

NEWSLETTER#12

AFTER SO MANY YEARS OF NOTHING BEING BUILT IT IS EXCITING TO SEE SO MUCH NEW CONSTRUCTION IN THIS AREA. I SAY AREA NOT PORT LaBELLE BECAUSE, AS THOSE OF YOU THAT ORDERED THE VIDEO SAW, THE CONSTRUCTION HAS STARTED TO MAKE HIGHWAY 80 FROM LaBELLE TO FT. MYERS FOUR LANES ALL THE WAY. HIGHWAY 80 THROUGH THE CITY OF LaBELLE WAS MADE FOUR LANES LAST YEAR.

WORK HAS STARTED TO BUILD ANOTHER NINE HOLES, OF GOLF ON EACH END OF THE PRESENT GOLF COURSE, WHICH WILL MAKE 18 HOLES ON EACH SIDE OF THE CLUBHOUSE.

THE MARINA HAS SOLD AND THE NEW OWNERS HAVE PLANS TO ENLARGE AND IMPROVE THE SERVICE. AS OF NOW WE DON'T KNOW ANY DETAILS OF THE PLANS.

THE INSTALLATION OF WATER LINES IS WELL UNDER WAY WITH THE CONTRACTOR TELLING ME HE WILL BE DONE WITH PHASE TWO THIS YEAR 1998. PHASE TWO IS ALL LOTS IN UNITS 1 THROUGH 9 WHICH WILL THEN BE READY FOR BUILDING. THE ADVISORY BOARD (WHICH I AM A MEMBER) IS ALREADY PLANNING PHASE THREE WHICH IS UNIT 102 IN GLADES COUNTY TO BE DONE IN 1999. BANYAN VILLAGE (UNITS 10 THROUGH 13) WILL BE DONE IN THE YEAR 2000.

THE CONSTRUCTION OF THE 72 DUPLEXES IN UNIT 6 IS REALLY MAKING PROGRESS. I DON'T KNOW WHY THE CONSTRUCTION OF THE 36 APARTMENTS HASN'T STARTED AS YET BUT THE CONSTRUCTION OFFICE IS STILL THERE SO MAYBE BUILDING WILL START SOON.

THE MASTER VIDEO TOOK 1 HOUR AND 20 MINUTES TO SHOW LaBELLE AND PORT LaBELLE AS THEY ARE TODAY. IN ADDITION AT THE END OF THE VIDEO EACH LOT OWNER THAT ORDERED THE VIDEO GOT A TOUR TO THEIR LOT OR LOTS. I STARTED AT THE ENTRANCE TO THE GOLF COURSE AND DROVE, WITH THE VIDEO CAMERA ON, TO EACH INDIVIDUAL LOT SO YOU CAN SEE HOW TO GET TO YOUR LOT AND WHAT THE LOT LOOKS LIKE TODAY. THIS ADDED ANOTHER 12 TO 33 MINUTES TO THE VIDEO WHICH I THINK IS A BARGAIN AT \$50 WHICH INCLUDES POSTAGE. IF YOU WANT A VIDEO JUST SEND YOUR CHECK AND DON'T FORGET TO GIVE ME YOUR UNIT, BLOCK AND LOT NUMBER.

MANY OF YOU HAVE TOLD ME THAT YOUR CIRCUMSTANCES HAVE CHANGED AND YOU NO LONGER PLAN TO BUILD ON YOUR LOT IN PORT LaBELLE AND WOULD LIKE TO SELL YOUR LOT. THERE IS NO LOCAL MARKET FOR LOTS HERE AND IF YOU COULD GET A LOCAL REALTOR TO LIST YOUR LOT IT WOULD BE AT A VERY CHEAP PRICE. I DON'T KNOW OF A LOCAL OFFICE THAT WOULD TAKE A LISTING ON A PORT LaBELLE LOT AT ANY PRICE. I AM ENCLOSING A LIST OF LOCAL REALTORS SO YOU CAN VERIFY THIS FOR YOURSELF.

WHILE I WAS MAKING THIS VIDEO IT OCCURRED TO ME THAT YOU COULD USE THE VIDEO TO SELL YOUR LOT TO A FRIEND, NEIGHBOR, RELATIVE OR TO YOUR PASTOR. I HAVE TALKED TO SEVERAL LOT OWNERS ABOUT THIS IDEA AND THE FIRST RESPONSE WAS " I WOULDN'T PASS THE PORT LaBELLE PROBLEMS ON TO A STRANGER AND CERTAINLY NOT TO A FRIEND". BUT WHEN I POINT OUT THE FACT THAT IT'S BEEN OVER 20 YEARS SINCE THEY PURCHASED THE LOT AND TO SELL IT TODAY FOR WHAT YOU HAVE INVESTED WOULD BE DOING THE BUYER A FAVOR WHILE GETTING YOUR INVESTMENT BACK. ALSO THE ESCROW MONEY OF (\$900 TO \$1,800 ON MOST LOTS) STAYS WITH THE LOT WHICH WILL BENEFIT THE NEW OWNER.

THOSE OF YOU THAT WERE TOLD YOU DIDN'T HAVE ESCROW MONEY I AM WORKING WITH ATTORNEY DAN STEVENS WHO IS PRESSING THE COMPANY TO REVIEW THEIR FILES TO LOCATE THE ESCROW FUNDS YOU PAID IN.

YOU WILL GET A LETTER FROM BARRON WATER CONTROL DISTRICT EXPLAINING WHY YOUR TAXES WILL GO UP BY ABOUT \$6. I AM NOW CHAIRMAN OF THE BOARD OF SUPERVISORS FOR BARRON WATER CONTROL DISTRICT AND IT WAS AGREED AT OUR LAST MEETING THAT ALL LOT OWNERS BE NOTIFIED AND TOLD IN LAYMAN LANGUAGE THE REASON FOR THE INCREASE.

THIS YEARS TAX CERTIFICATE SALE STARTS THURSDAY MAY 28 AT 10:00 IN THE HENDRY COUNTY COURTHOUSE IN LaBELLE.

IN THE VIDEO I SAY THAT LaBELLE, WITH A POPULATION OF ABOUT 3,000, THERE ARE 5 BANKS, 4 VIDEO RENTAL OUTLETS, 3 MOBILE HOME SALES LOTS, 2 SUPERMARKETS THAT STAY OPEN 24 HOURS 365 DAYS A YEAR, A FORD-JEEP DEALERSHIP AND THE LARGEST DODGE-CHRYSLER-PLYMOUTH DEALERSHIP IN SOUTHWEST FLORIDA, McDONALDS, BURGER KING, SUBWAY AND ONE OF THE SUPERMARKETS HAS A SIT DOWN DELI. MANY OTHER SMALL BUSINESSES SURVIVE IN A TOWN THIS SMALL AND SUPPORTS THIS MANY BUSINESSES IS BECAUSE LaBELLE COMPETITION IS 30 MILES IN ANY DIRECTION.

GREATER LABELLE CHAMBER OF COMMERCE

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