

Real Estate

RECENTLY SOLD HOMES IN SOUTHWEST FLORIDA. PAGE 3F, 6-7F

HAPPY EASTER!

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the resurrection of
Jesus Christ.



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IN BRIEF

New planned community

D.R. Horton of Southwest Florida is offering twin villas and single-family homes at Marblebrook, a planned gated community by Express Homes in the heart of Lehigh Acres. New homes in Marblebrook start in the mid-\$100s, and several homes are under construction. Marblebrook also offers six single-family floor plans including the single-story Hamilton, providing 1,554 square feet of living space and priced starting at \$179,990. The two-story Elle is the largest floor plan offered at 2,807 square feet. The Elle starts at \$249,990. Marblebrook features a pool, fitness center, playground and a covered gathering area. The community is adjacent to Veterans Community Park.

New spec home

Frank R Jenkins Custom Homes has begun construction on its newest spec home. The custom single-family residence is at 912 Town and River Drive in South Fort Myers. Encompassing 6,257 total square feet, the four-bedroom, five-bath home will be fully decorated and furnished by Clive Daniel Home. Construction is expected to be completed by the end of this year.

Furnished model unveiled at Amavida

Quadrum Global announced that **Amavida**, a new resort-style senior living community in Fort Myers, has opened its furnished cottage model home and is providing tours. Located at 7650 Gladiolus Drive, the 32-acre, \$95 million development will offer multiple options for seniors in every phase of life, including independent living, assisted living and memory care. The Largo cottage model features 1,700 square feet of living space, two bedrooms, two baths, a full kitchen, den, walk-in closets, a laundry room and lanai, as well as a one-car garage and golf cart parking.

REIS to meet

The **Real Estate Investment Society (REIS)** will meet on Tuesday, April 10 at 11:30 a.m. in the Osprey Room in Pelican Preserve Clubhouse on Tree-line Avenue at Colonial Boulevard. The topic is Community Redevelopment by Leigh Scrabis, executive director of

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Dan Koogler of Koogler Homes Inc. created the Island Series of homes. This is the third home in his new series.

Dan Koogler carrying on the family business

By **Andrea Stetson** Special to Fort Myers News-Press
USA TODAY NETWORK - FLORIDA

A rainbow of prism patterns dances on the floor and ceiling of the Cape Coral waterfront home. As soon as you walk in the door the centerpiece of the entire house towers above in a cupola that soars over the family room and houses a chandelier bursting with hundreds of pieces of glass that catch the sunlight from the surrounding windows.

This home is the third one built by Dan Koogler, who is now following in his father's footsteps to carry on the building tradition. His father, Don Koogler, has been building homes for 46 years. Now that his father is handling multimillion dollar houses, Dan has started the Island Series of homes.

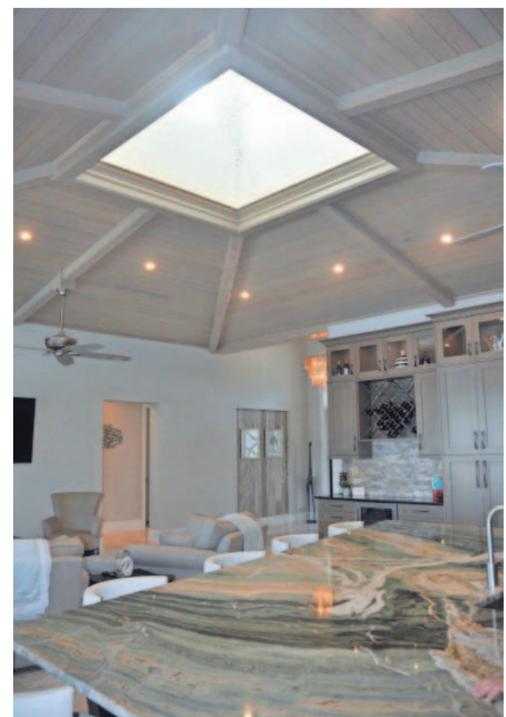
"I am taking anything that is a million or under that is still custom," Dan Koogler explained. "We are trying to reach a bigger target market."

Dan Koogler, 32, plans to continue to build the Island Series while learning from his father with the hope of someday taking over the business.

"That's the plan," Dan Koogler said. "I still want to do the big ones that he does now so I am trying to catch up to him."

Dan Koogler said he is trying to learn all the little nuances, such as how to treat subs in a timely manner

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This cupola in the great room soars two stories high and sends prisms of light down to the floor below.

PHOTOS BY ANDREA STETSON/SPECIAL TO THE NEWS-PRESS

Southwest Florida's top 10 sellers

Lee Co.	Features	Year Built	Square Footage	Selling Price
Captiva	Gulf front, dock	1998	3,252	\$3,750,000
Bonita Springs	Gulf front, dock	2006	2,784	\$2,910,000
Fort Myers	Gulf access	2003	4,611	\$1,550,000
Estero	Golf, clubhouse	2004	4,517	\$1,600,000
Bonita Springs	Bayfront	2004	4,770	\$1,525,000
Miromar Lakes	Lakefront, marina	2006	3,346	\$1,525,000
Cape Coral	Gulf access, dock	2008	3,470	\$940,000
Fort Myers	Pool, spa	2006	3,018	\$875,000
Estero	Lakefront, golf	2002	3,021	\$862,500
Cape Coral	Gulf access, dock	1972	2,734	\$850,000

SOURCE: ROYAL SHELL REAL ESTATE

For the week ending March 19-25, 2018

Collier Co.	Features	Year Built	Square Footage	Selling Price
Naples	Lakefront	2016	7,900	\$4,999,995
Naples	Golf, clubhouse	2003	7,011	\$3,595,000
Naples	Bayfront, boat lift	2001	4,016	\$3,500,000
Naples	Beach access, pool	2017	3,820	\$2,950,000
Naples	Pool, spa	2006	4,435	\$2,630,000
Naples	Golf, clubhouse	2007	6,714	\$2,700,000
Naples	Beach access, golf	1986	3,840	\$2,200,000
Naples	Golf, clubhouse	2017	3,175	\$2,050,000
Naples	Golf, marina	2002	5,026	\$1,800,000
Naples	Golf, tennis	2015	2,622	\$1,400,000

THE NEWS-PRESS

BONITA BAY - MONTARA
OPEN 4/1 1PM-4PM
3368 MONTARA DR., BONITA
3 BR, 2.5 BA + Den
\$575,000
Cathy Lieberman & Cindy Reiff
239.777.2441

BONITA BAY
OPEN 4/1 1PM-4PM
25961 NESTING CT. #101, BONITA
Unobstructed Views
\$515,000
Cathy Lieberman & Cindy Reiff
239.777.2441

BONITA BAY - GREENBRIAR
OPEN 4/1 1PM-4PM
4112 BAYHEAD DR. #201, BONITA
Spectacular Views
\$439,000
Linda Ramsey
239.405.3054

PELICAN - ROSE GARDEN
OPEN 4/1 11AM-3PM
4827 SW 2ND PL., CAPE CORAL
3 BR, 2 BA, Pool
\$389,900
Ron Cotorakas & Marc Wozny
239.560.1406

BONITA BAY
OPEN 4/1 1PM-4PM
4520 RIVERWATCH DR. #101, BONITA
1st Floor End Unit
\$375,000
Cathy Lieberman & Cindy Reiff
239.272.1196

PELICAN - ROSE GARDEN
OPEN 4/1 11AM-3PM
4926 SW 2ND PL., CAPE CORAL
Sailboat Access
\$349,000
Bob Mauk & Marc Wozny
239.201.5556

HAWTHORNE
OPEN 4/1 1PM-4PM
26449 LUCKY STONE RD. #101, BONITA
Preserve View
\$277,900
Deb Adams-Bateman
239.273.4824

HAWTHORNE
OPEN 4/1 1PM-4PM
26407 LUCKY STONE RD. #101, BONITA
Peaceful Location
\$269,000
Deb Adams-Bateman
239.273.4824



Picture screens keep the view of the canal in Cape Coral from being blocked.

ANDREA STETSON/SPECIAL TO THE NEWS-PRESS

Koogler

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while still being friendly.

“How to treat subs — that is a big one,” he said when asked about what he is learning.

He also wants to learn more about how to envision what a home will look like before construction even begins.

“He’s (Don Koogler) really good at visually seeing the whole house before it is complete,” Dan Koogler said. “It is hard to visualize the whole house before it is complete and to recommend colors and furniture to get what they want. That is difficult at my time right now.”

Yet Dan Koogler is visualizing it in his new series of homes. He just finished the home on a canal that has many “wow” features.

When the owners wanted a cupola, he worked with his client to come up with the spectacular soaring ceiling.

“We tried to incorporate it into being the center of attention in that house,” Dan Koogler said. “We decided to make the movable chandelier move up and down depending on how you wanted light in the house.”

The patterns from the light are not only spectacular when the sun is shining, but it takes on a whole new look at night.

“At night time, the light shines from the chandeliers and it shines a lot more and it is nice,” Dan Koogler described.

Another centerpiece feature is the kitchen island.

“Before we even built the house for them, they let us know they had a slab picked out from a year ago and they wanted it to be the centerpiece for the house,” Dan Koogler described. “We wanted to find a way to incorporate it in the house. We did the colors throughout the house based on the colors of the granite. We designed the whole room around this.”

Dan Koogler had those colors incorporated into the wood ceiling in the main room and the master bedroom and bathroom. Little niches through the home also pick up those colors.

The door of the home was designed by the owner who is an artist. The front door features swirls of metal in a double door metal frame.

The hickory dining room table seats eight. In the great room comfy chairs, instead of a sofa, provide seating. The master bedroom has two walls of glass sliders that lead to the lanai. Barn doors lead to a guest suite.

“This was supposed to be a three-bedroom house, but nobody uses a den anymore so we did an office nook instead of a den and we made a fourth bedroom,” Dan Koogler explained.

Koogler added another unique feature to the house.

“The owner is legally deaf so we have strobes for the doorbell and smoke detector,” he said. “It is the first home we ever did that way.”

The four-bedroom, three-bathroom home spans 2,499 square feet under air and a total of 3,600 square feet.

Now that the home is finished, Dan Koogler has moved on to his next projects gaining more experience in the business.

“I have another house in north Cape Coral, a little bigger than that house, and another one getting started here that is in permitting, so we got two going,” he said.

Construction isn’t new for Dan Koogler, he just took a little break along the way.

“As a kid I worked for my dad moving cinder blocks,” he described.

As an adult, Dan Koogler went into the Army and even spent time on duty in Afghanistan. Now that he is done with his service, he’s delving into the challenge of a career as a builder.

Don Koogler, president of Koogler Homes Inc., is excited to have his son in the business.

“It’s really nice after spending 46 years in the business not thinking that will I just have to throw it away. I think now there is a chance it can carry on,” Don Koogler began.

He said he is not only teaching his son all the construction aspects, but the people skills too.

“He just has to learn all the inside stuff in the office and how to handle customers in the field and hopefully trying to get some of the ideas that I have. With time, he will be able to get a lot of it himself,” Don Koogler said.

Don Koogler still goes to the sites of the Island Series to check on things and Dan Koogler visits his dad in the luxury multimillion dollar homes to learn as much as he can.

As a father, Don Koogler admits he wasn’t sure if he wanted his child to come into the business.

“It is very time consuming,” he explained. “This time of year it is seven days a week. I didn’t want any of my children to work as much as I have, but it is a name I have established and it is known by my peers,” he said. “It will be Koogler Homes no matter what. The name will carry on.”

Website law likely to change



Condo Q&A

Joe Adams
Guest columnist

Q: I have heard that there is a new law requiring condominium associations to have a website. Is that true? *J.L.*

A: Yes, although the law has somewhat limited application. First, it is worthwhile to note that the 2018 Florida Legislature passed a Bill on March 9 that would change the 2017 website law. As of this time, the Bill has not been signed by the Governor, but it is not expected that he will veto the legislation. Once the Governor has acted on the Bill, I will present my annual legislative update.

The 2017 law created a new requirement for any condominium having 150 or more units in total to have a website up and running by July 1, 2018. The new law will change this requirement in several important ways.

For associations, which are obligated to comply with the law, the required implementation date will be pushed back to January 1, 2019. Perhaps more significantly, the scope of the law has been narrowed as to which associations it applies to.

For example, a multi-condominium association that operates 10 condominiums with 50 units each would have had to comply with the website requirement under the 2017 version of the law. Under the 2018 changes, a multi-condominium association that operates 150 or more units does not need to comply with the mandatory website requirement unless at least one of the condominiums operated by the association contains 150 or more units.

The 2018 amendments also tweaked some of the posting requirements from the original law, allowing posting of summaries of certain documents rather than the documents themselves.

Q: Do Robert’s Rules of Order apply to the conduct of association meetings? *N.G.*

A: The Florida courts have ruled that adherence to Robert’s Rules of Order, or any other parliamentary manual, is not a legal condition of proper corporate procedure.

However, the bylaws of many community associations incorporate Robert’s Rules. The basic concept is that business at a meeting should be conducted in an organized manner, including establishment of a quorum, the giving of reports, and voting on items before the assembly. Voting should typically be conducted through a member of the assembly making a motion to consider a measure. After a second to the motion, the chair is to entertain discussion from the members, and ultimately call the question for a vote.

Parliamentary procedures can get complicated and contentious when participants of the meeting want to thwart an action or raise technical objections. Robert’s Rules contains fairly complicated procedures as to what kinds of motions are main motions, what are secondary motions, which are debatable, amendable, and the like.

My preference in drafting community association bylaws is to incorporate Robert’s Rules as a general, non-binding guide for the conduct of association meetings, and leave rulings on all parliamentary questions

to the chair of the meeting (typically the president of the association), or a parliamentarian appointed by the chair.

Q: We have a unit owner in our condominium who is regularly behind in the payment of their assessments. The association adds interest and late fees to the delinquent account as provided in our bylaws. However, right before we refer the account to our attorney for collection, the owner usually sends a check for the original amount, without the interest or late fees. The owner always writes “paid in full” on their check. As the treasurer of the association, I am not sure how to deal with this. What do you think? *R.N.*

A: The Florida Condominium Act provides that any payment received by an association and accepted shall be applied first to any interest accrued, then to any administrative late fee, then to any costs and reasonable attorneys’ fees incurred in collection and then to the delinquent assessment. The law applies notwithstanding any “restrictive endorsement” or instructions placed on or accompanying a payment. A delinquent unit owner cannot settle a delinquent account simply by marking “paid in full” on their check.

Joe Adams is an attorney with Becker & Poliakoff, P.A., Fort Myers. Send questions to by email to jadams@bplegal.com. Past editions may be viewed at florida-condoholawblog.com.

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Briefs

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Fort Myers Community Redevelopment Agency, and Katherine English, partner at Pavese law firm. Cost: Members: \$30; nonmembers: \$40; college students: \$20. Registration and payment due by Apr. 5 at www.reis-swfl.org.

New medical complex underway

Owen-Ames-Kimball Co. (O-A-K) has begun construction on a three-story medical facility for Family Health Centers of Southwest Florida (FHC) in Lehigh Acres. Upon completion, the 62,000-square-foot medical center will be Family Health Centers’ largest facility, housing a variety of medical, dental and administrative offices. The \$16 million facility will be at 3415 Lee Blvd., directly across from Sunshine Elementary School, Quest Diagnostics and

Palm Acres Charter School. O-A-K’s project manager is Matt Hoffman, the project superintendent is Tim Harkins and the project estimator is Abel Natali. O-A-K also constructed Family Health Centers’ Estero facility and has renovated one of its clinics in Fort Myers.

Transaction

Marcus & Millichap announced the sale of Euclid Apartments, a 14-unit apartment property Fort Myers. The asset sold for \$965,000. Benjamin N. Skinner, Francesco P. Carriera, Michael P. Regan, Cameron S. Barbas and Joshua Teplitzky, investment specialists in Marcus & Millichap’s Tampa office, had the exclusive listing to market the property on behalf of the seller, a private investor. Benjamin N. Skinner secured and represented the buyer, a private investor in Naples. The buildings sit on 0.81 acres of land across one parcel in the heart of the downtown River District. Euclid Apartments is at 2237 Euclid Ave.

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