Bielser | 239-549-2029 | susan@sunbeltrentalhomes.com |
| Treasurer Darlene Simons | 239-671-4602 | darlene@homehuntersusa.com |
| Affiliates/New Members | | |
| Membership Parrish Danesh | 239-984-5745 | admin@applicantscreening.net |
| Education/Legislative JJ Jones | 239-878-6583 | jj@jonesandcorealty.com |
| Membership Olivia Kollar | 239-292-7223 | olivia@rentaldirection.com |
| Affiliates Michael Sealie | 239-851-2809 | mikesealie@pestmax.com |

Darlene Simons

From: File990 Info [info@file990.org]
Sent: Tuesday, March 12, 2019 11:14 AM
To: darlene@homehuntersusa.com
Subject: Your Form 990 submission has been accepted by the IRS



The IRS has **accepted** your 2018 990N for 47-0965000.

Please [click here](#) to download a pdf of your filing.

Thank you,
File990 Team



File your 990-N and 990-EZ
Email info@file990.org

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PO Box 2277, Columbus, GA 31902 USA
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info@file990.org

National Association of Residential Property Managers

SW Florida Chapter-CIF

Board Minutes for the Meeting on
February 22, 2018 11:30 am at Sasse's

This meeting was called to order by President Sean Kelly. Present was Mike McVety, Darlene Simons, Parrish Danesh, Susan Bielser, Jason (from Naples) and Mike Sealie.

Jason from Naples is new to the business of property management and wants to be a part of our organization. It was discussed about the pros and cons vs property management and sales.

Mike McVety discussed the possibility of having Mike Pierce discuss service animals and the ADA. The end of April was mentioned as a possibility.

President Sean talked about a book for Presidents of chapters and what he learned at the meeting and the importance of having different chair people.

President Sean mentioned needing a program coordinator for marketing. Mike Sealie expressed an interest in that position and so Sean explained the position to him.

It was mentioned that we contact Harry Heist and get him to confirm a date as to when the Eviction after April.

A location for Mike with the ADA was discussed; somewhere without a meal being served. The meeting should start at 9 am. President Sean thinks that we need to think outside the box in reference to locating a different venue that doesn't serve meals. It is important to have a sponsor speak.

The Board thought that having a social at the end of March was too soon.

The May 31st seminar is a designation class.

Parrish doesn't think Blue Moon was a good choice for a social. Not enough room. Pinchers was a possibility.

The Board is in agreement that we need to increase the vendor affiliates for this year. Has Olivia sent out letters to the affiliates? If we have a social in April, we need to concentrate on making sure that our affiliates attend and re-join.

Mike McVety gave IRS forms/letters to Darlene for filing.

Meeting was adjourned at approximately 1:03 pm.

Respectfully submitted by,

Susan Bielser, Secretary

National Association of Residential Property Managers

SW Florida Chapter-CIF

Board Minutes for the Meeting on
April 12, 2018 11:30 am at Sasse's

This meeting was called to order by President Sean Kelly. Present was Mike McVety, Darlene Simons, Parrish Danesh, Susan Bielser, Mike Sealie, Olivia Kollar, Jennifer LaFlamme and Steve Bray.

Michael Pierce is scheduled to speak about service animals on May 8th at KJ's Fresh Grill. Flyers are ready to go and should be in your email. It's \$25 for members and \$30 for non-members. Michael asked for donations to his charity "Gulf Coast Center for Independent Living". Mike is in need of a stool to sit on should anyone have one to bring.

Our next social event was discussed and Mike S. brought up having it at Chicago Bar and Grill. They have a free pizza night. Mike would like to get more affiliates involved but some feel as though they are not benefitting from being a NARPM affiliate. Mike would like to get affiliates to pay for the drinks. The month of June was brought up for having the social but no date has been scheduled for it. Sean would like a date.

We had a conference call with Laurie. Everyone was introduced. Fees changes from \$5 to \$10 were discussed, proper wording for a charitable organization donation was mentioned to add to the flyer for the Service Animal meeting. Laure is the point of contact for 1 or 2 members depending on the structure of the chapter. An email campaign is the base of the chapter starting with point of events. Sean will approve draft of May 8th event before it goes out. How do we keep track of email going out? Sean will get notice that someone has signed up to keep track. Log in to Constant Contact to get spread sheet showing sign-ups. It was mentioned that we need to start getting affiliates lined up for Harry's seminar July 24th. Harry is willing to do FB ads for that date. Harry likes it well organized and prefers to do his own flyers. We can reach out to other chapters to see how they sponsor Harry's events. Sean has reached out to Andrew in the Sarasota chapter but he has not responded back. In closing, Laurie was thanked for all her hard work.

Olivia needs correct emails for some of the affiliates. She would like to introduce new affiliates on FB and our website and seminars.

There was a light hearted discussion about Harry and how set he is in his ways.

Mike Sealie asked about the May 8th seminar between 11-1. Will we offer affiliates to get up and introduce themselves? We need to encourage affiliates to re-join NARPM.

Mike McVety discussed service animals and their required training. It was discussed who to invite: CAM's, realtors and property managers. Jennifer asked who the flyers are being sent out to.

Meeting was adjourned at approximately 1:00 pm.

Respectfully submitted by,

Susan Bielser, Secretary

National Association of Residential Property Managers

SW Florida Chapter-CIF

Board Minutes for the Meeting on
January 11, 2018 11:30 am at Sasse's

This meeting was called to order by President Sean Kelly. Present was Kevin Page, Mike McVety, Darlene Simons, Parrish Danesh, and Susan Bielser.

President Sean Kelly wants to really get the chapter going so that we can have a successful year.

Mike Seely with Pest Max wants to re-join the Board. DD Gonzales will not be a member of the Board any longer but may offer her help from time to time.

Sean has set us up for an education program; Risk Management on May 31st. He will be checking into the smaller Board room at the FM office which is free and will accommodate approximately 20 people. Sean will check with the Board on the cost for one of the larger rooms.

Olivia has affiliate ideas that she got from the Orlando chapter. Pricing for affiliates was at different tiers and she thought it was a good format and that we should consider designing our affiliate format to reflect that. It would also be a good selling point to the affiliates. It was also mentioned that we need to showcase our affiliates more.

There was a discussion regarding Harry Heist and when he can speak for an event seminar. Possibly March or September was discussed. Harry has committed a 1/2 day eviction seminar but there is no date for that yet.

The Board suggested that a Security Deposit Claim seminar would make for a good meeting.

Parrish has an idea for a social mix. Olivia suggested a small meeting about safety in showing homes. There was a speaker in Naples where a deputy showed defense moves.

It was discussed on how many events that we should have this year and that we need a social event for vendors.

Kevin suggested booking the small Board room for several times during the year.

A calendar of events needs to be set up and the vendors need to be notified of the dates.

Mike spoke of getting affiliates to commit their time, showing them the calendar for the year and getting them to sponsor an event.

There was a suggestion about having a meeting regarding service animals, possibly between 9-12 in possibly June. Again, Harry Heist was brought up and possibly have his seminar in March or April and have the Security Deposit seminar in September.

Darlene noted that there is \$3016.42 in our account. It was mentioned that they don't know if they are going to continue with Quick Books at \$15 per month. Darlene asked when the taxes are filed. Mike will check into that.

Some chapters have texting capability so Mike wants to check into that.

It is time to renew affiliates and can an invoice be sent out?

Meeting was adjourned at approximately 1:00 pm.

Respectfully submitted by,

Susan Bielser, Secretary

National Association of Residential Property Managers

SW Florida Chapter-CIF

Board Minutes for the Meeting on
October 25, 2018 11:30 am at Sasse's

This meeting was called to order by President Sean Kelly. Present was JJ Jones, Susan Bielser, Parrish Danesh, Olivia Kollar, and Mike McVety.

Ideas were discussed about having a seminar before the year is up. It was mentioned that a 3 panel insurance group might be a good idea and that Mike had someone in mind. Chapman Insurance was a possibility to discuss roofs, floods, what to do or not to do, and the pitfalls of signing over benefits.

A location was discussed as well as a date in November, possibly a Wednesday or Thursday at the end of the month.

Sean asked Mike if there were any prospects for the President position next year.

Mike talked with the Sarasota president and would like to share ideas and speakers, if possible.

Royal Palm Coast would like to form a Property Manager organization to recognize property managers and link Property Management and Real Estate together.

Meeting was adjourned at approximately 1:00 pm.

Respectfully submitted by,

Susan Bielser, Secretary

National Association of Residential Property Managers

SW Florida Chapter-CIF

Board Minutes for the Meeting on
March 15, 2018 11:30 am at Sasse's

This meeting was called to order by President Sean Kelly. Present was Mike McVety, Darlene Simons, Parrish Danesh, Susan Bielser, Mike Sealie, Olivia Kollar, JJ Jones, and Jennifer LaFlamme.

President Sean stressed the importance of getting our events scheduled. He stated that Harry Heist has not responded to him and that Mike will try to reach out to him.

JJ Jones brought up Mike Pierce for possibly speaking about service animals. Tuesdays and Wednesdays work well for him. May was the suggested month to have him speak. Parrish and JJ will coordinate with Mike about speaking.

Our social needs to be scheduled for April. Mike mentioned a lounge on Vincennes St in Cape Coral. He knows the owner. They don't serve food but possibly something can be catered.

President Sean would possibly like Attorneys Kelley and Grant to speak. Mike McVety is afraid Harry Heist will take offense to that and not want to work with us. Mike is going to try to speak with Harry in regards to setting a definite time to talk about evictions, possibly in August.

Just a reminder to all; the state convention is in Orlando on Sept 19th, 20th, and 21st.

President Sean wants to find someone to be a designation chair and what is required of them. It was discussed the importance and benefits of the designation.

Affiliates have not joined for 2018. President Sean wants to know what is being done about it. It was suggested that we have a social for them and let them know the benefits of being an affiliate with NARPM. Vendors can set up a table to showcase their business. Parrish suggested that the affiliates pay for the food at a social. Darlene and Olivia are under the impression that Lori didn't send out the affiliate letters for 2018. The Board is questioning why that hasn't been done. Susan asked Olivia if the affiliate form can be filled out on-line. Olivia stated that not at this time but she will check in to it. It would be a lot easier if affiliates can fill out the form on-line and pay on-line through PayPal. Olivia will check into that with Lori. Corporate may need to be involved with that. Olivia also needs correct emails for the affiliates. Does DD Gonzales have the sheets with all their information? Olivia will check with her. The affiliate membership dues is still \$100.

JJ can pull a list from the MLS to target all the Property Managers to try to get them involved with NARPM.

President Sean wants to send the minutes to every board member. He also made note that he will be stepping down as President Elect for next year and wanted to know if anyone was interested in taking on that position.

Meeting was adjourned at approximately 1:00 pm.

Respectfully submitted by,

Susan Bielser, Secretary

National Association of Residential Property Managers

SW Florida Chapter-CIF

Board Minutes for the Meeting on
August 9, 2018 11:30 am at Sasse's

This meeting was called to order by President Sean Kelly. Present was Darlene Simons, Olivia Kollar and Susan Bielser

Ideas for events were mentioned and it was noted that other chapters have some good events scheduled. Sean would like better communication between chapters so that our chapter could possibly use the same speaker for an event.

Darlene cancelled Quick Books, it wasn't being effective and there was no point spending \$25 per month for it. Darlene also mentioned the debit card monthly fee, is it necessary?

Salvation Army was noted as possibly a good speaker, maybe someone from Sec 8 program. Darlene will check into the Salvation Army speaker as she is familiar with them.

Sean asked the Board if anyone wants to be president for next year. No one volunteered!

Olivia would like to have a mixer closer to Naples to draw the attention of members in that area.

Meeting was adjourned at approximately 1:00 pm.

Respectfully submitted by,

Susan Bielser, Secretary

Dear NARPM Member!

2018 is coming to a close rapidly and as we prepare for 2019, as chair of the nominating committee for the Southwest Florida Chapter of NARPM, I urge you to take part in your profession. Whether it is serving on the board as an officer or as a committee member (or as committee chair), please let me know by October 15th!!!

Here are examples of the officer and committees available:

President

President-Elect

Secretary

Treasurer

Membership Committee

Affiliates Committee

Education Committee

Communication/ Website committee

Get involved whether it is for your RPM or MPM designations, to network and socialize with industry leaders or to improve our industry.

Please email me with any questions or thoughts at my email mike@realtyservicespm.com. I look forward to hearing from you.

Sincerely,

Michael McVety RMP, MPM

Nominations Chair



Southwest Florida NARPM Chapter Education

Location: Royal Palm Coast Realtor Association
17640 S. Tamiami Trail, Ft. Myers, FL 33908
Location Phone Number: (239) 936-3557

CANCELLATION POLICY

Cancellations must be received in writing. If received at **least 30 days before the class date**, registrant will receive a full refund less a \$25.00 processing fee. If received **within 30 days of the class date**, a 50% refund will be issued. No refunds will be made on the day of class; however, the registration fee can be applied to a later class, with a \$25.00 transfer charge. **If course is cancelled because a minimum of 10 registrations have not been met or for any other reason, tuition paid will be fully refundable. All courses are subject to cancellation by NARPM®.**

In order to receive a certificate of completion, students must achieve a minimum of 70% on the NARPM® exams.

NARPM® ANTITRUST STATEMENT

It is the policy of the NARPM® to comply fully with all antitrust laws. The antitrust laws prohibit, among other things, any joint conduct among competitors that could lessen competition in the marketplace. NARPM®'s membership is composed of competitors; they must refrain from discussing competitively sensitive topics, including those related to pricing (such as rates, fees, or costs), individual competitors or specific business transactions, or controlling or allocating markets. NARPM® shall not restrict members' ability to solicit competitors' clients. NARPM® shall not restrict members' ability to advertise for business, provided the advertising is not false, deceptive or otherwise illegal.

SELECT COURSE(S)

Risk Management May 31, 2018 9am-4pm

Paul Arrington, MPM® RMP®

Managing risk in residential property management is an often overlooked aspect. Prudent property managers are very aware of the potential of risk in all aspects of management. Participants in this course will be introduced to the basics of risks, its sources, and the proper approaches to risk as well as minimizing and controlling risk.

Who Should Attend?

Property Managers; Leasing Agents; Broker/Owners of Small Shops; Office Managers

What You Will Learn? Sources & Types of Risk Approaches to Risk

Agency – a Relationship of Trust

Fair Housing

Minimizing and Controlling Risk

How YOU will Benefit?

Reduce the liability exposure to your clients, your company and yourself; minimize losses and retain more of your wealth. The skill obtaining in being better able to identify & categorize risk will become an invaluable asset in your property management tool box!

Learning Objectives:

Identify and Control the Risks Associated with Residential Property Management

Course sponsored by the Southwest Florida Chapter of NARPM®

Contact: Sean Kelly, Skelly@AllCountyMedallion.com, (239) 204-4171

| Fees Per Course | 6-Hour Course | | Ethics |
|---------------------|------------------------|--------------------------|--------|
| | 30 or more days before | Less than 30 days before | |
| Member/IRES® Member | \$195 | \$250 | \$45 |
| Non-member | \$295 | \$350 | \$95 |
| Retake | \$75 | \$150 | |
| RMP®/MPM® Designee | \$100 | \$150 | |
| Designee Candidate | \$180 | \$250 | |

Register online at <https://www.narpm.org/education/course-schedule/>

Or return the completed PDF Registration Form by email to: educationinfo@narpm.org

Questions? 800-782-3452

NARPM Southwest Chapter Social

When

Thursday, June 28, 2018 from
5:00 PM to 7:00 PM EDT

[Add to Calendar](#)

Where

Chicago Boys Bar and Grill

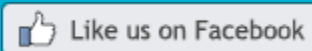
2245 Winkler Ave
Fort Myers, FL 33901

[Driving Directions](#)

Register Now!

[I can't make it](#)

[NARPM SOUTHWEST
FLORIDA WEBSITE](#)



Dear Michael,

Join us for a Social and Networking Event for
Property Managers, Realtors and Affiliate Members
in the Lee, Charlotte and Collier County Area.

Trade 'War Stories' and rub elbows with others in
your profession in a casual and relaxed atmosphere.
Appetizers will be provided and there will be Happy
Hour prices for drinks.

Come join in the fun!

DATE

Thursday, June 28, 2018

TIME

5:00pm - 7:00pm

LOCATION

Chicago Boys Bar and Grill
2245 Winkler Ave.
Fort Myers, FL 33901
239-208-9533

FEE

NARPM Members/Affiliates: FREE
Non-Members: FREE

Affiliates Present Your Services!

Contact Michael Sealie for more Info
239-851-2809

mikesealie@pestmax.com

CONTACT

Sean Kelly

skelly@allcountymedallion.com

Register Now!

[I can't make it](#)

Sincerely,

Sean Kelly

NARPM Southwest Florida

skelly@allcountymedallion.com

What is a Real Service Dog?

When

Tuesday, May 8, 2018 from
11:00 AM to 1:00 PM EDT

[Add to Calendar](#)

Where

KJs Fresh Grill

10950 South Cleveland Ave.
Fort Myers, FL 33907

[Driving Directions](#)

Dear Michael,

What is the difference between an Emotional
Support Animal and a Service Animal?

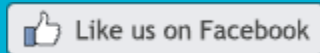
How to handle the difference with prospective and
existing tenants and owners.

Register Now!

[I can't make it](#)

Presented by Michael Pierce

[NARPM SOUTHWEST
FLORIDA WEBSITE](#)



Michael is originally from the Dayton Ohio area and was in the music business after high school, both as a musician and as a broadcaster on the radio.

He was born with a hereditary eye condition called RP and has been legally blind since birth, but due to aging, lost much of his usable vision.

Michael came to Florida in 1986 while attending Wright state University in Dayton after a job offer at a radio station in Charlotte Harbor. He was on the air in Southwest Florida for 10 years including hosting the annual Sanibel Jazz on the Green

festivals in the early 90's.

For the last 11 years he has been working with the Centers for Independent Living, and for the last 6 years for the ADA advocate and Independent Living Specialist for the CIL Gulf Coast in Fort Myers, which serves several SWF counties. Approximately five years ago, Michael was introduced to, and began working with a 75-pound Black Labrador Retriever guide named Addy, who gets him where he needs to go and is an excellent ice-breaker and a furry ambassador for the Center and also for Southeastern Guide dogs in Bradenton where she "studied" for 20 months.

Since July, 2015 when governor Scott signed a new law trying to pass a pet or comfort animal as a working ADA service dog a criminal offense in the state of Florida, the number of calls I receive on this issue are five fold.

DATE

Tuesday, May 8, 2018

TIME

11:00am - 1:00pm

LOCATION

KJs Fresh Grill
10950 South Cleveland Ave.
Fort Myers, FL 33907

FEE

NARPM Members/Affiliates: \$25
Non-Members: \$30

CONTACT

Sean Kelly
skelly@allcountymedallion.com



Register Now!

I can't make it

Sincerely,

Southwest Florida Chapter of NARPM
had a joint class with the Palm Coast
board of Realtors on July 24, 2018

It was held at the local board of Realtors.

We do one every year and I cannot find
the flyer to save my life!