

The News of the Home Builders Association of West Florida

CORNERSTONE

January 2013

HBA Installation Banquet Highlights

Pages 6-7

Poised for the Presidency Eric Witt set to the Lead the Home Builders Association

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The official magazine of the
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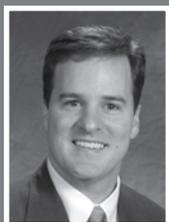
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Next Issue: February 2013

Edit: Jan 3, 2013

Space: Jan 17, 2013

Materials: Jan 23, 2013

Magazine Design & Layout by
warren wight creative services
www.ww-cs.com



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Cornerstone, the monthly publication of the Home Builders Association of West Florida serving Escambia and Santa Rosa Counties, is published monthly, twelve (12x) per year. Send address changes to HBA of West Florida, 4400 Bayou Boulevard, Suite 45, Pensacola, Florida 32503-1910. Cornerstone, is published in the interests of all segments of the home building industry and is distributed to its members and others associated with the HBA of West Florida. HBA of West Florida and Richard K. Nicholson Pub., Inc. does not accept responsibility for, or endorse any statement or claims made by advertisers or authors of any articles. Every effort has been made to assure accuracy of information, but authenticity cannot be guaranteed. No part of this publication may be reproduced without the written consent of Home Builders Association of West Florida, Copyright ©, 4400 Bayou Boulevard, Suite 45, Pensacola, Florida 32503-1910, 850.476.0318. Advertisers and advertorials in Cornerstone do not constitute an offer for sale in states where prohibited by law.

Poised for the Presidency Eric Witt set to the Lead the Home Builders Association

As a child growing up in Gainesville, Florida, Kenneth “Eric” Witt enjoyed working with his hands and being outdoors. He speaks well of his childhood – the memories of his family – and more to the point, his hard working mother who he truly admires, Sharon Glass Witt. “My mother quickly became our mom and dad,” said Witt who father died when he was four years old. “She didn’t believe in self pity and she was a trendsetter in her field of marketing for mall properties. In fact, she won a MAXI Award for excellence in retail marketing early on in her career.”

When Witt was 15 years old, the family moved to Pensacola where Sharon was hired to manage and market the brand new University Mall. The family lived in Pensacola and Witt adapted to his new surroundings very well. “In the early 1980s, I became an ASE Certified Mechanic where I worked on a lot of Volkswagens,” said Witt. He also became one of the top performers for General Tire Company. “When I got tired of smelling like mineral spirits, I decided to go into a different profession, and I chose the construction industry,” said Witt.

In 1985, Witt went to work for a home builder named Bobby Simms. “I loved working with my hands and framing houses,” said Witt. He continued, “My grandfather was a cabinet maker and my father worked in the construction industry as well. The construction business was in my blood.”

Witt thrived in the business where he managed two framing crews. “I love framing and working with my hands,” said Witt. “While

I’m on a job site, I’m going to give it all I’ve got. I may not be the most politically correct, and I get mad from time to time. But I remember what my mom always told me, ‘You will get glad in the same britches you got mad in!’”

In 1994, Witt enrolled in a preparation course for the block test at Pensacola Junior College. This is where he ran into his old friend former HBA President West Calhoun. It was Calhoun who asked Witt to join the Home Builders Association and to get involved. “I am glad that West got me involved with the HBA, said Witt. “During my year as president, I plan to go out and visit our members to let them know that I appreciate them, and to see if there is anything the HBA can do for them.”

Family is very important to Witt and his expressions change when he talks about his wife, Donna, and his children Kevin (29), Seth (18) and Rayla (14). Seth has been working on job sites since he was 12 years old. Witt says that it is good that Seth doesn’t like construction so much, and he plans to enroll in college with aspirations of become a Mechanical Engineer. “I am proud of Seth in that he can do anything on job site, said Witt. “He is truly my best friend and it has been great to work side by side with him.”

Seth says of his father, “There is nothing that he cannot do on a job site. If something is not complete, we will work, no matter how long it takes, to get it finished and right. He catches on quickly and he teaches himself to do anything. I couldn’t ask for a better dad.”

Witt says that everything they do,

President’s Message



BY ERIC WITT

they do as a family. “If we all can’t do it, we don’t do it,” said Witt. Witt believes in helping young people succeed and conquering their fears. For some time, Witt has self financed a motorcycle racing team named the Ragged Edged Racing. It consists of eight riders, aged 14 to 29, who race all over the Southeast but mostly in Florida, Alabama, Georgia and Mississippi. If the motorcycle breaks, Witt will repair it at his costs. Why does he continue to do this? Witt says that it important to give young people an opportunity to compete and to do well. Plus, it’s a way for him to stay young, by riding bikes, and most importantly, to be with his wife and kids.

“My family means the world to me,” said Witt. “I love them with all my heart and I am thankful that God has blessed me with a wonderful family.”

MARK YOUR CALENDAR!

Auxiliary Council

Meet Quarterly

Custom Builders Council

Meet Quarterly

Green Building Council

Meet on the last Wednesday of each month.

Membership Committee

Meet on the 3rd Wednesday of each month.

Remodelor’s Council

Meet on the 1st Thursday of each month.

Board of Directors

Meet on the 3rd Tuesday of each month.

Feb 23-24

Home Lawn & Patio Show – Pensacola
Fair Expo Hall

April 20-28

Parade of Homes

August 23-25

Home and Product Expo



Interested in sponsoring a General Membership Meeting?

Contact Alecia Overman at 850-476-0318 for more information!

For further event details, please visit our website:

www.westfloridabuilders.com

Please note that dates and locations are subject to change.

Cover Story

Installation Banquet Highlights

Past, Present and Future leaders ushered in a new year of leadership at the Home Builders Association Installation Banquet

that was held on December 12th at HBA member New World Landing. HBA members heard a passionate acceptance speech from Eric Witt of Kenneth E. Witt Carpentry, Inc., as he addressed over 120 HBA members.

Becoming the 58th President of the Home Builders Association of West Florida, Eric Witt, of Kenneth E. Witt Carpentry, is sworn in by Master of Ceremonies Marty Stanovich.



The Witt Family, from left, Sharon, Rayla, Eric, Donna and Seth

Rod Hurston Associate Of The Year



Cover Story

Rod Hurston exhibited character, trust and loyalty to the Home Builders Association for many years. Hurston has worked extremely hard and spent countless hours working on the behalf of the HBA. He has been a member of the Board of Directors for over 25 years and has played key roles on many committees on the local and state level including serving as an Area I Vice President and on the Florida Home Builders Insurance Board of Trustees. Huston, a past HBA 2nd Vice President, has taught many educational courses for the HBA and is always willing to give a helping hand or an encouraging word. Congratulations Rod.

Outgoing HBA President Luke Shows congratulates Rod Hurston, of Fisher Brown Bottrell Insurance, on receiving the 2012 HBA Associate of the Year honor.

Billy Moore Builder Of The Year



Billy Moore, of Southern Home and Construction, was named the 2012 HBA Builder of the Year for his longtime commitment as a person who has truly given of his time and talents for the betterment of the home building industry and the HBA. In short, the HBA can think of no other builder member who has contributed to the overall success of the HBA by volunteering for events, meetings, and spearheading successful Dream Homes and the Parade of Homes. He has worn the white hat for the home building industry. Congratulations Billy for a job well done.

HBA Builder of the Year Billy Moore accepts the prestigious award from HBA President Luke Shows.

Our Association Works Because Our Association Works

KEY COUNCIL AND COMMITTEE APPOINTMENTS FOR 2013



Kevin Trussler
Emerald Coast Builders
Remodeler's Council Chair



Linda Salter
Surety Land Title
Auxiliary Council Chair



Kevin Russell
Russell Home Builders
Custom Builders Council Chair



Natasha Reynolds
Pensacola Energy
Green Building Council Chair



Bill Daniel
Mobile Lumber
Membership Chair



David Redmond
Supreme Lending
HBA Golf Tournament Chair



Doug Whitfield
Dour Whitfield Residential Designer
Cost and Codes Committee Chair

NOT PICTURED:
Tom Hammond
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of America chapters to help meet
your labor needs.

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media campaigns**
against inclusionary zoning to
preserve your property rights.

**Expanded
online education**
through Building Media's Code
College Initiative, designed to link
industry professionals to experts
in learning current practices.

**Changed the
Endangered Species Act**
to allow for speedier,
less-costly development.

Unveiled marketing tools
for membership recruitment to
expand business contacts and
leadership opportunities.

Pushed for solutions to
the property and builders' risk
insurance crisis while continuing
to promote creation of federal and
regional catastrophic loss funds.

**Formed a Commercial
Builders Council**
to help residential builders
diversify into this
lucrative market.

**Partnered with the Florida
Green Building Coalition** to
create uniform, cost-saving green
building standards.

Protected our future
by endorsing pro-housing, pro-
business candidates for cabinet
and legislative positions.

**Persuaded the
Corps of Engineers**
to issue a regional
general permit for Northeast
Florida, streamlining the
development process.

PLENTY!

**Supported the Florida
Building Commission's**
decision to uphold the wind-borne
zone in the panhandle at 130
miles per hour instead of 120.

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Florida Home Builders Association



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NAHB / FHBA Takes Fight for Property Owners to U.S. Supreme Court

Home builders are in the crosshairs as cash-strapped local governments that have seen their budgets decimated during the economic downturn look for ways to shift infrastructure costs to the private sector.

For years, local governments have pursued arrangements with developers to extract certain concessions in exchange for the opportunity to develop. For example, a locality may ask a developer to improve the street in anticipation of the increased traffic that a development may bring.

In many cases, it's a fair request. However, some local governments seem all too willing to stretch the boundaries to the limit – and now the courts are backing them.

A recent ruling by the Florida Supreme Court would effectively allow local governments to force builders to provide community services or pay for improvements on public lands miles away from their property before they can receive a permit to develop their own private property. Following an appeal, the case now moves to the highest court in the land.

TAKING THE LEAD

Leading the fight on behalf of property owners and acting to ensure that the interests of NAHB members are appropriately represented, NAHB on Nov. 28 filed an amicus (friend of the court) brief with the U.S. Supreme Court in *Koontz v. St. Johns River Water Management District*, a landmark case with major implications for land developers nationwide.

NAHB has been joined by more than a dozen other prominent real estate and business organizations, including the U.S. Chamber of Commerce, the National Mining Association, the American Farm Bureau Federation and the Real Estate Roundtable.

The filing in support of Koontz and the rights of all property owners details how the defendant has overstepped its bounds.

"No matter how well intentioned the government may be, the Constitution was not designed to make government's life easier at the expense of private citizens," the brief said. "Plainly, there must be some limit on the ability of government agencies to impose conditions on the issuance of permits. Otherwise, no citizen's rights as to anything would be secure."

BACKGROUND

Coy A. Koontz owned 14.2 acres of vacant land in Central Florida and wanted to improve 3.7 acres of the property. In exchange for the opportunity to develop, Koontz offered to dedicate the remainder of his property – more than 75% of his land – to the state for conservation.

The government rejected the proposal and pressed Koontz for more, demanding that Koontz also enhance 50 acres of government-owned wetlands – more than four miles away from Koontz's property – by replacing culverts and filling in some ditches. The government never demonstrated how the off-site improvements to government-owned land relate to the alleged impact of Koontz's dredge-and-fill activities on his own property.

But when Koontz refused the district's demand, his permit applications were denied outright. The district told Koontz it would not issue permits for his property until he agreed to the district's off-site work conditions.

Koontz sued on the ground that the government was taking his land without just compensation.

Unfortunately, the Florida Supreme Court ruled that the district's demand was not a "taking" in this case. The court also ruled that it was legal for the government to refuse to issue the permit until Koontz agreed to make the improvements.

WHAT'S AT STAKE

If the U.S. Supreme Court allows the Florida Supreme Court's decision to stand, it could be opening the door to allow any municipality in America to force any home owner who requests a permit to remodel their home to perform expensive, unnecessary and unrelated improvements before receiving permission to upgrade their own house.

In today's tough economy, localities struggling to make ends meet and balance their budgets can be expected to continue to try to shift infrastructure and service costs to the private sector. If the Florida Supreme Court's decision is upheld, that shift will be expedited by putting the burden back on developers (both legally and financially) and by forcing developers to accept invalid exactions before having their day in court.

NAHB will keep its members apprised as this case proceeds. The Supreme Court is expected to deliver its decision by June 30.

A WELL-FRAMED APPROACH TO PROFITABLE ENERGY EFFICIENCY

Changing codes, growth in the economy and housing starts – how's a builder to profit from it all? Well, a bottom-up switch to Norbord is a sound first move.



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**2013
Parade
of Homes**

Nature Trail
April 20-28, 2013

**Nature
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HBA

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This program is entirely free, and there is no obligation to purchase. To access the savings, register with NPP at www.mynpp.com. Included among the discounts available to participating HBA Chapter members:



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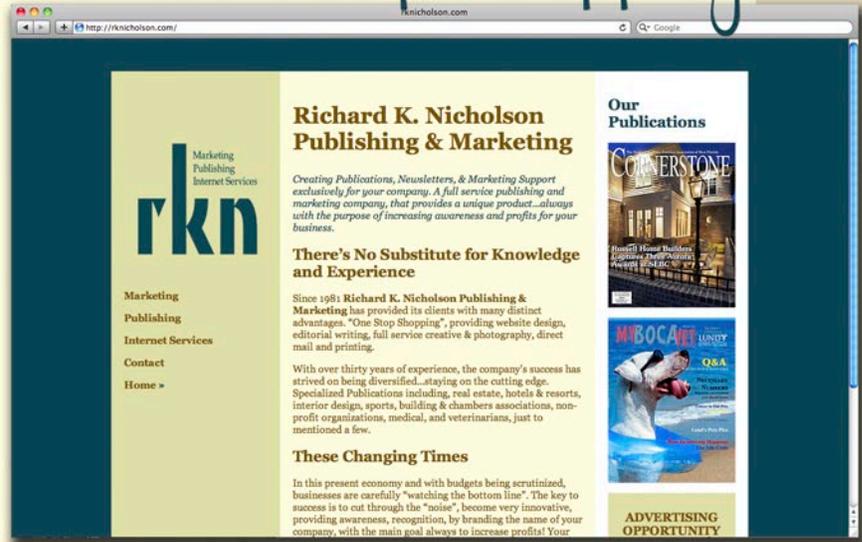
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OSHA 90-Day Fall Protection Delay but Industry Advocates for a More Practical Fall Protection Standard

Feature Story

I am pleased to see that the Occupational Safety and Health Administration (OSHA) is listening to the industry's plea to consider the negative implications of the recent change in the fall protection requirements — such an important component of job site safety — would have on residential construction companies.

With this in mind, we (home builders and remodelers) have been given a reprieve from OSHA enforcement of new, more stringent fall protection regulations which have been in effect since Sept. 15, 2011.

OSHA's temporary enforcement measures, which provide free on-site compliance assistance, penalty reductions, extended abatement dates, measures to ensure consistency and increased outreach, have been extended until March 15, 2013.

"We are very pleased that OSHA heeded our calls," said National Association of Home Builders (NAHB) Chairman Barry Rutenberg, chairman of NAHB and a home builder from Gainesville, Fla., and a longtime advocate of sensible, practical regulations that protect workers from falls.

While the enforcement deadline is a step in the right direction, NAHB is still advocating that the standard still needs work to make it practical in today's housing market.

In a Dec. 10 letter and petition to OSHA officials, NAHB staff asked the agency to reopen the rulemaking and try again to create a rule that applies to home builders, rather

than a one-size-fits-all approach that is better suited to commercial contracting.

"NAHB's builder and contractor members make safety a priority and

employee protection must be provided that is part of the existing rule for all walking/working surfaces, such as floor holes and open edges of balconies. At the same time, it includes

specific safe work practice requirements for certain activities, such



regularly take steps to reduce or eliminate falls during residential construction activities and comply with OSHA's fall protection standard. However, after years of interpretations, compliance directives, and guidance documents that have failed to ensure compliance and improve safety, NAHB is convinced that the most beneficial way to address falls in the residential construction industry is for OSHA to promulgate a standard specifically tailored for residential construction," the letter said.

Specifically, NAHB's proposal maintains the six foot trigger height for which

as setting roof trusses and stick framing of roof systems between 6 & 15 feet that, if

followed by employers, would constitute full compliance. Above 15 feet, employers would be required to implement conventional fall protection (i.e., guardrail systems, personal fall arrest systems, personal fall restraint systems, or safety net systems). The only exception to this rule would be if a residential construction employer demonstrates that implementation of conventional fall protection would create an "additional risk of danger to employees." In that case, the employer would be required to develop and implement a written fall protection plan.

**NEXT
CORNERSTONE
ISSUE:**

February 2013

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HBA Council News



It was a very productive year for the HBA's Auxiliary Council under the leadership of Janice Terrell of Pensacola Energy (formerly Energy Service of Pensacola). Even under a strained economy, the council was able to provide assistance to many local organizations in need. Reflecting on the year, Terrell said, "As usual, I am so proud to be associated with such a wonderful group of women. Together we accomplish so much for so many. This year we gave our fourth \$1,000 donation to the Gulf Coast Kids House, gave the children of the Lakeview Center a Spring party, a Christmas bowling party and bought Christmas presents for them. We also made a donation for a new sign at Workman Middle School. It is always my pleasure and the utmost honor to lead my Auxiliary "Sisters" in these accomplishments. It just goes to show you that "Teamwork can make a Dreamwork!"





WHAT: Compressed Natural Gas (CNG) Station Tour
 Brought to you by Pensacola Energy and Emerald Coast Utilities Authority

GUEST SPEAKER: Kevin Vu of Zeit Energy
 Zeit Energy specializes in providing CNG fueling infrastructure services to both private and municipal fleet customers. Our services include Consulting, Design, Construction, Maintenance, Fueling Contracts, and Financing. The \$1.8 million CNG station was a joint project between the City of Pensacola, Pensacola Energy (formerly Energy Services of Pensacola) and ECUA. It serves over 80 natural gas vehicles operated by the City, ECUA and Escambia County.

WHEN: March 27, 2013

WHERE: CNG Fueling Station on Pine Forest Road 6722 Pine Forest Road

TIME: 11:30 a.m.

LUNCH will be provided.

Please RSVP to: RSVP@hbawf.com and put CNG in the subject line.

HBA Council News

The Auxiliary Council of the Homebuilders Association of West Florida is a dynamic and diverse group of professional women in the building industry in Northwest Florida. If you are interested in becoming a member, please contact Amy Lord at amy@hbawf.com for more information.

GET INVOLVED IN HBA COUNCILS & COMMITTEES!

Auxiliary Council
Meet Quarterly

Green Building Council
Meet on the last Wednesday of each month.

Remodeler's Council
Meet on the 1st Thursday of each month.

Custom Builders Council
Meet Quarterly

Membership Committee
Meet on the 2nd Thursday of each month.

Board of Directors
Meet on the 3rd Tuesday of each month.

2013 Parade of Homes



Nature Trail
 April 20-28, 2013



**RICKY
 WIGGINS
 BUILDERS, INC.**

Feature Story

Those who wield power at the federal level can make all the difference in the world to whether a home builder founders or thrives in our highly competitive industry.

Every year Congress and the Administration debate myriad laws and regulations that determine how much tax a business pays, how hard it is to get a building permit, the availability of construction financing and affordable mortgages, and whether a puddle on otherwise dry land can prevent a builder from developing their property.

Meanwhile, policymakers weigh scores of other housing finance, tax, environmental, land use, labor, safety, and other issues that affect the bottom line of every residential construction and housing-related business – whether large or small.

This is why NAHB worked so diligently over the past election cycle to elect pro-housing candidates who share the association's view that the nation needs to do more to accommodate the housing needs of our growing population and to promote laws that will spur job growth and keep the housing and economic recovery moving forward.

BUILD-PAC, the political action committee of NAHB, posted an 87% success rate, supporting 272 winners in the 313 House and Senate races to which it contributed.

Meanwhile, much unfinished business awaits the current Congress in its closing weeks. NAHB is urging President Obama and congressional leaders to work together to resolve issues related to the "fiscal cliff" by extending all of the 2001 and 2003 tax cuts while being mindful of how broad-based tax reform will affect the fledgling housing recovery.

"Any effort to engage in tax reform should be done in a careful and deliberate manner and demands the proper vetting by Congress and all relevant stakeholders," said

Pro-Housing Candidates Score Big Election Wins

NAHB Chairman Barry Rutenberg. "There should be no rush to judgment on an issue that will affect virtually every American citizen."

PURSUING A HOUSING AGENDA

Looking ahead to next year, the elections did little to change the polarized political landscape. American voters delivered a status quo verdict with Democrats remaining in charge of the White House and Senate and Republicans keeping control of the House. Af-

ter an intensely negative campaign comes the \$64,000 question: This time



around, can the Administration and Congress overcome

their partisan differences and work together on the critical tax, spending and budget issues confronting the nation?

NAHB plans to work in a bipartisan manner with the Administration and leaders in both chambers of Congress to pursue its housing agenda when the 113th Congress convenes in January.

The association will seek to build on its legislative accomplishments during the 112th Congress and work to:

- Ensure there is sufficient credit for new-home production. NAHB-supported legislation introduced earlier this year brought significant attention to the acquisition, development and construction (AD&C) credit crunch in Congress. It helped spur questions about credit availability in various congressional hearings, thereby exerting pressure on banks and regulators to help resolve the situation. If builders can't get housing production loans for viable

home building projects, they can't build homes and they can't stay in business.

- Advance housing finance reform. The debate on how to unwind Fannie Mae and Freddie Mac and determine the future role of the U.S. housing finance system is expected to be front and center next year. NAHB has moved preemptively by issuing its white paper on restructuring the housing finance system that seeks an appropriate federal role to ensure a reliable and adequate flow of housing credit for home buyers and home owners.
- Protect critical housing tax incentives. As Congress tackles tax reform, NAHB will remain deeply engaged in the debate and urge lawmakers to proceed in a "regular order" of subcommittee and committee hearings, committee markups of legislation and floor debates before proceeding to a final vote. In seeking a solution that achieves long-term economic growth and deficit reduction, NAHB will stress the important role that housing plays in the economy and call on lawmakers to protect the mortgage interest deduction, the Low Income Housing Tax Credit and other housing tax incentives.
- Enact balanced environmental legislation. NAHB led the charge earlier this year to introduce legislation in the House and Senate that would make necessary changes to the EPA's flawed Lead: Renovation, Repair and Painting Rule that is costing builders and remodelers jobs and money (see third story for more details).
- NAHB also led the fight against expanding the reach of the Clean Water Act to include virtually every ditch, pond and seasonal runoff channel in the nation. Such regulatory overreach would dramatically increase the cost and time needed to obtain a wetlands permit prior to home construction and would interfere with the ability of individual land owners to use their property.
- Pursue immigration reform. NAHB will continue to urge Congress to pass comprehensive immigration reform that includes strong border security measures as well as a guest worker program to ensure the industry has access to a stable supply of workers. Further, NAHB will remain vigilant to ensure that Congress does not impose onerous regulatory requirements on employers.



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HBA of West Florida, wishes their
members and families a Prosperous*



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2013 New Year!

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SITE EROSION AND SEDIMENT CONTROL INSPECTION PROCEDURES

Effective Tuesday, January 1, 2013, new construction will require three (3) inspections for site erosion and sediment control. The disturbed area and the duration of exposure to erosive elements shall be kept to a practicable minimum. As provided for in the Land Use Code, cuts and fills must be constructed in such a manner that erosion and runoff from the site does not endanger adjoining property. Additionally, all right-of-ways, waterways, streets, and sidewalks shall be buffered completely and properly, excluding a means of vehicular ingress and egress, by a silt fence or other allowed means, (i.e., hay bales).

Inspections shall be performed in the following manner:

A Sediment Control Inspection shall be conducted prior to or at the same time as the footing/foundation inspection.

A Stormwater/Erosion Control Inspection shall be conducted for interim inspection of stormwater control and maintenance of sediment control.

A Site Final shall be the last inspection prior to a building final for conduct a final inspection ensuring all site erosion and sediment controls are in compliance and complete.

IRRIGATION AND PLUMBING CONTRACTORS WILL NEED TO PERMIT IRRIGATION SYSTEMS

Beginning Monday, January 1, 2013 Irrigation and Plumbing Contractors will need to permit irrigation system change outs, (i.e., Well Pumps, Controllers and Backflow devices on irrigation systems). Only Plumbing Contractors can install or replace Backflow devices in a potable water system.

Also, when replacing Well Pumps the backflow device must meet current Code. When a Controller is replaced, be sure that a working rain sensor is installed or replaced.

Plumbing Contractors will need to permit all Backflow Change Outs as well as new installations.

Should you have any questions or require additional information, please do not hesitate to contact Jeff Kelly, Chief Plumbing/Gas/Mechanical Inspector at (850) 595-3593 or jckelly@myescambia.com.

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If you do business with or know anyone in the "Don't lose your Membership!" section, please give them a call and reinforce the value of membership as well as the importance of Members Doing Business with Members.

TIME TO RENEW

february 2013 Renewals *(Renewal invoice to be mailed 3rd week of January)*

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Gene's Floor Covering	PROBuild
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In construction, a spike is a steel object that is essential to making a building strong. As in construction, the HBA of West Florida sees a Spike as someone that works to keep our association strong. Spikes work on the recruitment and retention of members in addition to keeping members active with the association. Anyone is eligible for Spike status. On Spike credit is awarded for each new member recruited and an additional credit is awarded for that new member's renewal on or before their anniversary date. If you help to retain a member, you are eligible to receive a half point for each member.

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Spike Club Members and their credits as of 12/01/2012

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Ron Anderson	199.5
Edwin Henry	193.5
Rick Sprague	191
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