



**Next WMBA Meeting  
Monday September 10, 2007**

Kiwanis Club of Wilton Manors  
2749 NE 14 Ave. Wilton Manors

6:00 PM Networking  
6:30 PM Meeting

Speaker: Bob Wolfe Broward County  
Property Appraisers Office.

Members & Guests Welcome!

### **WMBA Purpose and Goals**

**Purpose:**

To Attract & Promote Businesses within  
Wilton Manors.

**Goals:**

Attract new and more customers to  
existing Wilton Manors area shopping.

Attract new types of business to existing  
storefronts.

Promote inter-commerce trade  
between Wilton Manors businesses.

Encourage interaction between city  
officials and business leaders.

Help promote the small town image with  
advantages of big city surroundings.

## **Wilton Manors Business Association September 2007 Newsletter**

P.O. Box 24332 Fort Lauderdale, FL 33307  
info@wiltonmanorsbusinessassociation.com  
www.WiltonManorsBusinessAssociation.com

### **WMBA Board of Directors Message**

Dear Members,

Since we have all just received our proposed property tax notifications we thought the timing would be great to have a speaker from the Broward County Property Appraisers office address our group. Mr. Robert Wolfe, serves as his jurisdiction's public information officer which includes Wilton Manors and represents the property appraiser before local governmental, business and civic associations. He also represents his office as a lobbyist before the Florida Legislature. He will be addressing us on "The proposed tax reform measures and how they may or may not effect small business and appealing your tax assessments." This should be an interesting and informative meeting you will not want to miss.

**Alan Renzer**

*On behalf of the Board*

### **WMBA News**

Over the summer, WMBA members gathered for workshops to develop a strategic plan for our organization. We focused on our goals and purpose and found that they are as relevant today as when they were established almost 20 years ago.

The Advertising and Marketing Committee is directly involved in achieving our objectives. This group, chaired by Doug Cureton of What's the Scoop?, meets twice a month and is working on several major projects.

First, we recognized a need for collaborative advertising. By pooling our resources, we are able to negotiate more affordable rates and to market our city as a shopping destination. Results from an online survey showed that our core customer base is generally outside Wilton Manors. Because of this, the Ad/Marketing Committee developed a "Walking Map" of our business districts. 30,000 maps will be distributed to hotel concierges in South Florida and other high profile distribution points.

The second major project is the Wicked Manors Block Party slated for October 31, 2007 and held on Wilton Drive between 7th and 11th Avenues. For this 1st annual event, WMBA teamed up with The Gay and Lesbian Community Center of South Florida (GLCC), Wilton Manors Main Street and the City of Wilton Manors. This year's theme "HELL ON HEELS" will feature businesses along Wilton Drive in a storefront decoration contest, street food vendors, bars and Halloween themed booths and souvenir items for sale, including an official event T-shirt. Check out [www.WickedManors.com](http://www.WickedManors.com) for more information.

The tremendous growth of Wilton Manors is evident and along with this progress come new members, new ideas and new challenges. WMBA has continued to increase its membership to the highest level yet by firmly establishing and communicating our desire to work with every business and organization in Wilton Manors.

## Welcome New Members

### A McGil Remodeling

Charles & Alice Gilbert  
John McFarland  
954-347-8112 or 954-214-1970  
www.amcgilremodeling.com

### URB Market

David Wessin/Cesar Lillo  
2163 Wilton Drive  
Wilton Manors, FL 33305  
954-565-5159  
www.urbmarket.com

### Bio Investigations

Anthony Sommers, CMA  
300 E Oakland Park Blvd # 395  
Wilton Manors, FL 33334  
754-235-6653  
www.bioinvestigations.com

### Gay & Lesbian Community Center of South Florida

Paul Hyman, Exec. Dir.  
Robert Boo, Dev. Dir.  
1717 N. Andrews Ave.  
Fort Lauderdale, FL 33311  
954-463-9005  
www.glccsf.org

### Acupuncture & Neuromuscular Therapeutics putics Associates

Bernadette Mosquera  
1650 NE 26 Street, Ste. #101  
Wilton Manors, FL 33305  
954-564-6573  
www.DrBernadetteM.com

More information on these and all our  
members can be found on our  
website:  
WiltonManorsBusinessAssociation.com

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Have your business associates join  
WMBA anytime during the year.  
Applications can be downloaded  
from our web site.

## WMBA Member Spotlight

The Bridal Headpiece Collection is a unique store specializing in bridal accessories and through its Tux N Tails division, offers a full line of men's formal wear. The idea of focusing on headpieces and veils without selling the wedding gown was conceived over 17 years ago by proprietor Bridgit Levis. Working and developing the concept from her home for 2 years, she opened up a storefront in Fort Lauderdale 15 years ago.

The Bridal Headpiece Collection caters to the bride, offering the largest selection of headpieces and veils in Florida. At this wonderful boutique, a bride can chose from hundreds of headpiece styles. She can also customize her veil by choosing from a variety of trims and embellishments. A large selection of jewelry and gifts for the bride and wedding party is also available.

In June 2005 the Bridal Headpiece Collection relocated to the Island City, 408 West Oakland Park Blvd. and expanded to include the business of Tux N Tails in its building.

Tux N Tails offers a full line of formal wear (rental and purchase) for all occasions. Tux N Tails is an excellent compliment to the existing business where an entire wedding ensemble can be easily coordinated to the specific wedding concept. Tux N Tails features many designer tuxedos for all formal occasions focusing on customer satisfaction.

The Bridal Headpiece Collection and Tux N Tails welcomes everyone to come by and looks forward to working with you!

Bridgit Levis, Bridal Headpiece Collection - 954 566 6644  
open T-Th 11-6, Fri. 11-5, Sat. 10-5

## June Meeting

WMBA members and guests enjoyed a lively evening of networking and great food at Georgie's on Monday, June 11th.

Those attending included **John Hickman**, Mega Life & Health; **Bridgit Levis**, Bridal Headpiece Collection; **Rick Turturro**, Tux N Tails; **Gerard Andrews**, Wilton Manors Main Street; **Ray Thrower**, SeaCoast National Bank; **Scott Newbrecht**, Mega Life & Health; **Doug Cureton**, What's the Scoop?; **Steve Zinn**, Vernissage, Inc; **Bobby Kyser**, Petals Panach; **Audrey Arbuckle**, Realtor; **Larry Johnson**, **Ron Herfrich**, and **Niles Stanley**, Calibre Funding; **Joan Griffith**, Mary Kay Cosmetics; **Wynn Fesperman**, Tri Square Building & Construction; **Bill Mattax**, Mattax.net; **Alan Renzer**, SunTrust; **Virginia Flaherty**, About Town Lock & Safe; **Owen Kaufman**, OK Promotions; **Bob Hanzel**, Hanzel Life; **Joe Pallant**, Pallant Insurance; **Jack Kosko**, Pride Mortgage; **John Abbruzzese**, SunTrust Mortgage; **Celeste Ellich**, First Service Realty; **Father John Joseph Reid**, Divine Mercy Church; **Lou Blum**, CCSI; **Cindy & Scott Newton**, Quality Interiors; **Scott Hargreaves**, Wings N Things; **Eugene Andresen**, Sunrise Travel; **King Wilkinson**, Island City Realty; and **V Velezquez**, Red's Bar; **Ilene Schnall**, Schnall and Cadogan.

## Message from the Mayor

For both businesses and homeowners alike the summer of 2007 will surely be remembered as a time of concern and angst for how our City services and indeed our quality of life will fare in the future.

In March of this year, the Florida Legislature in Tallahassee attempted to tackle a complex issue in "reforming" the real estate tax issue to include: the inequities in the tax structure created due to the save our homes deductions, a sagging real estate market, a softening economy, sharply increased property values (of which no one could really explain the hows or whys).

Their main approach, of course, was the 'Tax Reform' legislation that was finally approved in the last special session; the result of which required local city and county governments to roll back property tax revenues to the level of one year ago and cut an additional 9% off of that figure, in the case of Wilton Manors.

In order to achieve those requirements, our staff had recommended a combination of freezing or eliminating employee positions; eliminating a number of special entertainment events; eliminating support for charitable community organizations that serve our citizens and putting of certain capital projects or purchases.

During the Commission's budget workshops with our staff, after much discussion, the Commission elected to: retain our summer camp, which has served our local youth so well for such a long time; retain our Children's Librarian and to reintroduce funding for such worth organizations as the Area Agency on Aging; Wilton Manors Baseball; and Women in Distress (all of which leverages our contributions with additional governmental or private dollars).

In spite of these adjustments, our City will meet the tax reform reductions due to conservative budgeting, extraordinarily productive employees and the fact that our community continues to attract investment because of its unique location, our diversity and our reputation as a community that works so well together.

### Scott Newton

*Mayor of the City of Wilton Manors*

## NEW! 2007 - 2008 "At Your Service" Business Directories

A comprehensive guide to "Island City" Professionals, Merchants, Services and City Information. FREE! Available Now!

Contact Alan Renzer, SunTrust Bank, 1501 N.E. 26th Street  
Wilton Manors, FL 33305, 954-396-4302 or  
email at Alan.Renzer@SunTrust.com

Quantities are available for your distribution through your business.

Visit us on the web!  
[www.WiltonManorsBusinessAssociation.com](http://www.WiltonManorsBusinessAssociation.com)

## Board of Directors

### Alan Renzer

President  
Sun Trust • 954-396-4302

### Bill Mattax

Past President  
Mattax.Net • 954-560-2631

### Beth Cooper

Vice President/Secretary  
Sunshine Chiropractic Center  
954-390-0818

### Victoria N. Garcia

Treasurer  
VNG Accounting  
954-564-5983

### Virginia Flaherty

Newsletter  
About Town Lock & Safe  
954-566-8957

### Rick Miller

Barton & Miller • 954-566-4314

### Wynn Fesperman

Tri-Square Building &  
Construction  
954-630-8958

### Gerard Andrews

Executive Director  
Wilton Manors Main Street  
954-568-0504

### King Wilkinson

Island City Realty • 954-564-4004

### Sandra Mahadeo

Overseas Traders Co./WoodTrends  
954-567-1000

### Dr Vanessa Koutalidis

Island City Chiropractic Center  
954-566-1349

### Jack Kosko

Pride Mortgage  
954-565-9665

## Ex-Officio Board Members

### John P. "Jack" Seiler

Florida House Representative,  
Dist. 92  
954-786-4848 • 850-488-0880

### Scott Newton

Mayor • 954-390-2100

### Joe Gallegos

City Manager • 954-390-2100

## Upcoming 2007 Events

### Monday, September 10

WMBA Meeting  
6:00 PM, Kiwanis Club of WM  
2749 NE 14 Ave. Wilton Manors

### Thursday, September 13

First Public Hearing on Proposed  
Budget  
7:00 PM City Hall, 524 NE 21 Court

### Tuesday, September 18

Grand Opening of the Richardson  
Historic Park and Nature Preserve  
6:00 PM, 1937 Wilton Drive

### Wednesday, September 26

Final Budget Public Hearing  
7:00 PM City Hall, 524 NE 21 Court

### Monday, October 8, 2007

WMBA Meeting

### Wednesday, October 31

Wicked Manors Block Party  
7:00 PM on Wilton Drive  
More info: [www.WickedManors.com](http://www.WickedManors.com)

## WMBA Member Spotlight

Hello WMBA members. How about this Real Estate Market? Calibre Funding Corp./NoDocCommercialLoanz is a Commercial Loan broker that provides funding sources for all types of Commercial Real Estate and Business loans.

How many times have you compared your Commercial Loan terms against other lenders? Larry Johnson brings 20 years of Banking experience and knowledge to your search and provides multiple financing programs for your comparison. We work with Banks, wholesale lenders, private lenders and investors to provide you with the most competitive terms and structure available. You chose the program that best fits your needs and goals.

The loan program spotlighted this month is a Low Doc Commercial loan program. This program is quick and easy for Commercial Real Estate Owners and Investors with very competitive terms. No Tax Returns needed. The only documentation you need to provide is a copy of leases and/or rent roll. Loan structures include a fully amortizing 30 year program with fixed rates currently in the 8.5% range depending on credit score. Cash out provided with loan-to-values up to 75%. Great program for cash out and increased cash flow.

If you're looking for a commercial loan, give me a call and let's discuss it. You don't have anything to lose? We only earn our fee if we find you a loan program that you like and close on.

Calibre Funding Corp. and NoDocCommercialLoanz  
Larry Johnson, Sr. Vice President  
2825 NW 7th Avenue, Wilton Manors, FL 33311  
954 806-6339 - [www.NoDocCommercialLoanz.com](http://www.NoDocCommercialLoanz.com) [Larry@Calibre1.com](mailto:Larry@Calibre1.com)



P.O. Box 24332  
Ft. Lauderdale, FL 33307

### Next Meeting

Monday September 10, 2007

#### PLACE

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Bob Wolfe  
Broward County Property  
Appraisers Office.

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