



# CONSENT TO SERVE AS AN OFFICER/DIRECTOR

RETURN TO: Address:Qualifications Committee, Orlando Regional REALTOR<sup>®</sup> Association  
1330 Lee Road  
Orlando, FL 32810  
Fax: 407-293-6380  
E-mail: caroleb@orlandorealtors.org

PLEASE NOTE: This form must reach ORRA by 5:00 p.m., July 1, 2015 Additional remarks may be attached.

1. Name Louis H. Nimkoff, CCIM, CPM  
Volunteer service selection – please check **only one** ORRA Board of Director position:

2.  a. I WISH TO BE CONSIDERED FOR THE POSITION OF OFFICER:

President-elect  Treasurer  Secretary

For President-elect: I understand and have met the qualifications of this office as set forth in the bylaws:  
(check all that apply):

- I am a REALTOR<sup>®</sup> member of the association in good standing.
- I am an active Florida REALTOR<sup>®</sup> director.
- I have no FREC violations on my record within the preceding five years.
- I have served on the ORRA Budget and Finance Committee.
- I have served on the ORRA Strategic Planning Committee.
- I have served at least three years of the previous five years as an ORRA director.
- I do not hold directorship or office in another association of the Florida REALTORS<sup>®</sup>.

For Treasurer or Secretary: I understand and have met the qualifications of this office as set forth in the bylaws:  
(check all that apply):

- I am a REALTOR<sup>®</sup> member of the association in good standing.
- I am an active Florida REALTOR<sup>®</sup> director.
- I have no FREC violations on my record within the preceding five years.
- I have served on the ORRA Budget and Finance Committee.
- I have served on the ORRA Strategic Planning Committee.
- I have served at least two consecutive years as an ORRA director.
- I do not hold directorship or office in another association of the Florida REALTORS<sup>®</sup>.

b. I WISH TO BE CONSIDERED FOR THE POSITION OF DIRECTOR:  
I understand and have met the qualifications of this office as set forth in the bylaws:

(check all that apply):

- I am a REALTOR<sup>®</sup> member of the association in good standing.
- I have completed a leadership training course offered by the association (or its equivalent).
- I am a member of the ORRA Honor Society (or will be by the end of next year).
- I have served on an ORRA Committee, Task Force, or Forum for a cumulative amount of time of not less than two (2) years.
- I do not hold directorship or office in another association of the Florida REALTORS<sup>®</sup>.

3. Firm Name Brio Real Estate  
 Address 1095 W. Morse Boulevard, Suite 5, Winter Park, FL 32789  
 Phone No. (407) 405-3368
4. Position held - owner, broker, manager, salesman, other, etc. (please explain):  
Owner/broker
5. Current profile of real estate activities (please explain):  
Representation of landlords/sellers or tenants/buyers for commercial properties.
6. Member of any other real estate or professional association(s)?  Yes  No
7. Indicate other education/degrees/designations:  
B.S. (Finance) from New York University (1989), CCIM from CCIM Institute (1993), CPM from Institute of RE Management (1994)
8. List ORRA awards or other recognition:  
2013 REALTOR of the Year, 2012 Grant Clark Volunteer Award, 2010 Pillar of the Community Award
9. Have you contributed to RPAC?  Yes  No Are you a registered voter?  Yes  No
10. Interviews will be held on July 28, 2015. You will be advised of a specific Interview time. Please indicate if you will be available, or if not, please indicate why:  
 Yes  No Reason: \_\_\_\_\_
11. QUALIFICATIONS: (Positions held, year, and principal services rendered in the past five years – you may attach a resume or additional information):  
 \_\_\_\_\_

**LOCAL ASSOCIATION SERVICE:**

See Attached

**FLORIDA REALTORS® AND NATIONAL ASSOCIATION OF REALTORS® SERVICE:**

See Attached

**TRADE ORGANIZATIONS IN ALLIED FIELDS AND CIVIC SERVICE ORGANIZATIONS:**

Chair-elect of the Winter Park Chamber of Commerce, and serve on their Finance Committee, Executive Committee and Board of Directors.

President-elect of the Winter Park Improvement Foundation, a 501(c)(3) organization.

Past leadership positions include Leadership Winter Park Alumni Council President, Board member Winter Park YMCA and Chair of the City's Keep Winter Park Beautiful Board.

**BUSINESS ACCOMPLISHMENTS (awards, leadership, and management positions):**

Awards: 2013 Florida Realtors Commercial Achievement Award. Wilbur Strickland Award (CFCAR), 2010. CPM of the Year (IREM), 2010. Small Business of the Year, Winter Park Chamber of Commerce, 2010.

**Management:**

VP- Asset Management National Retail Properties, Inc., Public Company; 1998 – 2002  
 Vice President, First Republic Corp. of America, Public Company 1983 – 1998

**BUSINESS QUALIFICATIONS** (non real-estate related background and experience):

Principal at the Brio Companies, a Winter Park, Florida-based real estate brokerage company and investment group. Active in commercial real estate since 1983, and a real estate broker in Florida for over twenty years.

12. What community issues should the association be addressing?

Homelessness, Transportation and Water.

13. In your opinion, what are the greatest challenges facing the industry today that ORRA should address?

Disintermediation by companies like Trulia and Zillow are making homebuyers think that they are qualified to make the largest purchase of their life without the assistance of a professional, who really doesn't cost them anything. It's only a matter of time before sellers start to think that they can sell their home on their own online, because they think they are saving 2-3%. We need to: (1) Educate Realtors to continually strive to be better professionals, (2) Educate consumers about the value of using a Realtor, (3) Explain why making one of the most important financial decisions of your life isn't something you should do on your own.

14. What is your position on the issues of property taxes, insurance, and private property rights?

Taxes are necessary to maintain roads, schools, utilities, etc. As long as they are wisely spent, I think most current property tax rates are reasonable. Insurance should be cheaper through economies of scale, but that's tough to do in our free market. I am a big proponent of private property rights, having led the 2010 Amendment 4 effort for ORRA.

15. If elected, what would you like to have accomplished by the end of your term?

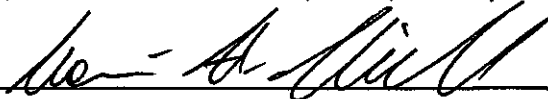
I hope to have worked with the other leaders of ORRA so that the organization can use to help its' members work more efficiently, serve their customers better, improve the reputation of REALTORS, and ultimately make more money

16. You will be expected and/or required to attend the following meetings and functions listed below. Will you make this commitment?

Yes  No (If no, explain) \_\_\_\_\_

- a. Monthly ORRA Board of Directors meetings – one per month, plus preparation and reading time.
- b. Special board meetings - Although rare, can occur on short notice and can run two to three hours.
- c. Grievance/ethics/arbitration appeal panels – two to four occurrences, each running about one hour.
- d. Membership meetings and events – multiple Membership luncheons and events, one inaugural event, Great American REALTOR® Days visit to Tallahassee, one awards event, RPAC Auction
- e. State association meetings – one three-day meeting in January and one three-day meeting in August. These meetings are especially important if you are appointed a state director.
- f. Various meetings – committees, task forces, work groups, etc.
- g. Planning and training sessions (required) – one annual leadership training session and one strategic planning retreat (if held).
- h. Community commitment (the Chamber's Hob Nob, zoning meetings, etc.)

To my knowledge, the above information is true, correct, and complete.

Signed:   
(Candidate)

Date: 6/23/15

**Note:** This completed consent-to-serve form will be posted on the ORRA website.

**LOU NIMKOFF  
BOARD HISTORY**

| ORRA  | FR/ NAR/ CFCAR  | CCIM   | IREM  |
|---|---|--|---|
| 2015 ORRA Board of Directors<br>ORRA Budget & Finance<br>ORRA Audit Committee<br>ORRA By-Laws<br>ORRA Marketing<br>ORRA Office Task Force (Chair)<br>ORRA Comm Council (Chair)<br>ORRA Govt Affairs | FR Board of Directors<br>FR Commercial Comm<br>FR Building Comm<br>FR Leg/ Reg Research Subcomm<br>FR Leg/ Reg Biz Issues Subcomm<br>NAR Commercial<br>NAR Comm Leg/Reg- (V Chair)<br>NAR Insurance<br>NAR Public Advocacy Adv Bd | CCIM Board of Directors<br>Natl- Treasurer-elect<br>Natl- Legislative- Chair<br>Natl- Finance- V Chair<br>Natl- Member Services<br>Natl- Marketing<br>Foundation Board           | Instructor  |
| 2014 ORRA Board of Directors<br>ORRA Comm Council (Chair)<br>ORRA Office Task Force (Chair)<br>ORRA Govt Affairs  | FR Board of Directors<br>FR Key Contact<br>FR Commercial Comm<br>NAR CRE Research Advisory Bd<br>NAR Commercial Comm<br>NAR FPC   | Natl- Exec Comm<br>Natl- Legislative- V Chair<br>Natl- Chapter Activities- V Chair<br>Strat Planning<br>Marketing<br>Foundation Board<br>Foundation- Fundraising<br>Chapter- BOD | Instructor  |
| 2013 ORRA Inv Comm (Chair)<br>ORRA Comm Council (Chair)<br>ORRA Govt Affairs  | NAR Fed Political Coord<br>FAR Key Contact<br>FR Commercial Comm<br>FR Land Use, Prop Rights<br>NAR Commercial Comm   | Natl- Exec Comm<br>Natl- University Subcomm<br>Natl- Legislative Sub<br>Chapter- BOD<br>Foundation Board<br>Foundation- Fundraising  | Instructor  |
| 2012 ORRA Inv Comm (Chair)<br>ORRA Comm Council (Chair)<br>ORRA Govt Affairs  | NAR Fed Political Coord<br>FAR Key Contact<br>FR Commercial Comm<br>FR Land Use, Prop Rights<br>NAR Commercial Comm   | Natl- Pres Liason<br>Natl- Chapter Activities-<br>Natl- Legislative Sub<br>Natl- Strat Planning<br>Natl- Region Activities   | Natl- Governing<br>Councillor<br>Instructor                                       |
| 2011 ORRA Investment Comm<br><br>ORRA Facilities Comm<br>ORRA New Location TF<br>ORRA Govt Affairs  | FR Commercial Comm<br><br>FR Land Use, Prop Rights<br>NAR Fed Political Coord<br>FAR Key Contact  | National- BOD (2nd)<br><br>Natl- Pres Liason Elect   | Natl- Foundation<br>Board<br>Natl- Governing<br>Councillor<br>Instructor          |
| 2010 ORRA BOD<br>ORRA Investment Comm<br>ORRA Govt Affairs  |   | National- BOD (2nd)<br>Natl- Strat Planning  | Foundation BOD<br><br>Faculty Member  |
| 2009 ORRA Govt Affairs  | FR Building Comm  | National- BOD (2nd term)<br>Natl- Strat Planning   | Natl Exec Comm<br>Foundation BOD<br>Faculty Member                                |
| 2008 ORRA Govt Affairs<br>ORRA Facilities   | CFCAR BOD   | National BOK Comm<br><br>National- BOD (1st)   | Natl Exec Comm<br>Foundation BOD<br>National Ed Comm<br>(Chair)<br>Faculty Member |
| 2007  |   | National Body of Knowledge<br>Comm   | National SVP  |