

1920 - 2010

Celebrating
90 YEARS
of Excellence and Tradition



THE MIAMI BOARD AND REAL ESTATE BOARD – CELEBRATING 90 YEARS OF TR

Special recognition and thanks is given to Board Leaders for commissioning “The Greatest Sale on Earth”, the Story of the Miami Board of Realtors, 1920-1980, written by Stuart McIver, copyright 1980 by the Miami Board of Realtors. Much of Miami real estate history and association history would have been lost without this 60-year history filled with facts, colorful stories and leadership experiences. “The Greatest Sale on Earth” is long since out of print, but we want to take this opportunity on the occasion of our 90th Anniversary to share some of the beautiful history with you in these pages – as The Greatest Sale on Earth continues . . .

We call on all the members of the Realtor Association of Greater Miami and the Beaches and the past and present citizens of Miami, Miami Beach and South Florida to salute all those who have gone before us and those who serve us now. And to those who shared and saved the stories and photos, our ultimate gratitude and appreciation: author Stuart McIver and the Historical Book Committee: Kenneth D. Rosen, Chairman, Raymond G. Asmar, Theodore J. Pappas, Herbert Lee Simon and Theodore W. Slack, and to Miami Board Executives Betty Strickland, Liz Ostroff Hubbard and Harriett Bowen.

For the Miami Beach history, 20 additional years of RAMB achievements, and more - we have poured through records, photos, and experiences to bring these 80 years of highlights to you.

Maureen Levine, Deborah Boza-Valledor, Lynda Fernandez, Jorge Llovet and Teresa King Kinney.

1896

Henry Flagler's railroad, Florida East Coast Railway Company reached Biscayne Bay and the site that would become downtown Miami. The settlement of Miami had less than 50 inhabitants. Snowbirds could now ride the railroad right into sunshine and warm breezes.

1910's

The nation became aware of Miami's balmy winters. Building permits in Miami totaled \$1,250,925. The number of real estate sales increased and so did the number of people selling real estate. The first Miami Real Estate Board was founded to share multiple listings. This first attempt was short lived. Carl Fisher completed the Flamingo Hotel on Miami Beach. George Merrick began laying out the streets of Coral Gables. By the end of the decade, building permits in Miami totaled \$3,155,565.

1920's

The Miami Real Estate Board was founded (again) on March 7, 1920, with 128 members. A week later they changed the name to Miami Realty Board. Charter Rules set the dues at \$25 to join and annual dues of \$25. On June 1st, the Board was chartered by NAREB (which later became NAR) and later joined FAR on October 29th. Membership climbed to 162 by year's end. Women sought membership but were rejected, it was an idea whose time had not come, however, the 19th Amendment granting women the right to vote did pass in August 1920.

In 1925, George Merrick paid the famous politician and orator William Jennings Bryan \$100,000 a year to serve as the spokesman for the City Beautiful. From a raft in the middle of the Venetian Pool, he mesmerized audiences with his accounts of the wonders of Coral Gables, of Miami's weather and glorious opportunities that real estate could bring. Bryan was later granted Honorary Board Membership. Merrick stirred up so much interest in Coral Gables real estate that it took a whole fleet of buses to carry prospects. In the Summer of 1925, the Miami Daily News ran 504 pages of Real Estate Ads. The average home sales price in U.S. \$3,500 and automobiles cost \$290. Building permits in Miami totaled \$4,556,365.

...The Boom had begun and so had the Miami Realty Board.

1930's

The Board had started a 15-Story building downtown in 1926 which was built at cost of \$650,000, unfortunately it was later lost during the Great Depression. Times were tough but the Board continued to meet and actually moved their monthly meeting location to save 15 cents bringing the cost down to 35 cents. In 1936, the first woman was admitted to membership. The Miami Realty Board officially became the Miami Board of Realtors in 1939.

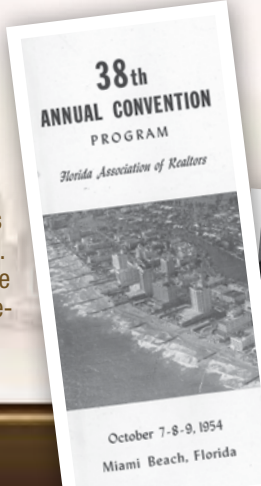
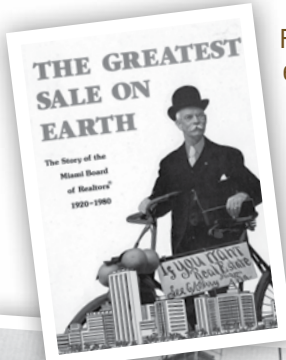
In 1934, the first Miami Zoning Ordinance was adopted through the efforts of the Board and Past President Stearns was named the first Zoning and Planning Director. The average home sale price in U.S. was \$5,500, automobiles cost \$525 and the average yearly salary was \$1,428.

1940's

In December 1941, membership dropped to 62 because of the war. The Board moved to the 2nd floor of a warehouse to save money. In 1941, Kenneth S. Keyes was elected Board President. He would later go on to serve as FAR President in 1942 and NAR President in 1957. By 1944, membership had grown back to 169 Members. In 1946, the Board acquired Realty Listing Service of Miami which included a 4x6 photo of properties. In 1948, the Board sponsored its 1st Home Show and continued its sponsorship until 1966. By the end of the decade, Board membership had grown to 261, including 23 women. In 1949, Jack Justice served as President of the Miami Beach Board, became FAR President in 1956 and NAR President in 1966, he was also a Miami Board member. The median home sales price in Florida was \$2,218.

1950's

The decade began with the NAR Convention being hosted in Miami Beach in 1950, and the FAR Convention in 1954. In 1956, the Board bought their building across from the Orange Bowl which featured an Auditorium that would seat over 200. They purchased a machine to print photo listing brochures and area roundtables were established. In 1958 the first condominium laws were established in U.S. The condo awareness came from South Florida.



ESTATE THROUGH THE YEARS

ADITION AND EXCELLENCE

1959 turned out to be a landmark year for the Board and Miami. Enrique Valledor was elected President and later elected FAR President and NAR Regional Vice President. The Board was the 4th largest association in the U.S. with 1,686 members. Median home sales price in Florida was \$6,612. In nearby Cuba, this was the year that Castro overthrew Batista and 40,000 exiles came to Miami!

1960's

Miami hit 1 Million Residents! The median home sales price in Florida was \$9,500. In 1962 Herb Simon was elected Board President, later to serve a record-setting 3 terms in 3 different decades. Not in protest, but in celebration during the turbulent 60's, the leaders burned the mortgage to the building on 7th Street across from the Orange Bowl. 1966 marked the end of the Board's Home Show that started in 1948 and ran for nearly 20 years. As the decade ended in 1969, exiles totaled 178,000 in Miami!

1970's

The Board celebrated its 50th Anniversary in May of 1970 during Realtor Week. After a grand gala celebration and much fanfare, beloved President Arthur Parrish died of a heart attack later that evening. Mildred Callahan was elected the Board's first woman president in 1970 and was always known by her famous motto "It's Great to be a Realtor!" She went on to be named Realtor of the Year by the Florida Association of Realtors.

As the voice for real estate, the Board took on a 25% across the board increase in tax assessments – led by Herb Simon, Dick Mueller and Ken Rosen. This included a 25% increase on a structure which had been condemned and was lying in rubble. Board research representing over 1,700 specialists resulted in a ruling to never use a straight multiplier again, forever impacting real estate and property owners. In 1971 and 72, Ken Rosen served as Board President, Rose Gordon was elected Vice Mayor of Miami and the Board inducted its 2,000th member!

A major achievement in Herb Simon's 2nd term as President was the establishment of the Board's first Salesman's Training School which was taught by Alan Jacobson who later went on to be an author and national speaker. 350 students went through the school in its first year. Under the leadership of Nedra Hodge, the bylaws were rewritten to establish a new Realtor-Associate category as just approved by NAR.

1975 President Ted Pappas said "Florida real estate in trouble? Baloney! All indications point to a healthy and prosperous future." Pappas was a rousing orator and the perfect leader to deliver the positive focus during a time of major recession and an overbuilt Miami (sound familiar?). Pappas was right on all counts and also said "we've had slumps before and we'll have them again." The median home sales price in Florida was \$15,000. But 1975 was not without its lighthearted moments like when a baby Burmese elephant called Irene was named an Honorary Member at the Board's next awards luncheon after she crashed through their plate glass window and into the Board building. At the presentation, she wound her trunk around the scroll, then dropped it when she spotted a 25-pound peanut cake prepared in her honor.

In 1977, Jerome Bain became Board President and would later leave the residual of his estate to the Miami Board of Realtors Educational Foundation and \$500,000 was used to set up an endowment creating the Jerome Bain Real Estate Institute at FIU. On Valentines Day 1978, the Board and Dade County proclaimed "Betty Strickland Day", honoring her for 20 years of service which included the largest gathering of board presidents ever assembled. In 1979 Rose Gordon was elected Board President – the decade begins and ends with 1st two women presidents in the Board's history.



FAR Presidents from Miami & Miami Beach

- 1926 Carl C. McClure
- 1931 Lon Worth Crow
- 1935 Walter B. Wilson
- 1942 Kenneth S. Keyes
- 1943 Harold R. Davis
- 1951 E. D. Keefer
- 1956 Jack Justice
- 1958 Sylvan M. Maxwell
- 1961 Arthur B. Boazman
- 1972 Enrique Valledor
- 2002 Maurice J. "Moe" Veissi
- 2005 Frank E. Kowalski

NAR Presidents from Miami & Miami Beach

- 1966 Jack Justice
- 1957 Kenneth S. Keyes
- Maurice J. "Moe" Veissi, 2010 First VP and Candidate for NAR President for 2012

Florida Real Estate Commissioners from RAMB

- Sonny Wright
- Frank Kowalski
- Matey Veissi
- Guy Sanchez
- Nancy Hogan

NAR Realtor Emeritus Honorees

- Ray Asmar, 2005
- Evelyn S. Framer, 2007
- Theodore J. Pappas, 2007
- Ken Rosen, CCIM, 2007
- Herb Simon, 2007
- Henry Wolff, Jr., 2008

Association Executives Miami Beach

- 1930 Marvi Neumann
- 1965 Ruth Hall
- 1984 Maureen Levine

RAMB

- 1921 Walter L. Greene
- 1928 Edwin Lee
- 1929 Carl McClure
- 1929 S. Oliver O'Bryan
- 1934 Capt. George S. Miller
- 1936 Ted Reber
- 1941 Louise Pencke
- 1954 Fred Stanton Smith
- 1957 Lewis F. Harder
- 1963 John C. Dwyer Jr.
- 1964 David S. Danforth
- 1965 Betty Strickland
- 1993 Teresa King Kinney

RAMB... THE TRADITION C

1980's

The Board celebrated its Diamond Jubilee Year in 1980 and Frank Kowalski was the youngest President ever elected in the Board's 60 year history – he was also the Founding President of the Florida CRS Chapter. Frank was later installed as 1996 President of the National Council of Residential Specialists (CRS). The MLS had 400 Participants and the Board had 2,764 Members - more than half were women. The Board hosted 46 seminars this year.



In 1983, the Board purchased 2050 Coral Way and did extensive renovations before moving into their new headquarters in 1984. The Board's first Honor Society was created in 1986. In the mid 80's, Board membership reached 3,000! The Commercial Marketplace was launched in 1989. The median home sales price in Florida was \$45,100.

1990's

In 1990, another record was broken when Eddie San Roman was elected the youngest Board President ever - at only 25. The Board had 4,200 members and created their first MLS online that year. The median home sales price in Florida was \$77,100.



The forward thinking leadership of 1992 voted to create three entities within the Board to better serve its growing and progressive membership. The innovative Residential & Commercial Societies were created along with an oversight Board on March 24th. The Board officially changed its name to the Realtor Association of Miami. One of the worst storms in history, Hurricane Andrew hit Miami on August 24, 1992.

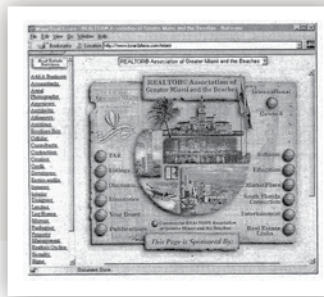
In 1993, EVP Betty Strickland was honored at a special event for her 32 years of outstanding service to the association, the members and the community. She retired with the longest tenure of any executive in the board's 73-year history.



Teresa King Kinney came to Miami as RAM's new EVP on August 16, 1993. RAM held its first Goals Conference in October with all Directors, Chairs, Vice Chairs, Board leaders and executive staff participating.



In 1996, Miami celebrated its 100th birthday – RAM has 5,000 Members and RAM launched its first Internet Web site: www.Boardplace.com/miami.



RAM's International Council was founded in 1996 and the 1st Miami International Congress was hosted in July. Matey Veissi was the Founding Chair of the Council – also known fondly as "Ruler of the Universe."

The Council quickly grew to the largest and most successful in the United States. RAM signed its 1st International Reciprocal Agreement with SECOVI-SP in Sao Paulo, Brazil, adding 60 more international agreements in the years to follow.

Realtor.com and RAM - The RAM MLS was one of only four markets in the nation to feature our members' listings on Realtor.com when it made its debut at the NAR Conference in Atlanta on November 10, 1996, with 8,000 listings. Board of Choice went into effect at the beginning of 1996, and forever changed the way associations did business. Average sales prices for South Florida were \$137,990 for single family and \$103,080 for condominiums.

RAM merged with the Miami Beach Association of Realtors in 1997 and the Association name was changed to the Realtor Association of Greater Miami and the Beaches (RAMB).

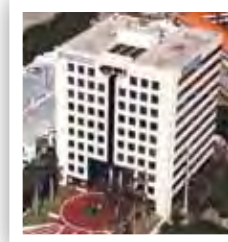
It was another great year for RAMB International as new agreements were signed with Russia and several Eastern European Countries – a total of 20 new agreements. RAMB was named Ambassador Association to the Russian Guild of Realtors and the St. Petersburg Association. In 1997, RAMB also won the first of three International Outreach Awards from NAR.

In 1998, RAMB published its 1st Foreign Investors Guide in 4 languages, with Kimberly Kirschner as the Editor. RAMB published five editions of the Foreign Investors Guide and more than 10,000 copies have been distributed. The Association exhibited for the first time internationally at MIPIM, followed by 10 years of marketing Miami at major events throughout the world. This year, RAMB also launched its new website Miami-Realtors.com and the first true Internet-based MLS in Southeast Florida.

The Miami Board of Realtors Education Foundation gave a \$500,000 endowment to

Florida International University to create the Jerome Bain Real Estate Institute in 1998. At that time there were no active real estate courses and now the programs include a strong real estate curriculum including a Masters in International Real Estate.

In 1998, RAMB sold the 5-story building at 2050 Coral Way and moved into larger space in the Eastern Financial Credit Union Building. In April 1999. The new headquarters added a Conference Center with three sections and a Computer Lab. The Association presented over 100 Seminars that year.



2000's

RAMB debuts its new online Broker Open House Program with new features, replacing the popular Miami Beach Open House Faxes. IMAPP was chosen for Commercial as the Premium Tax Provider for Dade, Broward, Palm Beach Counties. Average sales prices were \$212,555 for single family and \$130,865 for condos, and the median home sales price in Florida was \$105,500. In 2000, RAMB hosted over 300 seminars and provided more than \$1,000 in premium services to members.

In September 2001, IMAPP was purchased and provided free for all RAMB members with their membership - the 1st Exclusive Premium free service – saving \$600 per year for each member. RAMB MLS and Immobil.com launched a new "first in the world service" including listings in 10 languages featured on a Web site for the public and in 2002, individual 11-language Web sites were purchased for all members and provided free. A Smart Growth Pilot Program for NAR was initiated under the leadership of Sandra Goldstein. A very special 25th Anniversary Event was hosted for Maureen Levine. A three-year Shared GAD Program was initiated with FAR, NAR and other Dade County Boards.

In 2003, RAMB MLS listings were linked internationally to partner association sites around the world. The U.S. Commercial Service awarded RAMB for Export Success, the first of two such awards. RAMB partnered with FIU to bring real estate to Terraflly - and to bring Terraflly.com to all members at no charge.



In 2004, new Area Councils were launched, Council locations and programming were expand-



CONTINUES

ed. iMobile and MLX Wireless services were launched along with dozens of new programs for members. The median sales price for single family homes broke \$200,000. In 2004, the median sales price jumped to \$273,900. Closed sales reached an all time high of 12,622 for the year.



In 2005, RAMB Headquarters were upgraded and expanded and the new RAMB image, branding & logo were launched. RAMB membership exceeds 10,000 members for the first time! The Board's first full-time Government Affairs Director (GAD) was hired. The new South Florida Real Estate Guide was launched with The Miami Herald International Edition and included seven special publications that were taken to international exhibitions to promote RAMB members and our real estate. RAMB partnered with SIMA-Madrid and FNAIM-Paris to exhibit, present seminars and promote doing business with RAMB members. The median sales price leaped to \$351,200 for single family and \$255,100 for condos.

In 2006, Chairman's Columns were initiated bi-weekly in the Miami Herald Real Estate Section and continued for four years. FIU launched the Master's in International Real Estate and the Jerome Bain Real Estate Institute continued to grow. RAMB received several NAR grants. The ShowingAssist Online Showing Service was launched. The median sales price for single family homes was \$375,800 and \$257,500 for condos.

In 2007, membership reached a new peak of over 14,000. Over 600 seminars and events were hosted for RAMB Members. MiamiHomePrograms.com was developed by RAMB and launched in partnership with NAR. The partnership with The Miami Herald International Edition was expanded to include full and half page advertorials on a monthly and then weekly basis, promoting the South Florida real estate market, which had begun a market correction after five years of double digit inflation. The median sales price reached an all time high of \$380,100 for single family and \$272,000 for condos.

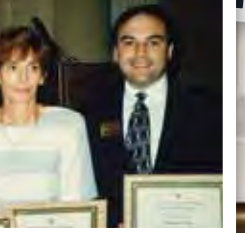
In 2008, there were over 18,500 participants attending more than 600 seminars and events. The "first in the world" Global Listing Exchange (GLX) with FNAIM-Paris which included 36,000 listings. The "List More, Sell More, Make More" campaign was initiated and over \$19,000 in Premium Exclusive Services are provided free to members. A new media campaign was launched locally and internationally to correct market perceptions with accurate local statistics and market data. In August the market began improving and continued through year-end. The median sales price for single family had dropped to \$276,600 and \$239,400 for condos. Along with the market correction, the impact of short sales and foreclosures brought prices down dramatically.

In 2009, RAMB received the Greater Miami Chamber of Commerce International Business Leadership Award for Innovation. RAMB hosted its 15th International Real Estate Congress and expanded the GLX to all of France which included 600,000 properties. The market continued to improve throughout 2009 and inventory levels dropped more than 40%. More than 20,000 participated in RAMB seminars & events totaling over 600 a year. RAMB offered more than 50 Ways to List More, Sell More, Make More and Save More – totaling more than \$26,000 in Premium Exclusive Services for RAMB Members. Short sales, foreclosures and strongest activity at the lowest end of the market continued to drive median sales prices down with single family at \$195,300 and condos at \$142,500 – back to pre-boom pricing. The decade ends and begins on a base of 17 months of improved sales, stabilized prices and declining inventory, and the tax credits that have had a significant impact.

In 2010, RAMB continues its tradition of excellence and offers its members the very best in premium exclusive programs, products, services and education. It is an undeniable fact that RAMB members "List More, Sell More and Make More" especially in Miami-Dade County compared to another association of about the same size based on 2009 MLS statistics:

RAMB Members List 60% more ...Sell 70% more ...Make 95% more and their listings sell faster!

It's great to be a Realtor member of RAMB... RAMB Proud!



THE MIAMI BEACH BOARD

The Miami Beach Board of Realtors was organized in May, 1929, and chartered in 1930 when Walter B. Wilson took the Miami Beach Bureau, a branch of the old Miami Realty Board, and with others organized what was then known as the Miami Beach Realty Board. At the first regular election T.J. Pancoast was elected first president of the Miami Beach Board of Realtors. Mr. Pancoast continued to serve as president through the war years 1930-31-32-33, and served as Treasurer of the organization until his death in 1941.

In 1939, E. D. Keefer was President and later went on to be FAR President in 1951. The Board moved to 925 Lincoln Road with an annual rental of \$500 per year. The name was changed to the Miami Beach Board of Realtors.

During the years 1940 – 41, prior to the war, both active and association membership increased. Harold R. Davis was President in 1940-41 and then FAR President in 1943. In 1942 a large number of Realtors joined the army and took government positions. The Board was called on to assist with City officials and Army representatives in housing and hotel procurement. Thousands of soldiers came to Miami Beach for training during these years and ultimately returned with their families to live when they finished their tour of duty. In 1945, the membership again took a jump to 140 members.

During the years 1946-47-48, there was steady progress of the Board and its many services. Always in front of every civic enterprise of worthy note, its members served on many committees and commissions of the city government and often two to five of its city commissioners came from the ranks of the Realtors. In 1949, Jack Justice was Board President, served as FAR President in 1956 and NAR President in 1966.

Throughout the 50's and 60's the Miami Beach Board of Realtors continued to prosper and grow and be involved in all phases of Miami Beach growth. The population of Miami Beach was 46,300 in 1950. In 1954 the Fontainebleu opened and in 1956 the Eden Roc Hotel. The Jackie Gleason Show was filmed in Miami Beach in 1966, and by 1970 the population of Miami Beach had grown to 87,000.

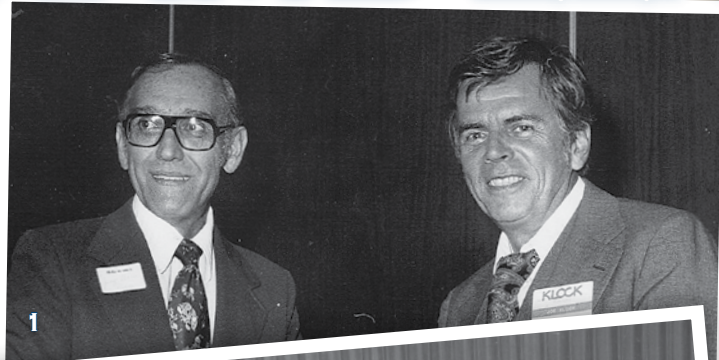
In 1979, the Miami Beach Architectural District was listed in the U.S. National Registry as a historic landmark. This began the Renaissance of Miami Beach, of which South Beach had fallen into disrepair for several years. By the middle 1980's "The Beach was back!!!" Throughout the 80's and 90's values of real estate and businesses increased. Lincoln Road and Washington Avenue were filled with boutique shops, restaurants and people, increasing Board membership and activity.

Maureen Levine was hired by the Miami Beach Board in 1984 to become only the third executive in the Board's long history. The Board changed its name to the Miami Beach Association of Realtors. Membership was at 1,000.

In 1997, the Miami Beach Association of Realtors merged with the Realtor Association of Miami to become "RAMB" - the Realtor Association of Greater Miami and the Beaches.



RAMB LEADERS THROU



1. Jerry Bain and Joe Klock 1978
2. Miami Board 1983 Henry Wolff President
3. Miami Board 1975 Ted Pappas President
4. Miami Board 1988
Bob Gallagher President
5. Miami Board 1980
Frank Kowalski President
6. Miami Board 1989
Alvin Waltzer President
7. 1978 Award Winners – Herb Simon,
Frank Kowalski & Marta Luis
8. Miami Board 1992 June
Dunn Drake President
9. Miami Board 1981 Herb Simon President
10. Miami Board 1994 Nancy Hogan
Chairman
11. Miami Beach Installation 1997 Jerry
Grabill President
12. Residential Installation 2001 Deborah
Boza-Valledor President

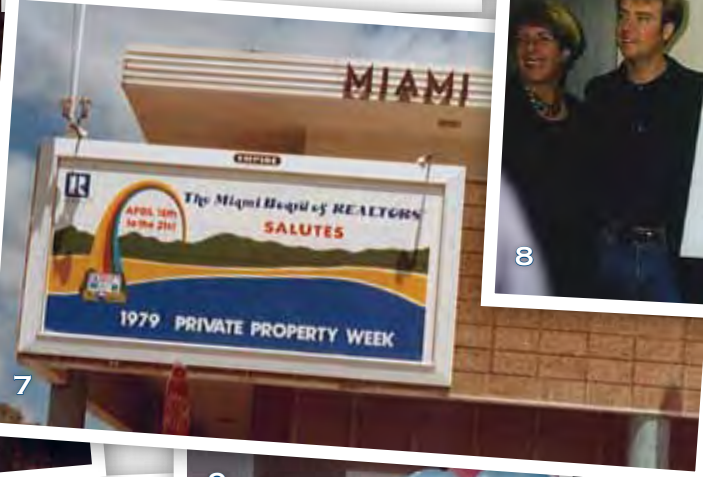
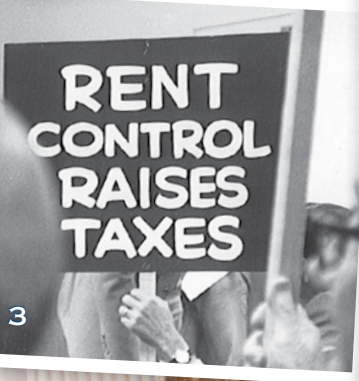
UGH THE YEARS



- 13 Residential Installation 1995 Marta Luis President
- 14 RAMB International Congress Wins at FAR 1998
- 15 RAMB International Congress Wins at FAR 1999
- 16 RAMB Wins Board Achievement Award at FAR 1996
- 17 RAMB Wins Board Achievement Award FAR 1997
- 18 RAMB leadership Retreat October 2008
- 19 RAMB Leadership Retreat November 2009
- 20 Past Presidents' Luncheon 1987
- 21 Past Presidents' Luncheon 1987
- 22 2008 Leaders: Jose Juncadella, Martha Pomares, Rick Burch



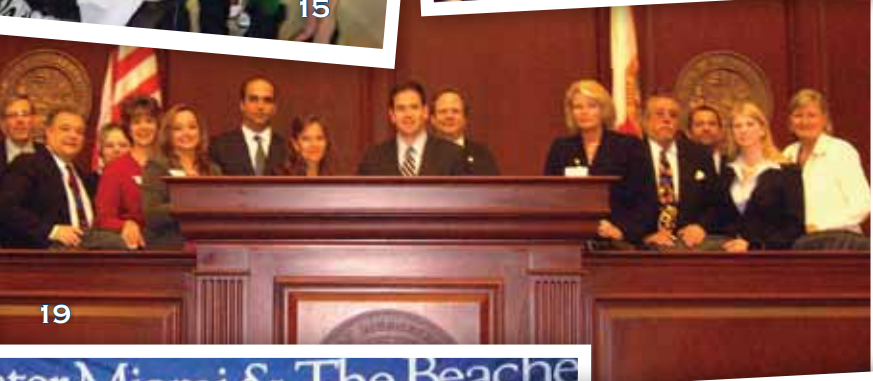
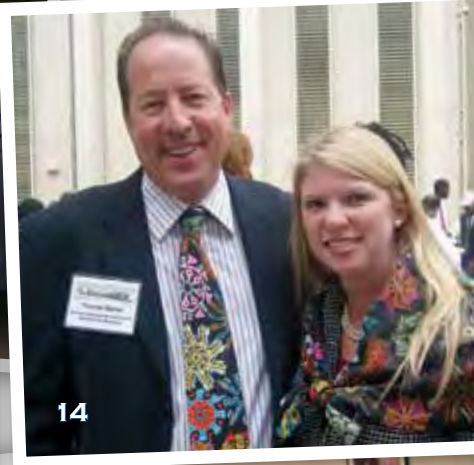
RAMB... THE VOICE



1. Governor Bob Graham with Herb Simon, Rose Gordon & Jean Simon
2. 1980 Interest Rates were double digit – President Frank Kowalski & REALTORS fought hard
3. REALTORS® at City Hall meeting
4. REALTORS® Support Fair Housing programs with President Frank Kowalski
5. RAMB & Bain Institute at FIU sponsor Herb Cohen, author, speaker, master negotiator
6. Past Presidents Henry Wolff, Herb Simon, Bill Biondi in Tallahassee
7. 1979 Private Property Week promotion
8. Miami Beach Board of REALTORS® Day Proclamation 1995
9. Miami Board supports American Home Week with Francis Ragoo
10. 1996 Jorge Cantero interviewed for T.V.
11. Tamra Sheffman flying Joe Fernandez, Mitch Korus & Jeff Cohen to Tallahassee
12. Christmas in April home repairs in Overtown project
13. REALTOR® Family picnic
14. Great American REALTOR® Days Tallahassee Tom Byrne and Danielle Blake



FOR REAL ESTATE



- 15. Christmas in July at Miami Children's Hospital
- 16. Task Force Against Graffiti led by Jean Simon
- 17. REALTOR Legislative Days D.C. 2007 with Rep. Lincoln Diaz-Balart & Rep. Ileana Ros-Lehtinen
- 18. Great American REALTOR Days Tallahassee 2007
- 19. Great American REALTOR Days Tallahassee 2007
- 20. RAMB at Dade Days
- 21. Great American REALTOR Days Tallahassee 2007
- 22. March of Dimes Walk America - RAM Team
- 23. International Congress 2008 Oliver Ruiz interviewed
- 24. Legislative Days- D.C. 2008 - Rei Mesa, Martha Pomares, Oliver Ruiz, Danielle Blake & Rick Burch



INTERNATIONAL



1



2



3



4



5



6



7



8



13

1. International Congress Leaders Mately Veissi and Kim Kirschner
2. Tom Byrne signs agreement with Poland – also, Teresa Kinney, Kim Kirschner, Sandra Goldstein
3. Kinney, Goldstein and Kirschner meeting with the Moscow Housing Authority, 1997
4. Steve Gaunt signs agreements with foreign associations at the 1997 Miami Congress
5. Jorge Cantero, Tom Byrne, Steve Gaunt and Kim Kirschner with new international partners
6. Kim Kirschner signs agreement with AMPI – Mexico during Americas Linkage Trade Mission
7. Guy Trusty, NAR EVP Terry McDermott, Jeff Cohen and NAR President Richard Mendenhall and Denise at Miami Congress
8. RAMB Markets Miami and South Florida at Paris Expo, 2005 - 2010
9. Big Broker Panel at 2007 Congress, Ron Shuffield, Nancy Hogan, Eddie San Roman, Oliver Ruiz, Mike Pappas and Renate Smith



9



10

10. Big Brokers Beth Butler, Manny Deren and Oliver Ruiz with NAR Chief Economist Lawrence Yun at 2008 Congress
11. SECOVI-Brazil Leaders at 2008 Congress Reception
12. Big Brokers Rei Mesa, Ron Shuffield, Mike Pappas and Charles Richardson at 2009 Congress
13. RAMB Leader sign agreements at 2009 NAR Conference
14. RAMB Leaders with FNAIM Paris Leaders and former NAR Chief Economist David Lereah at 2006 Congress
15. Kim Kirschner and Patricia Dahne with Pedro Martin and Veronica Cervera at 2007 Congress
16. Luxury Panel with Maureen Levine at 2007 Congress



15



11



12



14



16



1930 - 31 - 32 - 33
Thomas J. Pancoast



1934
Walter B. Wilson



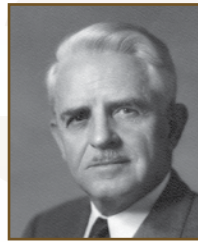
1935 - 36
Guy W. Ellis



1937
Allen M. Martin



1938
John C. Frazure



1939
E. D. Keefer



1940 - 41
Harold R. Davis



1950
A. Otto Birn



1951
Hugh S. Larrick



1952 - 53
S. Z. Bennett



1953
J. A. Parker



1954
Leo Einstein



1955
Paul C. Wimbish



1956
Arthur S. Baker



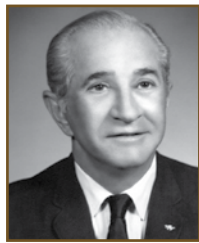
1964
A. D. Smith



1965 - 66
Leonard Keller



1967
Alma R. Tenenbaum



1968
Harry J. Sonz



1969
Benjamin Cypen



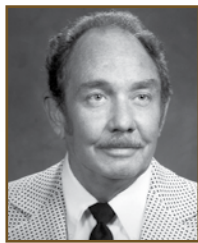
1970
David Muskat



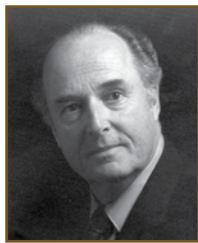
1971
Morton Russack



1979
Bill N. Arata, Sr.



1980
Bill Hayes



1981
Eugene J. Davidson, Sr.



1982
Jay Davidson, Jr.



1983
Ramon B. Fisch



1984 - 85
Daniel Levine



1986
Harley C. Willner



1995
Tamra H. Sheffman
CIPS



1996
Joe Felton
GRI



1997
Jerry L. Grabill



Maureen Levine-Testa, *RIE, CIPS*
Vice President of Member Relations of RAMB
Former Miami Beach Association of Realtors EVP

Miami Beach Association of REALTORS • 1930-1997

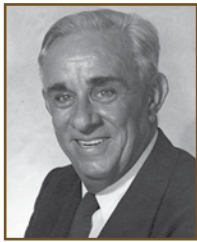
The Year was 1920....the Miami Beach land boom begins. Between 1920 and 1930 millionaires like Harvey Firestone, J.C. Penney, Harvey Stutz, Rockwell LaGorce, John D. Rockefeller and Thomas J. Pancoast build mansions on the three-mile stretch of Collins Avenue known as "Millionaire's Row."

1930 – Miami Beach flourishes with a boom of art deco buildings, the population is 6,500 and a group of real estate brokers apply to the National As-

The Miami Beach Association of REALTOR® 1930 - 1997



1942
Arthur J. Sporborg



1943 - 44
Thomas DuPree



1945
R. M. Davidson



1946
C. W. Chase, Jr.



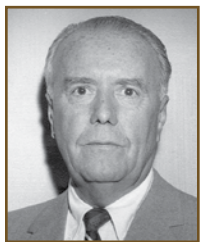
1947
Mark A. Smith



1948
S. J. Halperin



1949
Jack Justice



1957
Fred K. Hickling



1958
Ben Zion Ginsberg



1959
Donald S. Beck



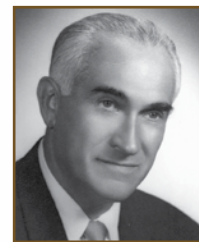
1960
Harold J. Segal



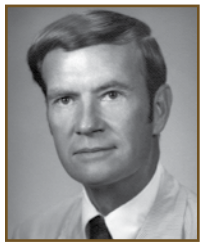
1961
David Fenton



1962
A. D. Smith



1963
Edward A. Osher



1972
Joseph C. Douglass



1973
Cecil J. Mobley



1974
Harold A. Rosenfeld



1975
Norma Tobin



1976
Ted Kennedy



1977
Ramon B. Fisch



1978
Jonathan Turk



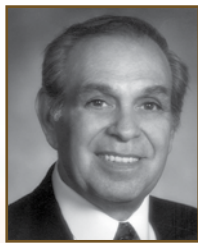
1987 - 88
Gary S. Lynn



1989
Steven M. Kramer



1990
Ramon B. Fisch



1991
Frank Cholodofsky



1992
Beverly R. Sulzberger



1993
Jeffery M. Cohen, P.A.



1994
Mitchell P. Korus

sociation of Real Estate Boards (NAREB) for a charter to become the Miami Beach Board of Realtors. Thomas J. Pancoast, a well-known architect, was elected as the first president of the Miami Beach Realtors and served for three terms. Following Mr. Pancoast, there were 59 men and women elected over the next 67 years to hold the position of President of the Association.

During the 67 years of existence the Association flourished, membership grew and members were involved in many of the City of Miami Beach committees and activities as well as the "Renaissance of Miami Beach" during the late 1980's and early 1990's. The Association won many awards from the National and Florida Associations of REALTORS.

Jerry Grabill was the last president of the Miami Beach Association of REALTORS in 1997, at which time the Miami Beach Association of Realtors merged with the Realtor Association of Miami to become the Realtor Association of Greater Miami and the Beaches. Truly, one of the most successful mergers and a model for other REALTOR Associations around the United States.

Today, the combined association has over 12,000 members and is an internationally known, award-winning, service-orientated association focused on helping its members achieve success and profitability.



1920
T.W. Winfield



1921
Frank Pepper



1922
G. D. Brossier



1923
B.B. Tatum



1924 - 25
Lon Worth Crow, Sr.



1926
Lester B. Manley



1927
Edwin M. Lee



1934
Herman Jesse



1935
Walter Harris



1936
Arthur Hollopeter



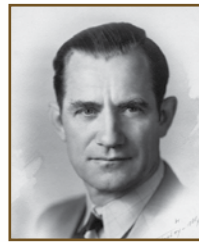
1937
Emerson Evans



1938
Rupert Rackley



1939
George D. Alexander



1940
J. M. Kagey



1949
O. J. Powell



1950
C. V. W. Trice, Jr.



1951
David P. Bishop, Jr.



1952
T. W. Slack



1953
C. W. Kistler



1954 - 55
Arthur B. Boazman



1956 - 57
Sylvan Maxwell



1965
J. A. Stone



1966
Raymond G. Asmar



1967
Ray T. Sterling



1968 - 69
Ernest A. Jones



1970
Arthur E. Parrish



1970
Mildred B. Callahan



1971 - 72
Kenneth D. Rosen, CCIM



1981
Herbert Lee Simon



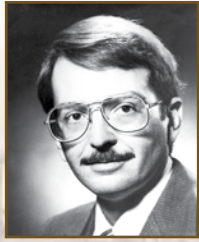
1982
William J. Biondi, CCIM, CPM



1983 - 84
Henry E. Wolff, Jr.



1985
Edward W. Easton



1986
Robert L. Valledor, CIPS, CPM



1987
John R. Steinbauer, Sr., SIOR

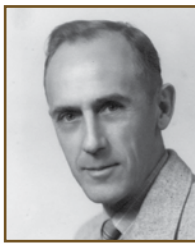


1988
Robert E. Gallaher, Jr., CRE, MAI

The REALTOR® Association of Greater Miami and the Beaches • Since 1920



1928
Adrian McCune



1929
Frank Stearns



1929
John Pepper



1930
D. Earl Wilson



1931
Stanley Dodd



1932
A. D. Fossey



1933
E. Lee Hughes



1941
Kenneth S. Keyes



1942
Norman Howard



1943
H. H. Trice



1944-45
Charles A. Post



1946
C. W. Kistler



1947
Leslie H. Coombes



1948
A. Packard Lobeck



1958
William M. Thomson, Jr.



1959
Enrique Valledor



1960
George A. Frix, Sr.



1961
George A. Simon



1962
Herbert Lee Simon



1963
Joseph M. Kolisch



1964
Lester Maxwell



1973
Herbert Lee Simon



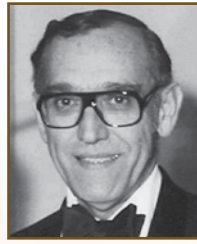
1974
Clyde M. Banks



1975
Theodore J. Pappas, CCIM, CRB



1976
Phillip A. Thomas, SIOR



1977 - 78
Jerome Bain



1979
Rose Gordon



1980
Frank E. Kowalski, CRS, GRI



1989
Alvin Waltzer, CRB



1990
Eduardo San Roman, GRI



1991
Miguel A. De La Torre



1992
June Dunn Drake, CCIM, GRI



1993
John R. Steinbauer, Sr., SIOR
Chairman



1993
William J. Biondi, CCIM, CPM
Commercial



1993
Eduardo A. Rivera
Residential



1994
Nancy B. Hogan, CIPS
Chairman



1994
Stephen E. Gaunt, CCM
Commercial



1994
Jorge A. Amaro
Residential



1995
Stephen H. Smith, SIOR
Chairman



1995
Ronald C. Berger
Commercial



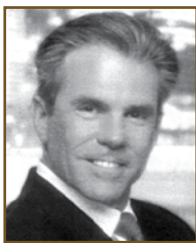
1995
Marta Luis
Residential



1996
Robert E. Gallaher Jr., CRE, MAI
Chairman



1998
Madeline H. Veissi, CIPS, CRS
Residential



1999
Guy L. Trusty, CCM
Chairman



1999
Jeffrey M. Cohen
Commercial



1999
Kimberly A. Kirschner, CIPS
Residential



2000
Madeline H. Veissi, CIPS, CRS
Chairman



2000
Kimberly A. Kirschner, CIPS
Chairman



2000
Macdonald West, CRE
Commercial



2003
Deborah Boza Valledor
CIPS, CRB, CRS, GRI
Chairman



2003
Anthony T. De Rosa
Commercial



2003
Liza E. Mendez, ABR, CIPS, CRS
Residential



2004
Thomas J. Dixon
Chairman



2004
Lyle B. Stern
Commercial



2004
Israel V. Ameijeiras, CRB, CRS
Residential



2005
Jay R. Chernoff
Chairman



2007
Rick Burch, CRB, CRS, GRI
Residential



2008
Kimberly A. Kirschner, CIPS
Chairman



2007 - 2008
Maurice "Moe" J. Veissi
RAMB President



2008
Thomas E. Byrne
Commercial



2008
Terri Bersach, CRB, CRS
Residential



2009
Rick Burch, CRB, CRS, GRI
Chairman



2009
Jose I. Juncadella, SIOR
Commercial

**REALTOR® Association of Greater Miami and The Beaches
RAMB - 1920 - 2010**

The Miami area is one of the most prolific and fascinating centers of real estate activity in the world. And over the past ninety years, RAMB has played a significant role in the growth of this vibrant and unique community.

In 1896, it was no more than a pioneer settlement on the banks of the Miami River – a cluster of homes surrounded by the everglades, roving bands of Seminoles, mosquitoes, and on the East the blue waters of Biscayne Bay. Then Henry Flagler brought down his railroad and built a luxury hotel on the shores of the bay. The pioneers incorporated their settlement as Miami and prepared for the twentieth century.

By 1920, a new decade was dawning. Miami awoke to greet the roaring 20's and one of the biggest real estate booms in history was beginning. On March 7, 1920, a group of real estate agents convened, elected a board, policies of behavior and formed the Miami Board. The Miami Realty Board was off and running. On June 1, it was granted a national charter by NAREB, later to become NAR. On October 29th, the Miami Realty Board was declared the third board to join FAR. It was a very busy year.

The Boom Arrives – The whole city of Miami had become one frenzied real estate exchange. The question was asked, "Who in Miami is in real estate?" It was not an exaggeration to say "everybody". Reports from 1924 show more than 25,000 real estate agents attached to one or more of the 2,000 real estate offices in the "Magic City".

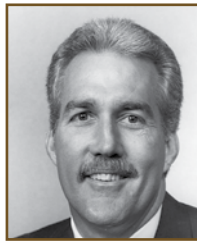
The REALTOR® Association of Greater Miami and the Beaches • Since 1920



1996
Scott E. Mittleman
Commercial



1996
Thomas E. Byrne
Residential



1997
Stephen E. Gaunt, CCIM
Chairman



1997
Thomas J. Dixon
Commercial



1997
Jorge L. Cantero
CIPS, CRB, CRS, GRI
Residential



1998
Thomas E. Byrne
Chairman



1998
Sandra Goldstein, CCIM, CIPS, GRI
Commercial



2000
Jerry L. Grabill
Residential



2001
Sandra Goldstein, CCIM, CIPS, GRI
Chairman



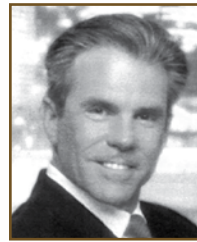
2001
Michael T. Fay
Commercial



2001
Deborah Boza Valledor
CIPS, CRB, CRS, GRI
Residential



2002
Jerry L. Grabill
Chairman



2002
Guy L. Trusty, CCIM
Commercial



2002
Jay R. Chernoff
Residential



2005
Augusto J. Fonte, CCIM
Commercial



2005
Renate Smith, CRB, MBA
Residential



2006
Patricia "Pat" E. Dahne
Chairman



2006
Debrah Bennett, TRC
Commercial



2006
Carlos M. Cruz, CRS, TRC
Residential



2007
Renate Smith, MBA, CRB, TRC
Chairman



2007
J. R. Steinbauer, JR.
Commercial



2009
Martha Pomares
ABR, CIPS, CRS, e-Pro, GRI, TRC
Residential



2010
Terri Bersach
CRB, CRS, TRC, CIPS
Chairman



2010
Ronald Kohn, CCIM
Commercial



2010
Oliver Ruiz
Residential



2011
Martha Pomares
ABR, CIPS, CRS, e-Pro, GRI, TRC
Chairman



2011
Betty B. Gonzalez, CCIM
Commercial



2011
Ralph E. De Martino
CRS, GRI, TRC
Residential

From the spring of 1923 until the summer of 1926, Miami would go from Boom to Bust. On Friday, September 17, 1926, a deadly hurricane would hit Miami, and when the hurricane was over, so was the boom. Blown away – literally, blown away.

Over the next 84 years the Miami Realty Board would become the Miami Board of REALTORS, The REALTOR Association of Miami, merge with Miami Beach to become The REALTOR Association of Greater Miami and The Beaches and finally become known worldwide as "RAMB". In between, its members have not only survived, they have thrived through the Boom and Bust of the twenties, the 1926 hurricane, the stock market crash and the Great Depression, World War II, double digit interest rates, the boom and bust of the 70's, Hurricane Andrew and the boom and bust again this past decade.

From our first President, T. W. Winfield in 1920 to our 2010 Chairman of the Board Terri Bersach and Presidents Oliver Ruiz and Ron Kohn, RAMB continues to foster the best and the brightest in our industry. RAMB members themselves have devoted millions of hours to our Association, our industry, and to nearly every facet of civic and community life, on a local, state, national and international level. We hope you enjoy this special commemorative publication. Look back with great pride and joy at those who came before us, reflect on those who have led us through good times and times that weren't the best. Smile, laugh and cherish the photos of RAMB through the years. And last but not least, in the words coined by 2008 Residential President Terri Bersach – may you always be "RAMB Proud".

RAMB CLASSICS



38th ANNUAL CONVENTION PROGRAM
Florida Association of Realtors

October 7-8-9, 1954
 Miami Beach, Florida

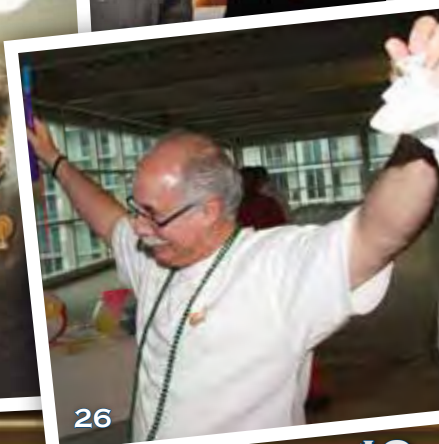
Evidence of the enthusiastic membership campaign that the Miami Board of Realtors is conducting, is this picture of Board President, Herbert Lee Simon, on the left, and Membership Committee Chairman, John T. Slater, both of the Realtors are decked out from head to foot with Multiple Listing Service brochures that illustrate some of the properties available through the Miami Board's Countywide Multiple program. New Realtor applicants will receive a complete set of all available bank listings without charge if their applications are received prior to June 15th.

1. E.A. Perry selling Miami circa 1920
2. Membership Drive Chairman Herb Simon and John Slater wearing MLS brochures
3. President Herb Simon arrives for Board meetings...on his scooter
4. The love never ends for Moe & Matey Veissi – Tom Byrne looks on
5. 38th Annual FAR Convention (1954) hosted on Miami Beach
6. Frank Kowalski is presented with an "earlier Frank" at his installation as National CRS President
7. Promotion for 1954 FAR Convention in Miami Beach
8. The M.C.'s extraordinaire: Frank and Moe
9. RAM celebrates another win at FAR convention
10. Was this Miami's first caravan?
11. Bob Valledor preps Miami's youngest President ever, Eddie San Roman
12. Miami's own royalty – Jorge Cantero & Nancy Hogan
13. Tom Byrne turns over the reins of RCA to Jose Juncadella
14. Bubble bursting Susie Lawson





- 15. Rick Burch and some RAMB Halloween "ladies" (Jorge Llovet and Marty Nash)
- 16. RAMB Leaders and The Supreme Ruler of the Universe: Matey Veissi, Founding Chair International Council
- 17. Tom Byrne just loves RPAC... ask Steve Gaunt!
- 18. Herb Simon receives the REALTOR® Emeritus Status from Jay Chernoff
- 19. Tom Byrne doesn't want to let go of the gavel with Jose Juncadella and Martha Pomares
- 20. John Kinney at Walk America... need we say more?
- 21. Teresa Kinney and Moe Veissi celebrating Helen Holmes' RAMB Anniversary
- 22. Dance fever strikes Susie Lawson and Israel Armeijeiras at Holiday Party
- 23. RAMB Staff
- 24. Teresa Kinney, Birthday Girl Letty Oliver and Debra Spadafora
- 25. Michael Faye, Steve Gaunt and Kim Kirschner passing the gavel
- 26. Oliver Ruiz loves tending bar for RPAC



RAMB PARTNER ASSOCIATIONS



ARGENTINA	The Argentina Chamber of Horizontal properties & Real Estate Activities (CAP-H)
ARGENTINA	Cámara Inmobiliaria Argentina (CIA) 2003
ARGENTINA	Argentina & Uruguay La Federación de la Republica de Argentina (SOM) 2003
BAHAMAS	Bahamas Real Estate Association (BREA)
BELIZE	National Association of Realtors
BRAZIL	SECOVI-SP Sao Paulo 1996
BRAZIL	FENACI 2008
BULGARIA	National Real Property Association (NRPA) 2002
BULGARIA	Bulgarian Association of Business Appraisers 1997
CHILE	Cámara Nacional de Servicios Inmobiliarios (ACOP)
CHILE	Asociación Gremial de Corredores de Propiedades de Chile (COPROCH)
COLOMBIA	Federación Colombiana de Lonjas de Propiedad Raiz (FEDELONJAS)
COSTA RICA	Cámara Costarricense de Bienes Raíces (CCBR)
CZECH REPUBLIC	Assn. of Real Estate Offices of the Czech Republic (ARKCR) 1997
CZECH REPUBLIC	Assn. of Real Estate Agencies of Bohemia, Moravia, and Silesia 1997
DENMARK	Copenhagen Branch of the Danish Association of Chartered Estate Agents
DOMINICAN REPUBLIC	Asociación de Empresas Inmobiliarias 2009
EL SALVADOR	Cámara Salvadoreña de Bienes Raíces (CSBR) 2009
FRANCE	Fédération Nationale de l'Immobilier Paris - Ile de France (FNAIM -IDF) 2005
HUNGARY	Hungarian Real Estate Association (HREA) 1997
HUNGARY	Hungarian Association of Real Estate Managers 1997
ITALY	Italian Federation of Real Estate Agents (FIAP) 1997
MEXICO	Mexican Association of Real Estate Professionals (AMPI) 2005

MEXICO	Mexican Association of Real Estate 2009
MEXICO	Baja California (CEPIBC) 2009
NICARAGUA	Cámara Nicaragüense de Corredores de Bienes Raíces (CNCBR) 2005
PANAMA	Asociación Panameña de Corredores y Promotores de Bienes Raíces (ACOBIR) 2005
POLAND	Polish Real Estate Federation (PREF) ICREA 1997
POLAND/GERMANY	Pomeranian Association of Real Estate Brokers 1997
PUERTO RICO	Puerto Rico Association of Realtors (PRAR) 2007
ROMANIA	Romanian Association of Real Estate Agencies (ARAI)
RUSSIA	The Russian Guild of REALTORS® (RGR) 1997
RUSSIA	St. Petersburg Association of Realtors 1997
RUSSIA	Russian Society of Appraisers (RSA) 1997
SLOVAK REPUBLIC	National Association of Real Estate Offices of Slovakia (MARKS) 1997
SLOVAK REPUBLIC	Association of Slovak Real Estate Agencies 1997
SLOVAK REPUBLIC	Union of Real Estate of the Slovak Republic 1997
SLOVAK REPUBLIC	Society of Slovakian Appraisers 1997
SPAIN	Asociación Empresarial Gestión Inmobiliaria (AEGI) 2009
SPAIN	AEGI Catalonia 2009
SPAIN	AEGI Murcia 2009
SPAIN	Canary Islands Cámara Oficial de Comercio, Industrial y Navegación s/c Tenerife 2009
SPAIN	SIMA/Planner Reed 2005

UKRAINE	Ukrainian REALTORS® Association (URA) 1997
UKRAINE	Western Ukrainian Real Estate Guild 1997
UKRAINE	Association of Realtors of Odessa 1997
UKRAINE	Kharkiv Union of Entrepreneurs 1997
URUGUAY	Cámara Inmobiliaria Uruguaya (CIU) 2003
URUGUAY	Confederación Inmobiliaria Mercosur y Chile (CIMECH) 2005
VENEZUELA	Cámara Inmobiliaria de Venezuela (CIV) 2009
COFECI	Consejo Federal de Agentes de Compra y Venta de inmuebles 2005
EASTERN EUROPE	Eastern European Real Property Foundation (EERPF)
FECEPAC	Federación Centroamericana, El Salvador, Guatemala, Honduras, Nicaragua, Costa Rica, Panamá, República Dominicana y el Caribe de Asociaciones... 7 Assns.
FIABCI	The International Real Estate Federation - United Kingdom 2009
AIREEC	American International Real Estate Expo & Conference 2008
CITYSCAPE	New York 2008
MEXICO	Expo Bienes Raíces (EBR) Mexico City 2006
SIMA	Brasil / Sao Paulo Real Estate Expo 2007
UNITED KINGDOM	FIABCI-UK 2009
UNITED KINGDOM	OPP Live 2007

