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CAPE CORAL

CONSTRUCTION NEWS

OCTOBER 2024 - MONTHLY EDITION

HOMEBUILDER SPOTLIGHT

Poseidon Homes was developed as a collaboration of ideas and pristine workmanship geared towards designing and developing a series of premium custom homes for the Southwest Florida market. Our homes are inspired by beach-home settings with a flare of contemporary architecture.

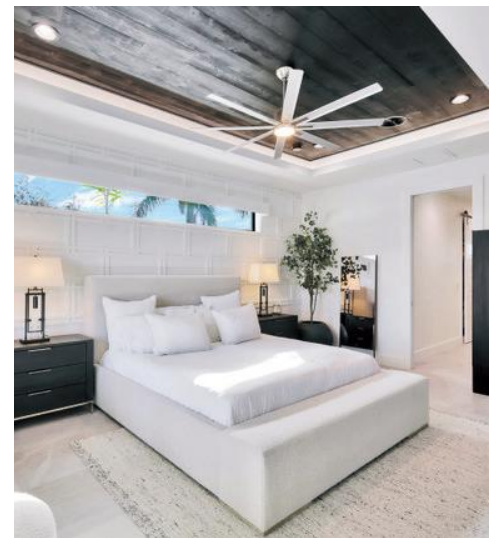


Each project undertaken by Poseidon Homes showcases their passion for creating timeless and elegant spaces tailored to their clients' needs. Their presence at the CCCIA Showcase of Homes is a testament to their reputation for excellence, drawing admiration and praise from both industry professionals and prospective homeowners alike. Poseidon Homes has captivated visitors over the years appearing in several showcase of homes events with their innovative designs and commitment to sustainable living. We are proud to have won numerous awards for our homes over the years with most recently in the 2024 Showcase of Homes winning best of show overall in 2 categories; Best Interior Design and Best Overall Home Technology in addition to winning 11 other awards during show.

Experience the ultimate in personalized service with us. From start to finish, we tailor every aspect of your project to your unique preferences and needs, ensuring your dream home is a reflection of your individual style and lifestyle. Our team consisting of Donovan, with over 20 years' experience building residential and commercial projects and is owner and designer, Susan, our office manager with more than 20

years' experience with the building industry, our superintendents Courtney and Dennis bring over 30 years combined experience with project management of all sizes, and Cathy is our full-time permit and bidding coordinator to ensure a smooth-running project from start to finish.

In today's environment, choosing a builder is extremely important to ensure a comfort level for you as well as a reputable builder to create a smooth-running project with a stress-free experience. Here at Poseidon Homes, regardless of your project budget, we only ask for \$25,000.00 down to start the process. Be wary of builders asking for 10% or more down to build your project. We structure a draw schedule that is realistic to actual expenditures during the project. We are accredited with several banks and credit unions and work seamlessly through the process with your lender. For those paying without loans, we follow the same strict draw schedule that a bank would require, putting you at ease that your money is going to your project at the needed times.



UPCOMING EVENTS

October 10th
Monthly Membership Dinner Meeting
- Committee Report & 5 Year Plan & Membership

October 24th
Education Workshop - Plan for Business Success

October 30th
Business Banking & Finance Lunch & Learn hosted by IncredibleBank

November 1st
6th Annual Clay Shoot Presented by Preferred Materials

November 7th
CCCIA Member Networking Event- Academy Home & Kitchen Open House

December 6th
ACE Awards and Holiday Party

Poseidon Homes
324 Nicholas Pkwy W
Cape Coral, FL 33991
Phone: 239-549-5554
www.poseidonhomes.net

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BOARD OF DIRECTORS

- Eric Glocer – President**
PCC Tile
- Keith Quackenbush – Vice President**
TemperaturePro Southwest Florida
- Jeffrey Gazlay – Immediate Past President**
Neal Communities
- Yvonne Werline – Treasurer**
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- Brian Gomer – Chairman Emeritus**
Premier Cape Construction
- Annette Carasquillo – Chairman Emeritus**
LAI Construction Management
- Matt Sinclair – Chairman Emeritus**
Sinclair Custom Homes
- Sergeant Philip Lamanna – Ex-Officio**
Cape Coral Police Department
- Deputy James VanPelt – Ex-Officio**
Lee County Sheriff's Office

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WE'D LOVE TO HEAR FROM YOU

We invite you to take a quick membership survey and share your thoughts on CCCIA!
www.cccia.org/membership-survey

MESSAGE FROM THE PRESIDENT



Over the past several months the CCCIA has been extremely productive in fighting for the health of the industry in the face of a difficult environment. We have been doing this in several ways, but they boil down to three primary efforts. The first and primary effort is in working closely with the city of Cape Coral to advocate for a robust environment for the construction industry. The other efforts involve providing direct service to our membership and positioning the CCCIA to best serve its membership in the long-term.

In working with the city to represent the construction industry, we remain highly active and engaged. We put together taskforces involving specific trades to work with the the building official and other key stakeholders. We have had meetings with select marine contractors, electricians and pool contractors to address their concerns with the city and develop a constructive way forward to have their issues resolved in frank, two way conversations. We are refining the way we do this and look to optimize our process to achieve the best results possible for both our members and the city. Our Executive Director Lynn Boldissar got to participate in the hiring process for both the building official and DSD director and provided feedback and recommendations to the city regarding the candidates. Finally in hosting our town hall event for city council candidates, we gained exposure to the candidates' positions and background as well as helped them understand the pain points and priorities of our industry. By engaging and participating with the city with such a high frequency and intensity, we put our industry in the forefront of the minds of the people who have the greatest impact in our ability to conduct efficient business every day.

To provide direct service to our membership, the CCCIA staff is working tirelessly for the membership. By bringing Christine Welton onto our team earlier this year to handle events, our staff is now has a more robust structure to work for its membership. Christine is doing a great job in bringing our events to the next level while enabling Lynn to spend her time advocating for our members with the city. This structural change enables the CCCIA to focus more on getting results for its constituents and providing direct services like continuing education, issue troubleshooting and referrals.

Lastly, the strategic planning committee with the help of Rick Munson has begun the work of developing a multi-year strategic plan to put the CCCIA in the best position possible to advocate for its membership. Having a multiyear plan will ensure our work year over year moves us toward the goal of building a healthy environment for construction in Cape Coral. Everything we do is geared toward providing our membership value, but the steps we take now and, in the years to come can work together to achieve a greater result if they have a longer term perspective serving as a guide.

Eric Glover

CCCIA President 2024
President, PCC Tile



**THANK YOU
INDUSTRY
PARTNERS!**



MEMBERSHIP REPORT



Tasha Birk
Membership
& Sponsorship Sales
Tasha@cccia.org
P: 239-823-2312

With elections approaching, advocacy is a key focus for many—and at CCCIA, it's always at the forefront. Our 450+ members, including contractors, subcontractors, suppliers, and affiliates, know that we are dedicated to monitoring legislative and government affairs to advocate for the industry. We actively lobby both the city and county to address industry challenges for permitting, code & ordinance changes. Our numerous committees and task forces drive these efforts, delivering the results our sector needs. By joining our membership and participating in one of these committees, you can make a difference today!

In recent months, we've expanded our events and educational opportunities, with a focus on our members but open to the public as well. Signature events like the Showcase of Homes and Hurricane Preparedness Expo, along with our new Lunch and Learns featuring a Mini-Expo, promote growth and learning for both the community and the industry. We are also launching a Contractor Tradeshow for subcontractors, suppliers and affiliates, coming this April 2025!

We're here to help you connect, offering resources to educate your team, engage with the industry, and support your business. I encourage you to join the association or attend one of our upcoming events. We are committed to supporting your business and strengthening the community.

Warm regards, Tasha Birk

NEW MEMBERS THIS YEAR!

CBUSA
 DCR Services & Construction, Inc.
 Cape Coral Friends of Wildlife, Inc
 Taj roofing and sheet metal llc.
 Service Works Commercial Roofing
 Coastline Cabinetry & Design, LLC
 Simonson Design Studios
 TLD DEVELOPER LLC
 D. PECK ROOFING, INC
 Cape Coral Title
 Bahnam Builders
 Bilantar Constructions USA LLC
 Greene Future Home Crafters LLC.
 Green City Solar LLC
 Maximo flooring inc
 Prestine TLC Group
 Fildi Interiors and Design
 Arellano Brothers Framing Company
 San Juan Pools & Spas, Inc
 City Homes LLC
 Dream Remodel Construction LLC
 Adams Exterior Designs LLC
 Vega Roofing Solutions
 Caine Luxury Team
 Pinch A Penny # 205
 Schulte Construction inc
 Sabal Construction and Roofing LLC
 M.F. GIORDANO ENGINEERING, LLC
 Metalite Roofing LLC
 New Market Title
 City Wide Facility Solutions

iContracting, LLC
 Property Heroes Pre Loss Protection
 Remediation 911 Water Fire Mold Inc.
 Castle Concrete, LLC
 Top Rail Fene Southwest Florida
 Generators By Design LLC
 Ridge Valley Exteriors
 AA Glass and Windows
 TEICA USA LLC
 Waltbillig & Hood General Contractors
 Florida Screen & Shutter, LLC
 ATC ROOFING & WATERPROOFING INC
 DryPaT South, LLC
 C&S Plumbing of Lee
 Garage Door Works LLC
 Message-Wise
 Remedy Roofing Inc
 Salty Mailboxes
 Envirostruct LLC
 Tech in a Flash
 HIGHLAND EXCAVATING, INC
 Zoom Drain
 Cape Coral Towing and Recovery
 Ace Screen Repair & More LLC
 Burgers Blower Door Testing
 Clever Promotional Products
 Emser Tile
 Discover Interiors + Discover Kitchen & Bath
 HL POSEY BUILDERS INC
 A&E Control Solutions, LLC
 Southwest Concrete Corp

Florida Fence Pros LLC
 Ashwood Windows LLC
 Zip Pool Cages Hurricane Windows & Shutters
 WindForce
 BSH Home Appliance
 Florida Cooling Solutions,Inc.
 Naples Disposal
 Toucan Digital Marketing
 DRILL SERGEANT CONSTRUCTION, LLC
 Hammer Construction
 Silver Group LLC
 Schooner Bay Builders, LLC
 Wind River Environmental LLC DBA AI Gator
 Wastewater Septics & Grease Traps
 Phoenix Electric, Inc
 People and Pets Network
 Windows For Life
 Camila Rifai PA -Remax
 Keller Pools
 The Epoxy Kingz
 Enterprise Truck Rental
 Wall Systems
 Aztec Irrigation & Landscaping LLC
 AA Home Solutions
 ACM CORP
 J & J Pools Inc.
 DL Cabinetry - Multifamily
 Rise Construction and Restoration Corp
 Extreme Demolition and Land Clearing
 Ohana Custom Homes, Inc.

**THANK YOU
 INDUSTRY
 PARTNERS!**



WHAT THE MEMBERS ARE SAYING!

“Developing strong relationships is a cornerstone of our business approach, and I can confidently affirm that CCCIA has played a pivotal role in fostering connections with contractors within our industry. The facilitated meetings organized by CCCIA have opened up new avenues for collaboration, enabling us to leverage our membership to its fullest potential. For anyone seeking to establish essential connections in the industry, CCCIA proves to be a transformative resource.”

Brent Stokes, President of Stokes Marine Inc



“Chris-Tel Construction is a member of CCCIA because the organization is very proactive in handling current issues that threaten our livelihood. Having a strong organization in today’s world, where many desire to slow or even stop building completely, is a necessity. The CCCIA has a powerful group of members who represent the construction industry well.”

Bob Koenig, Vice President of Construction for Chris-Tel Construction



“HBK is proud to be an industry partner with the CCCIA. This association provides us with timely and relevant information, connects us with people who are stewards of our community and offers the opportunity to play an integral role in shaping the future of the construction industry.”

Keith A. Veres, CPA with Hill, Barth & King LLC



“I absolutely loved the Membership Dinner Meeting this month! It was such a great way to network and connect with builders in the area. I came away from the event with so many valuable leads - my whole week is now booked solid with follow-up meetings. The energy at the dinner was fantastic, and I made some promising new connections that I know will help take my business to the next level. If you’re looking for an engaging, productive networking opportunity, I highly recommend the Membership Dinner Meeting. It’s a must-attend event for anyone in the construction industry!”

Dylan Leeka, Project Manager for Remedy Roofing Inc



“CCCIA has been an absolute lifesaver for us. We had been struggling with an ongoing issue for months on a home site where we are building and it seemed like there was no end in sight. However, CCCIA stepped in and quickly solved the problem. Not only did they facilitate communication between us and two other companies involved, but they also diligently tracked the progress of the issue. Thanks to their efficient handling, the problem was completely resolved within a matter of a week or two. Being a member of CCCIA has been incredibly valuable when resolving issues for builders.”

Jim Toto, Owner of Toto Custom Home Builders



“The Builders' Showcase of Homes has truly impressed me as a first-time participant with a model home entry. The fact that they attracted hundreds in walk-through traffic over just three weekends is a testament to their reach and appeal. What's even more impressive is that this led to the execution of a handful of contracts! Looking forward to entering next year. Well done, CCCIA's Builders Showcase of Homes! I also really appreciate the emails from the CCCIA regarding new changes in building code and other very helpful information they provide on a daily and weekly basis to all their members. This is instrumental for Builders keeping up with the constant changes in our industry. Lynn and the CCCIA are instrumental with knowledge and experience that helps southwest Florida contractors and builders.”

Jason Foskey, Owner of Coastal Craft Homes



LENDER SPOTLIGHT **incrediblebank**SM



“Building a new home is a great option for people who are struggling to find the right home for their family, especially in today’s market where inventory is low and demand is high.”

Angela Stephens, VP Home Lending

GETTING A CONSTRUCTION LOAN TO BUILD YOUR DREAM HOME

The process of getting a construction loan is similar to that of a mortgage, but with a few twists. For starters, funds are distributed incrementally in construction loans, unlike mortgages or personal loans that provide a lump-sum payment. The lender releases money for a construction loan in stages as your new home’s construction progresses, typically at significant milestones such as getting necessary permits, preparing the land, and laying the foundation.

Another difference is the repayment structure. Unlike mortgages where you start repaying principal and interest immediately, construction loans usually require interest-only payments during construction. You are obligated to repay interest only on the funds drawn to date until construction is complete. Additionally, the lender conducts multiple inspections during construction, releasing payments to the contractor (draws) as the work is approved.

Home Construction Loan Options

What exactly is a home construction loan? It’s a loan used to finance the construction of a residential home – it can cover the cost of the land and the house itself.

When it comes to building a new home, you generally have two loan options:

1. **Construction-to-Permanent Loan:** With this type of loan, you borrow money to cover expenses in the construction phase (e.g., land acquisition, labor, materials, and permits). Once the home is completed, your loan converts to a permanent mortgage.
2. **Construction-Only Loan:** As the name suggests, this loan provides the funds needed to construct your home. However, you must fully repay the loan upon maturity, usually the estimated time for construction. Repayment can be made in cash or by securing a mortgage to settle the debt.

Home Construction Loan Options

To qualify for construction loans, certain criteria must be met. These include being financially stable with a low debt-to-income ratio and a sufficient credit score. Additionally, a down payment is usually required. It’s also essential to have a detailed construction plan prepared by a reputable construction company. This plan should include a project timeline and a realistic budget. Lastly, a home appraisal is necessary to ensure the home’s value aligns with the loan amount.

Steps to Getting a Construction Loan

Applying for a construction loan involves steps similar to, but more intricate than, obtaining a mortgage.

- Find a licensed builder with proven experience.
- Research construction loan lenders and choose yours.
- 3Compile necessary documentation (e.g., a contract with your builder, references, proof of credentials, and personal financial documents).
- Start the pre-approval process so you know how much you can afford before you have blueprints drawn up.
- Obtain homeowner’s insurance that includes builder’s risk coverage

incrediblebankSM

2512 Skyline Blvd | Cape Coral, FL 33914

Phone: 239.529-4152

THE ULTIMATE GUIDE TO A WELL-DESIGNED DOCK

ESSENTIAL ATTRIBUTES FOR WATERFRONT LIVING

MARINE CONTRACTOR SPOTLIGHT



For waterfront homeowners in Southwest Florida, a well-designed dock can elevate your boating experience and add value to your property. At Stokes Marine, we know that the right dock is more than just a place to tie up your boat—it's about convenience, safety, and enjoying your waterfront lifestyle to the fullest. Here's some tips to ensure your dock is exceptional.

Getting the Slip Dimensions Right:

Ensuring your slip dimensions are correct is crucial for easy docking and preventing damage to your boat. If you plan to upgrade to a larger boat in the future, it's smart to design your slip with extra space now, both for length and width. This foresight can save you from costly modifications later.

Mind the Water Depth and Obstructions:

Southwest Florida's tidal changes and varying canal depths require careful planning when designing your dock. At Stokes Marine, our dock designers consider water depth and obstructions to prevent grounding and protect your boat lift. Properly setting your lift's control limits can also help avoid issues like slack cables, which can lead to serious damage.

Proper Piling Penetration and Balancing Your Boat's Center of Gravity:

A well-designed dock considers your boat's center of gravity, ensuring stability and safety. Proper piling length and penetration are the critical foundation for a marine project's long-lasting life. Our specialized equipment allows us the ability to "rock punch" in adverse soil conditions that our area commonly has. Properly balancing your boat on the lift minimizes the risk of imbalance and makes boarding safer. Our full-time Service Department fine-tunes this balance for optimal safety and performance.

Access to Both Sides of Your Boat:

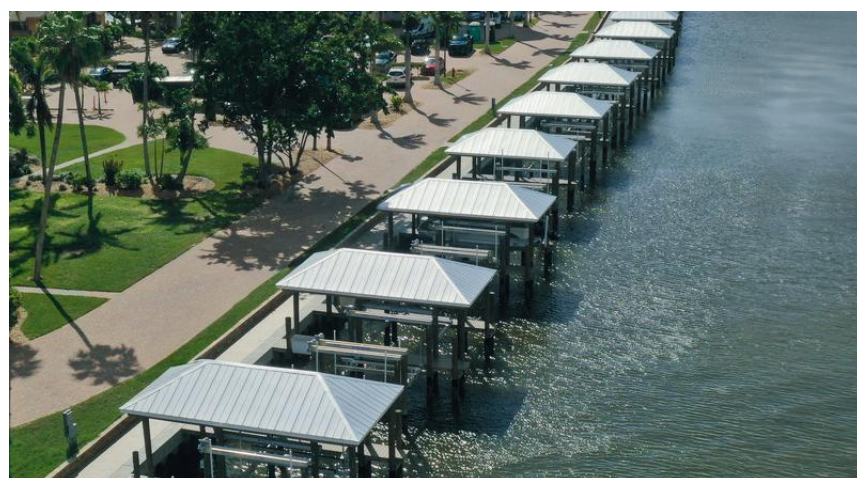
Accessing both sides of your boat makes loading, unloading, and maintenance much easier, especially for larger vessels. If space is tight, our design team can help you maximize your dock area, possibly by positioning the dock closer to the seawall to create more room on the other side.

Smooth Egress and Ingress:

Safe and convenient entry and exit from the dock are vital, particularly in tricky docking situations. Stokes Marine carefully plans the best path for egress and ingress, helping you avoid accidents and ensuring a smooth boating experience every time.

Preserve Your Scenic View Corridor:

A dock should enhance, not block, your waterfront view. At Stokes Marine, we use 3D CAD design to ensure this. Our low-profile lifts, like the GatorVator, provide easy boat access without obstructing your view. As Southwest Florida's exclusive Golden Boat Lift dealer, we offer innovative solutions for your next project.



Call our Stokes Marine Team today at 239-489-DOCK to help you design and build your waterfront dream!



Why Choose eAtlantic for Private Provider Services?

- **eAtlantic has been providing Private Provider services for 18 years!**
- **Fast-Track Permitting:** With our Private Provider services, bypass lengthy waits at local building departments. Using F.S. 553.791, eAtlantic accelerates your permit process to keep projects on schedule.
- **Expert Team:** Our experienced Engineers, Building Officials, Code Administrators, Inspectors, and Permit Technicians ensure compliance and address potential issues early, saving you time and money.
- **Real-Time Results:** Our inspectors provide instant updates, minimizing downtime and keeping your project moving efficiently.

ENGINEER SPOTLIGHT



FAST-TRACK PERMITTING & INSPECTIONS FOR FLORIDA CONTRACTORS

Since 2006, eAtlantic Engineering, LLC has been a trusted partner for contractors throughout Southwest Florida, providing essential services such as Private Provider Building Code Plan Review and Inspections. With the increasing demand for efficient and timely construction projects, our Private Provider services offer a crucial advantage to builders facing long delays with local building departments.

F.S. 553.791: Building Permits in Less than 3 Weeks

Under Florida Statute 553.791, contractors can significantly reduce the time it takes to obtain building permits. Currently, the statute mandates that local building officials must issue a permit or provide a written notice of any plan deficiencies within 20 business days of receiving a permit application and the required affidavit from a Private Provider. If no notice is provided within this period, the permit application is automatically approved by law and must be issued the next business day.

Starting January 1st, 2025, this timeline will be reduced to just 10 business days. For builders, this means an even faster turnaround, allowing you to break ground and progress on your projects without unnecessary delays. In a market where time is money, this legislative change is a game-changer for your business.

Comprehensive Septic Services

In addition to Building Code Plan Review and Inspections, eAtlantic offers Private Provider Septic Inspections and Septic System Design services. With our expertise, you can avoid common permitting pitfalls and ensure that your septic systems are designed and installed correctly from the start. During the rainy season, our next-day inspections and same-day submissions to the Health Department help keep your projects on track, even in challenging weather conditions.

Partner with eAtlantic for Success

As the building industry continues to evolve, eAtlantic remains committed to providing services that help contractors succeed. Whether you need fast-track permitting, real-time inspections, or expert septic system design, we're here to support your projects from start to finish.

For more information, call 239-540-0102, email info@eAtlanticllc.com or visit <http://www.eatlanticllc.com/>.

AUGUST BUILDING DEPARTMENT REPORT

The City of Cape Coral Development Services Department continues to experience a return to normal levels of permitting activity after Hurricane Ian, with the Department now predicting between 42,000 and 44,000 permit applications for Fiscal Year 2024. In August, the Department issued 3,321 permits, including 209 single-family residential permits. Commercial permitting activity in Cape Coral continues to be at near-record levels, with the City issuing 392 commercial permits in the first 11 months of the fiscal year, which is 53% higher than the entire 2021 fiscal year. Permit review times increased in the month of August from 16 to 23 calendar days due to illness-related staff shortages in the Building Division. However, review times continue to be shorter than last year and were 15% shorter than last August. The City of Cape Coral Development Services Department will welcome a new Department Director, Brett Limbaugh, on October 7th.

SINGLE FAMILY HOME

Month	2019	2020	2021	2022	2023	2024	2024 vs 2023 Difference	2023 vs 2022 Difference	2022 vs 2021 Difference
October	184	203	354	388	252	362	110	(136)	34
November	162	163	272	373	287	205	(82)	(86)	101
December	172	154	313	275	298	245	(53)	23	(38)
January	115	187	338	406	455	335	(120)	49	68
February	137	181	313	354	333	276	(57)	(21)	41
March	147	155	300	325	303	167	(136)	(22)	25
April	139	139	383	465	302	290	(12)	(163)	82
May	133	157	372	698	286	273	(13)	(412)	326
June	112	188	408	579	309	235	(74)	(270)	171
July	191	216	406	432	207	243	36	(225)	26
August	183	266	370	545	251	209	(42)	(294)	175
September	199	267	354	299	303			4	(55)
Total	1,874	2,276	4,183	5,139	3,586	2,840	(443)	(1,553)	956
Average/Mo	156	190	349	428	299	258	(41)	(129)	80
Percentage change over Prior Year	N/A	21.5%	83.8%	22.9%	-30.2%	N/A	-11.7%	-30.2%	22.9%

COMMERCIAL CONSTRUCTION

Month	2019	2020	2021	2022	2023	2024	2024 vs 2023 Difference	2023 vs 2022 Difference	2022 vs 2021 Difference
October	24	18	17	29	7	40	33	(22)	12
November	19	13	9	15	25	60	35	10	6
December	20	16	13	22	10	37	27	(12)	9
January	22	21	13	11	27	70	43	16	(2)
February	23	12	12	11	23	45	22	12	(1)
March	25	28	36	18	38	29	(9)	20	(18)
April	33	8	16	21	28	17	(11)	7	5
May	25	17	16	39	51	21	(30)	12	23
June	31	21	28	13	34	28	(6)	21	(15)
July	21	16	33	17	42	25	(17)	25	(16)
August	31	21	32	28	33	20	(13)	5	(4)
September	29	32	32	12	52			40	(20)
Total	303	223	257	236	370	392	74	134	(21)
Average/Mo	25	19	21	20	31	36	5	11	(2)
Percentage change over Prior Year	N/A	-26.4%	15.2%	-8.2%	56.8%	N/A	22.4%	56.8%	-8.2%



SOUTHWEST FLORIDA REAL ESTATE REPORT – 2024 Q3



SUMMARY

During Q2 2024, the residential real estate market in Southwest Florida continued to stabilize, with single-family home sales plateauing below their 2022 peak, especially in coastal counties. Real median prices for both single-family homes and condominiums declined, while affordability issues persisted. Median rents also fell but stayed above pre-COVID levels. Commercial property sales slowed down, with entertainment and retail properties declining, while office and other properties experienced slight growth. Despite the slowdown, median prices per square foot rose for retail and office properties but fell for entertainment properties.

Residential:

From Q2 2023 to Q2 2024, residential property sales in the region continued to decline, with a 3% drop in single-family home sales and a 35% decrease in condominium sales. Most sales fell in Lee and Collier counties, while Charlotte County saw an increase. Real median prices for single-family homes and condominiums decreased by 9% and 7%, respectively, while multi-family homes and other residential properties rose by 3% and 8%. Median prices per square foot dropped for most property types. The average age of single-family homes sold declined by 2%. Median rents fell between 6% and 9% across coastal counties, and the Housing Affordability Index (HAI) dropped by up to 4%, although it flattened slightly for single-family properties.

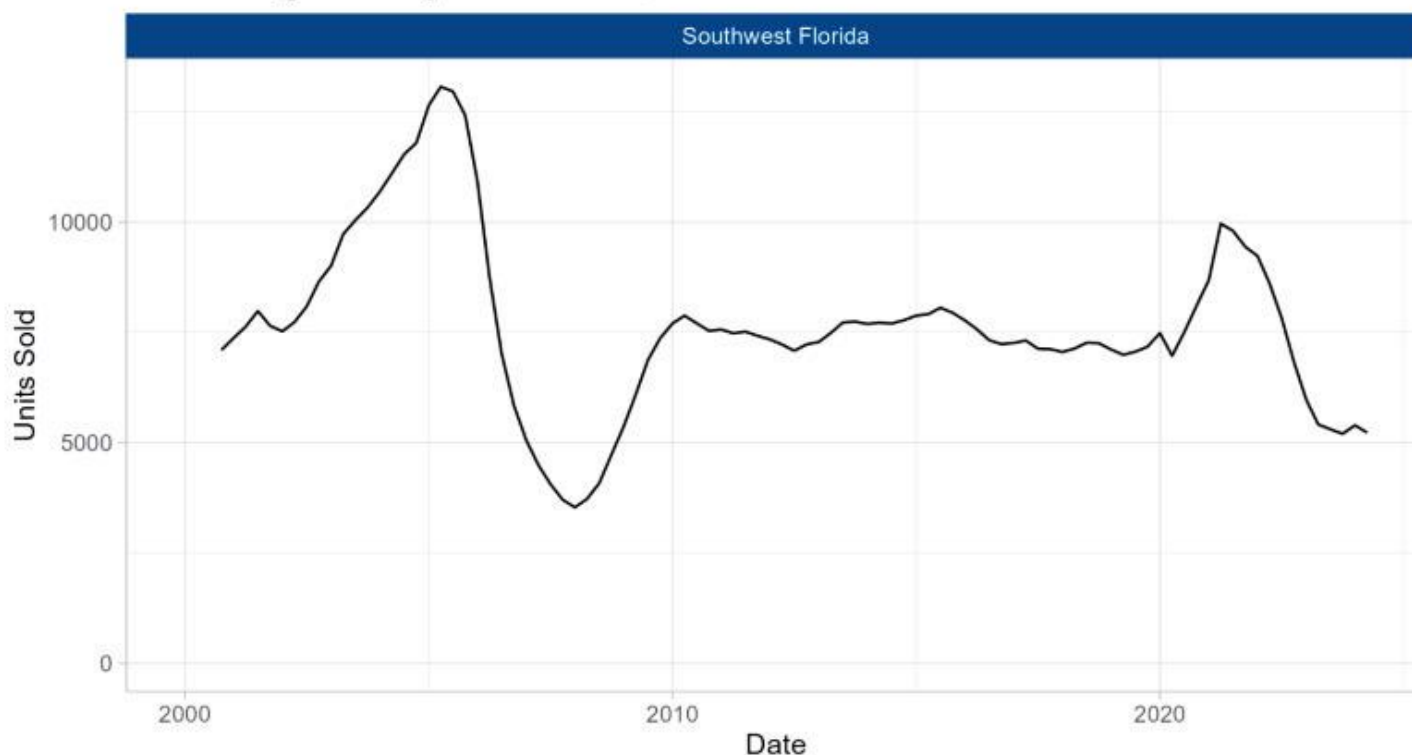
Lee County sold 2,870 units in Q2 2024, a 1 percent increase from the previous quarter, and a 4 percent increase compared to Q2 2023's measure. Collier County single-family home sales registered 1,008 units in Q2 2024, a 246 unit (20 percent) decrease from the previous quarter and 693 units (41 percent) below the Q2 2023 measure. Charlotte County reported 1,314 single-family home sales for Q2 2024, up 4 percent from the previous quarter, and up 50 percent since Q2 2023.

Commercial:

In Q2 2024, commercial property sales showed mixed trends compared to Q2 2023. Sales of entertainment properties declined by 57%, and retail sales fell by 21%, while sales of office and other commercial properties increased by 3% and 9%, respectively. Real median prices per square foot rose for retail properties by 31% and office properties by 7%, but fell by 14% for entertainment properties.

Full report : <https://www.fgcu.edu/cob/reri/files/rer/swfl-real-estate-2024q3.pdf>

SWFL Single Family Residential Units Sold





October 10th

**Monthly Membership Dinner Meeting
Committee Report & 5 Year Plan & Membership
Cape Cabaret
5:30 PM – 8:00 PM**

October 24th

**Education Workshop – Plan for Business Success
Fairfield Inn – Fort Myers
8:00 AM – 12:00 PM**

October 30th

**CCCIA Builder & Subcontractor Liaison Meeting
City of Cape Coral Council Chambers
7:30 AM–9:00 AM**

October 30th

**Business Banking & Finance Lunch & Learn hosted by IncredibleBank
Mercola Market
11:30 AM – 2:00 PM**

November 1st

**6th Annual Clay Shootout Presented by Preferred Materials
Bermont Shooting Club**

November 7th

**Academy Home & Bath Open House Networking
814 SW Pine Island Rd. Suite 310
Cape Coral, FL 33991
5:00 PM–8:00 PM**

November 14th

**Monthly Membership Dinner Meeting
Contractor Dating Dinner Meeting
Mercola Market
5:30 PM – 8:00 PM**

December 6th

**Moulin Rouge Holiday Party & ACE Awards
& Induction of Board of Directors
Cape Cabaret
6:00 PM – 10:00 PM**

January 16th

**2025 Builders’ Showcase of Homes Awards Dinner Event
La Venezia Ballroom
5:30 PM–10:00 PM**

The CCCIA DINNER MEETING
THURSDAY, OCTOBER 10TH, 2024
6:30 PM MIX 'N' MINGLE 6:00 PM DINNER 6:30 PM PRESENTATION

THE FUTURE OF CCCIA!

- 3-5 Year Strategic Plan & Goals**
Gain insights into our association's vision and objectives for the upcoming years. Learn about the key initiatives that will shape our future.
- Committees & Chairs**
Meet the dedicated individuals who lead our committees. Discover their roles and how they contribute to achieving our strategic goals.
- Members, Events & Sponsorships**
Get the latest statistics on our membership numbers, growth trends, and upcoming events and sponsorship opportunities.

Sponsors
WB
Sponsorship Opportunities still Available
CAPE CABARET
4725 Vincennes Blvd, Cape Coral FL 33904
MEMBERS \$40 POTENTIAL MEMBERS \$50

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Number of Attendees: _____
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Check - Mail to CCCIA, 4720 SE 15th Ave, Suite 120, CC, FL 33904
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CCCIA | 4720 SE 15TH AVENUE, SUITE 120 | CAPE CORAL, FL | 33904 | 239.772.0027 | WWW.CCCIA.ORG

CCCIA EDUCATION SERIES
PLAN FOR BUSINESS SUCCESS
CONSTRUCTION INDUSTRY
HALF-DAY WORKSHOP W/ LUNCH

October 24th 2024
8:00 AM - 12:00 PM

Fairfield Inn & Suites
7090 Cypress Terrace,
Fort Myers, FL 33909

Get comfortable with strategic planning for your business. We will present a no-nonsense framework that has been used by Fortune 1000 companies and has been proven successful for hundreds of privately-owned companies. Also learn the essential steps for succession planning.

Presented by: Paramount Business Development

TOPIC: PLAN FOR SUCCESS

- Learn the 5 keys to business success and how to apply them to your business plan
- Build confidence in the strategic planning process for your business
- Learn a no-nonsense framework that has driven success in hundreds of businesses

TOPIC: SUCCESSION PLANNING FOR THE REST OF US

- Learn the essential steps for planning your business exit or sale
- Follow a simple, easy-to-implement method for effective succession planning

Who Should Attend: Owners, Executives, High Level Managers, Staff in Leadership Roles, HR Professionals

Member: \$85
Non Member: \$100
Registration Required - Space Limited

REGISTRATION:

Number of Attendees _____
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6TH ANNUAL Clay SHOOT
NOVEMBER 1ST, 2024

PRESENTED BY Preferred MATERIALS, INC.
A CRH COMPANY

BERMONT SHOOTING CLUB
40571 BERMONT ROAD
PUNTA GORDA, FL 33982

8:00 AM CHECK-IN & MANDATORY SAFETY MEETING
9:00 AM SHOOT BEGINS
12:00 PM - 2:00PM LUNCH, RAFFLES & AWARDS

SAFETY
Safety glasses available for sale or rent. SUNGLASSES AND PRESCRIPTION GLASSES ARE ALLOWED

Carts will be provided with sponsorships only or bring your own. NO 4-WHEELERS OR ATV'S PERMITTED!

Limited number of rental guns available or bring your own hunting/target shotgun. Each team required to have a minimum of (2) shotguns

\$50 for 4 boxes of ammo or bring your own. NO shells larger than 12 gauge with 3 drains of powder and shot larger than 3/4"

PRIZES FOR TOP THREE TEAMS!

- BEST OVERALL SHOOTER
- BEST OVERALL SHOOTING TEAM
- 2ND PLACE SHOOTING TEAM
- 3RD PLACE SHOOTING TEAM

A LA CARTE
\$200 FOR A SINGLE SHOOTER
\$750 FOR A TEAM OF 4
(DOES NOT INCLUDE CART)
INCLUDES:
BREAKFAST, LUNCH, & BEER
100-SHOT TOURNAMENT

BEER served at the end!!
Please bring @ASPRonCoral @cedillo @m2and @gshiffler @bostling @stbama

ONLINE REGISTRATION
WWW.CCCIA.ORG/CLAYSHOOT2024

239.772.0027
info@cccia.org
www.cccia.org

SEPTEMBER MEMBERSHIP DINNER MEETING ARTICLE



The CCCIA's Contractors Roundtable, held on September 12, 2024, at Cape Cabaret, focused on construction challenges and emerging trends in Southwest Florida. Sponsored by Shutters239, eAtlantic Engineering, and WB Williamson Bros Marine Construction, the event featured five industry panelists discussing key issues such as permitting delays, supply chain disruptions, labor shortages, and rising material costs.

Moderator Matt Sinclair of Sinclair Custom Homes led the discussion, with panelists sharing practical solutions. Donovan Dungan of Poseidon Homes described a streamlined building process that reduces delays, while Molly Scott from Chris-Tel emphasized the use of private providers to expedite permitting. Justin Einstein of Aubuchon Homes highlighted the difficulty in finding skilled labor and addressed concerns over price escalations by locking in fixed-price contracts. Abel Natali from Owen-Ames-Kimball Co. discussed the extended timelines for commercial projects and recommended escalation clauses to manage cost increases. Key challenges identified included labor shortages, supply chain delays, and permitting inefficiencies. Builders are increasingly adopting contract protections such as escalation clauses and cost-plus models to navigate these issues.

The event concluded with a cautiously optimistic outlook, with builders exploring digital marketing and strong trade partnerships to drive future growth. The roundtable offered valuable insights into the current state of the construction industry and strategies for overcoming ongoing challenges.

THANK YOU SPONSORS



JOHN FERNANDEZ
P.H.O.T.O.G.R.A.P.H.Y



POKER TOURNAMENT JULY 19TH, 2024



JOHN FERNANDEZ
P.H.O.T.O.G.R.A.P.H.Y



The CCCIA DINNER MEETING

Thursday, August 8th, 2024

CAPE CABARET 4725 Vincennes Blvd Cape Coral, FL 33904

5:30 Mix n' Mingle 6:30 PRESENTATION

CITY COUNCIL CANDIDATE FORUM



JOHN FERNANDEZ
P.H.O.T.O.G.R.A.P.H.Y



CAPE CORAL CONSTRUCTION INDUSTRY ASSOCIATION
CCCIA Members: \$40 Potential Members: \$50

DINNER MEETING
CONTRACTOR ROUNDTABLE
THURSDAY, SEPT 12TH, 2024

5:30 PM Mix n' Mingle | 6:00 PM Dinner | 6:30 PM Presentation
 CAPE CABARET, 4725 Vincennes Blvd, CC, FL 33904

Challenges Customers Contracts Trends Build Times Regulations

PRESENTERS

- Donovan Dungan, Owner, Poseidon Homes
- Justin Einstein, Vice President of Operations, Aubuchon Homes, Inc.
- Molly Scott, Strategic Development Director, Chris-Tel
- Abel Natali, Director of Pre-Construction, Owen-Ames-Kimball Co.
- Matt Sinclair MODERATOR, Owner, Sinclair Custom Homes, Inc. & Sinclair Signature Cabinets

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 WB WILLIAMS BROS. MARINE CONSTRUCTION
 Atlantic Engineering LLC



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Clay SHOOT



NOVEMBER 1ST, 2024



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8:00 AM CHECK-IN & MANDATORY SAFETY MEETING

9:00 AM SHOOT BEGINS

12:00 PM - 2:00PM LUNCH, RAFFLES & AWARDS

***SMOKIN BARRELS - \$1000 (6 AVAILABLE)**

Include (1) 4-person team, cart, breakfast, lunch, beer, banner displayed and recognition during lunch & awards!

SPONSORS



ONLINE REGISTRATION

WWW.CCCIA.ORG/CLAYSHOOT2024



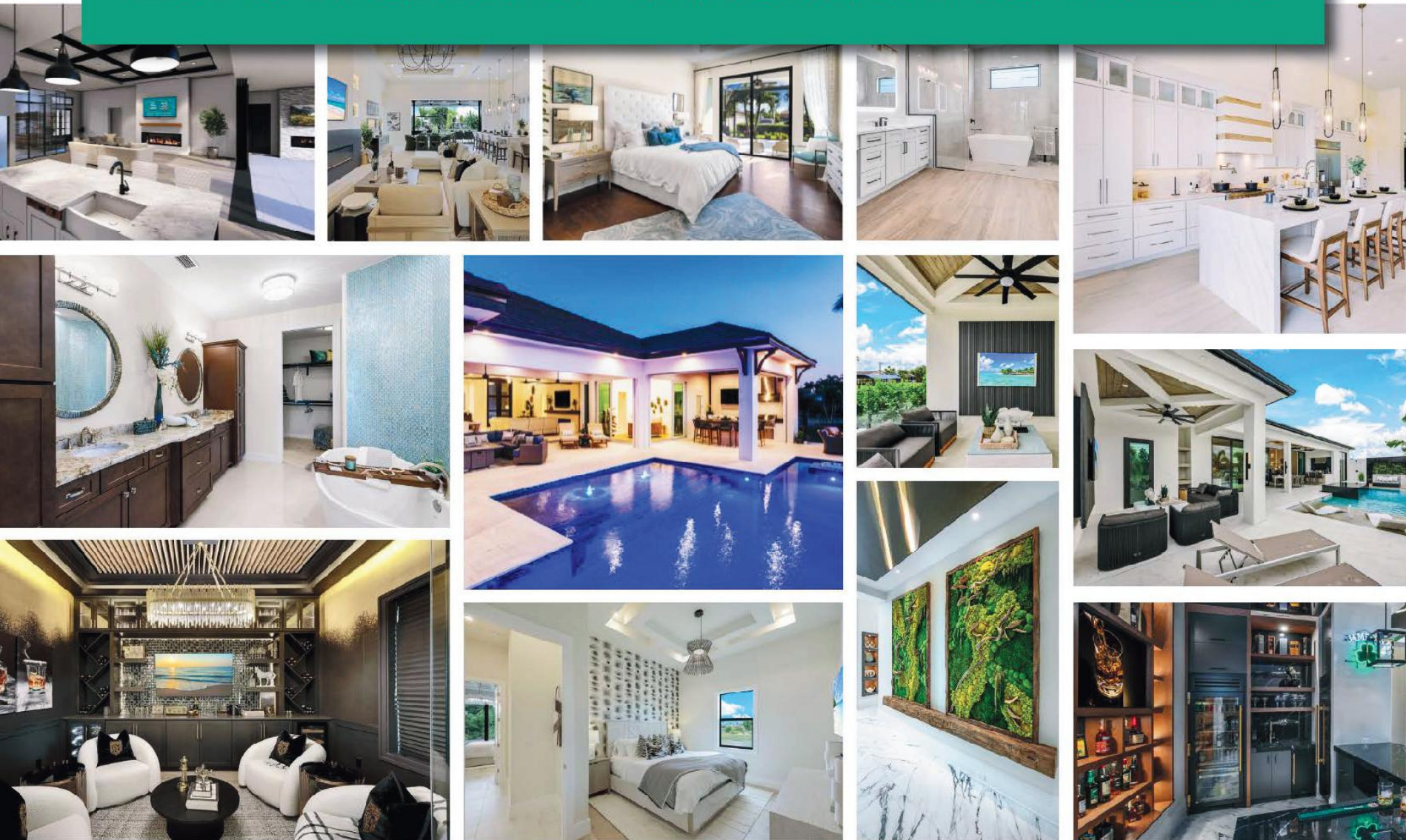
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2025 BUILDERS' SHOWCASE OF HOMES



SPONSORSHIP & MODEL HOME ENTRY

REGISTRATION DEADLINE - NOVEMBER 1ST

PRESENTED BY

incrediblebankSM

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