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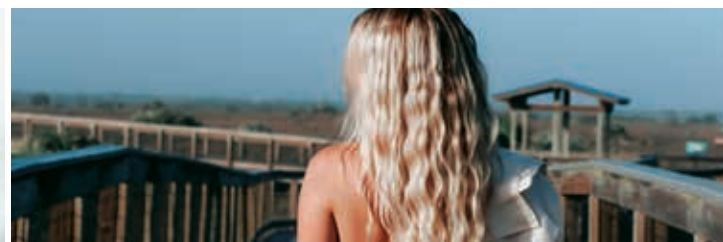


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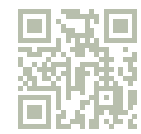
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PUBLISHERS NOTE

As we bid farewell to the chilly days of winter, I am excited to welcome the arrival of spring with open arms. With its vibrant blooms, gentle breezes, and longer days, spring brings a sense of renewal and rejuvenation that is truly invigorating.

I am excited for the warmer weather ahead, filled with opportunities to explore the great outdoors, bask in the sunshine, and reconnect with nature. Whether it's picnics in the park, leisurely strolls along the beach, or simply enjoying a glass of wine on the patio, there is something magical about the arrival of spring that lifts our spirits and fills us with hope.

Our "Cheers To One Year" Magazine event was a huge success. Thank you to all our Partner Sponsors and those that

attended. We will be kicking off our 3 part Growth Summit starting May 1st with "Mastering Your Mindset" make sure to get registered for that as space is limited.

As we embrace this season of growth and transformation, let us take a moment to appreciate the beauty that surrounds us and the endless possibilities that lie ahead. May this spring be a time of joy, inspiration, and new beginnings for each and every one of you.



Jayme Dickey
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BETH LAPOINTE

AN UNDYING LOVE FOR REAL ESTATE AND JEEPS

Born and raised in picturesque New Hampshire, my childhood was filled with outdoor adventures, sparking a lifelong passion for exploration and freedom. Settling in Florida over four decades ago, with my husband and five sons, multiple dogs and cats throughout the years we've made it our home.

I have an undying love for jeeps! From my very first red Wrangler to my current red Sahara, I have the adventurous Jeep spirit, inviting others to share in the thrill. My professional journey has been a testament to my unwavering commitment to customer care. From orchestrating dream vacations to managing corporate travel for industry giants, I've always put clients first. Transitioning into healthcare, I found my calling as a registered nurse specializing in home health, rising to leadership roles to ensure unparalleled care for our community.

But my heart found its home in real estate, where I merged my nursing expertise with my passion for helping others find their perfect home. As a proud agent at Keller

Williams Realty Florida Partners, I walk alongside my clients through every step of their real estate journey, understanding their needs deeply.

My devotion doesn't end there. As a realtor affiliate with Homes for Heroes, I champion our community's heroes, offering them the rewards they truly deserve. We reward our heroes: firefighters, law enforcement, military, health-care, and teachers when they purchase, sell or refinance a home. Once the transaction closes the hero receives money they never have to repay. This warms my heart!

In my world, it's about more than just transactions – it's about forging connections, making a difference, and embracing life's adventures. I take buyers on an exciting journey toward homeownership, and who knows, they might just develop a passion for Jeeps along the way!

Jeeps are fun. Jeeps are rugged. Jeeps are for adventure and freedom. Jeeps are real. Jeeps are for making friends. Jeeps are a lifestyle. I feel this about Real Estate as well!



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CM

▶ partner spotlight

Custom Pools



Rooted in Volusia County, the owners of CM Custom Pool Designs were both born and raised in this area. To say their heart belongs to this town is an understatement.

Through the years Coby and his wife, Michelle, have been involved in the community in a variety of ways. Coby is one of the founders of PBG (Preferred Business Group) which helps connect businesses. He is also a past president and current board member of the East Central chapter of FSPA (Florida Swimming Pool Association). They are members of the Chambers in Ormond Beach, Daytona Port Orange, and Southeast Volusia. Having three children and raising them in Ormond Beach has helped make them passionate about supporting local schools and students here in Volusia County. Coby and Michelle participate in and support

many local nonprofits as well. Giving back to the community and being involved is a top priority for them.

Coby's passion for swimming pools all began in the early 1990s when he helped his father in the warehouse at a swimming pool distribution company. Billy Moore, his father, worked as a sales rep for the company for over 40 years before retiring. During that time, Coby was introduced to the service industry side of hot tubs and swimming pools. From there he went on to learn how to build pools and worked for many area pool builders, including being a project manager for a large pool company in the area.

In 2002, Coby met and married Michelle who has been by his side on his journey every step of the way. Coby

then decided to become a subcontractor and use the skills he learned to start his own business. Shortly after, through hard work and dedication, he became a Florida state-licensed swimming pool contractor and now he was ready to build his company which is now 20 years strong.

CM Custom Pool Designs began in 2003 with just a few employees to now running a multi-department business with over 35 employees. Over the years, CM Custom Pool Designs went from renting space in Holly Hill to now owning their property and buildings along US 1 in Ormond Beach.



They consider themselves a one-stop shop for all your backyard needs. Having their maintenance department, service department, new builds, and remodels with an amazing design and sales team they can help in every way in your paradise.

They consider themselves a one-stop shop for all your backyard needs. Having their maintenance department, service department, new builds, and remodels with an amazing design and sales team they can help in every way in your paradise. Although CM Designs has been selling portable hot tubs and outdoor furniture for years, they have recently opened up their Moore Outdoor Living store right next door to focus on the retail side of outdoor living such as outdoor kitchens, hot tubs, outdoor furniture, and more!

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CARYN BAKER

AN EMBLEM OF DEDICATION: CELEBRATING TWO DECADES OF REAL ESTATE EXCELLENCE

In the bustling realm of real estate, certain figures stand out not just for their professional prowess but also for their unwavering commitment to community service. Among these luminaries, Caryn Baker shines brightly, embodying nearly two decades of unparalleled dedication and expertise in the industry.

With a career spanning almost 20 years, Caryn has become synonymous with excellence in real estate. For the past 15 years, she has been an indispensable asset to Realty Pros Assured, consistently exceeding expectations and setting new achievement standards. Her profound understanding of the market, coupled with her relentless work ethic, has earned her the respect and admiration of colleagues and clients alike.

Beyond her professional achievements, Caryn is deeply committed to giving back to the community that has supported her throughout her career. She has played integral roles in numerous charitable organizations, including the Ormond Beach Chamber, where she dedicated many years to various committees, was the VP of Community Events and Chairwoman of the Chamber in 2020, and has time and resources for initiatives aimed at enhancing the local community.

Over the years Caryn has served as a member of the DBAAR Board of Directors along with various committees within the Board of Realtors. Caryn has been instrumental in shaping policies and programs that benefit both professionals in the industry and the wider community. Caryn's leadership and vision have helped steer these organizations toward greater effectiveness and impact.

One of Caryn's most cherished contributions was her involvement in Realtors Sold 4 the Cause, a noble endeavor that harnesses the collective power of real estate professionals to support charitable causes. Through her participation, and the participation and dedication of the many other wonderful Realtors involved, she has helped raise awareness and funds

for vital community initiatives supporting those suffering from a cancer diagnosis, leaving an indelible mark on those in need.

In addition to her philanthropic endeavors within the real estate realm, Caryn serves as the Board President of Avenues 12 Women's Recovery Houses, where she plays a pivotal role in providing support and guidance to women on their journey to recovery. Her compassionate leadership inspires hope and transformation in the lives of countless individuals.



Furthermore, Caryn has lent her expertise and passion to organizations such as the Pace Center for Girls, empowering young women to realize their full potential. Caryn also sits on the Board of Ormond Main Street, a local non-profit organization dedicated to building a vital downtown district for Ormond Beach with events, historic preservation, beautification, economic development, and more.

In essence, Caryn is not just a remarkable real estate professional but also a beacon of compassion and service in the community. Through her tireless efforts and boundless generosity, she continues to make a profound and lasting impact on the lives of others, embodying the true spirit of excellence and altruism. Top of Form



CHERYL GRAY

AN ENTREPRENEURIAL SPARK

Cheryl Gray, wife, mother, grandmother, friend, entrepreneur, investor, Realtor, and bar owner is proud to be born and raised in Daytona. She has proudly raised her 5 children in Ormond Beach and all of her children currently live in Ormond Beach raising their families as well with a total of 7 grandchildren and one on the way!

As a young girl, Cheryl's entrepreneurial spark was ignited when her grandfather opened up the first Pepsi Bottling Company on Ballough Road. Shortly after that, Cheryl's parents opened up the Famous Iron Horse Saloon on Main Street. As Cheryl became a young adult she followed in the footsteps that her family had planted and opened up a skating rink called Skate and Shake Skate Center in Ormond Beach which was a family-owned

business for 20-plus years. Later in the journey, she would open up a daycare which was one of the largest afterschool programs in Volusia County picking up over 150 kids daily from their local schools. Cheryl had an unwavering commitment to excellence and her belief in caring for people and giving people opportunities is why Cheryl became so quickly loved.

If you trusted Cheryl enough with your pride and joy...you would trust her with anything. As her businesses flourished and her reputation as a dynamic entrepreneur continued to grow, Cheryl's sights were set on new horizons and she wanted to be able to help her customers any way she could... and that's what got her into her next adventure.. Real Estate.

With a keen eye for opportunity and a passion for helping others, she seized the chance to enter the competitive world of Real Estate. As with everything Cheryl does she put 100 percent of her efforts into this new career. She worked day and night to learn everything one could know. Cheryl





TERI CORNELIUS

As an accomplished business professional, Teri brings over 35 plus years of outstanding customer service, sales, production, and management experience to the table. Clients look to her as a trusted resource of local information, appreciating her willingness to go the extra mile, whether it's emptying homes or handling simple handyman tasks. She prioritizes open communication and ensures that she explains processes clearly to her clients, aiming to provide them with the best possible experience.

Although she had initially wanted to sell real estate many years ago and even completed the Burt Rodgers School of Real Estate, responsibilities as a single mother raising two children didn't award her the go-ahead so she put that dream on hold. Over the years she kept her dream alive as she bought and sold several of her own homes, including a flip, which kept her interest and passion alive until four and a half years ago when she decided it was time to pursue her lifelong dream and she did just that. Teri left her lifelong career path behind, and she worked to receive her real estate license just before Covid hit, transitioning her skills and passion into the new phase of her life as a realtor.

Her first year and a half was quite a struggle, yet she powered through it and proudly has no problem sharing that she thanks God for all her strength, determination, and successes.

Teri's compassionate nature extends to her involvement in addressing homelessness. She carries totes filled with necessities to pass on to those in need, finding happiness in providing someone with a smile, kind words, and practical



Teri's compassionate nature extends to her involvement in addressing homelessness. She carries totes filled with necessities to pass on to those in need, finding happiness in providing someone with a smile, kind words, and practical assistance.

assistance. Additionally, she lends a hand at various food bank distributions.

Beyond her professional pursuits, Teri finds joy in her family, including

two kids and five grandchildren, as well as her love for animals, Jeeps, Gods green earth, riding on a Harley, sunrises, and running on the beach. She enjoys staying active by working

out, attending craft shows, exploring farmers markets, and indulging in the fun foods from food trucks—she even misses her own!

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The Blueprint for Creating a High-Performance Life

In a world filled with endless distractions and demands, finding the path to success can feel like navigating a maze blindfolded. (I know, I've been there)

As an entrepreneur and high-performance coach, I've dedicated my life to helping ambitious individuals break free from the shackles of mediocrity and unlock their full potential in every area of life.

Through my work, I've discovered that achieving high-performance living isn't just about setting goals; it's about mastering three essential phases that form the foundation of success: an Unbreakable state of mind, Upgraded systems for life, and a Schedule for Success.

I named this the High-Performance Trifecta.

1. Unbreakable State-of-Mind

The journey to high-performance living begins with cultivating an unbreakable state of mind. This phase is all about developing the mental resilience and clarity needed to overcome challenges and stay focused on your goals. To achieve this, we learn how to expand our perspective, strengthen our inner story, and design a clear and compelling vision for our future. By

cultivating an UNBREAKABLE state of mind, you'll face the daily challenges with confidence and conviction.

1. Upgraded Systems-for-Life

With a strong mindset in place, it's time to upgrade your systems for life. This phase is about optimizing every aspect of your life, from your health and relationships to your productivity and workflow. Begin by auditing your daily habits and routines to identify areas for improvement. Implement systems and processes that streamline your workflow, prioritize your well-being, and foster greater efficiency and effectiveness in everything you do.

Remember, success is not just about working harder; it's about creating routines that are aligned with your new compelling vision for your future.

"You do not rise to the level of your goals. You fall to the level of your systems." James Clear - Atomic Habits

1. Schedule for Success

The final phase of the journey is crafting a schedule for success. This phase is all about mastering your actions and energy to ensure maximum impact and fulfillment in both your personal and professional life.

Start by creating a clear vision of your long-term goals and breaking them down into actionable steps. Then, design a daily schedule that aligns with your priorities and allows you to make consistent progress toward your goals.

Remember to schedule regular time for rest and rejuvenation to avoid burnout and maintain high-performance.

By mastering these three phases of high-performance living, you'll not only transform your business and life but also unlock your full potential to create the life you can't stop thinking about.

As you embark on this journey, remember that success is not a destination but a continuous evolution. Stay committed to growth, embrace challenges as opportunities for learning, and never underestimate the power of perseverance and determination. With the right mindset, systems, and schedule, anything is possible.

BIG ANNOUNCEMENT:

Our beloved Jayme Dickey and myself are teaming up to help you all take your business and your life to the next level.

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which I will dive deep into the 9 Pillars for creating a High-Performance Business and Life.

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About Billy Reuter

Billy Reuter is a family-focused entrepreneur, high-performance coach, and corporate trainer dedicated to helping ambitious individuals unleash their full potential and achieve extraordinary success in business and life.

He has empowered countless individuals to overcome obstacles, break through barriers, and create the life of their dreams.

Through his transformative coaching programs and insightful guidance, Billy continues to inspire and uplift people around the country to reach new heights of success and fulfillment.

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► charity spotlight

JEEP BEACH 2024

“So You Thought You Knew Jeep Beach”

As the golden rays of dawn break over the horizon, the iconic sight of Jeeps flooding Daytona Beach from all over the United States and beyond marks the commencement of Jeep Beach 2024. Taking place this year, April 19th-28th 2024, enthusiasts are in for an exhilarating ride as the event transforms Daytona International Speedway into an expansive playground of excitement and camaraderie.

Jeep Beach has long been cherished by Jeep aficionados nationwide, but 2024 signals a notable evolution in its history. Departing from the confines of previous years, organizers have orchestrated a comprehensive experience, promising attendees an unforgettable immersion into the world of Jeep culture.

Originating as a Chamber Event in Daytona Beach in 2003, Jeep Beach underwent significant transformations over the years. By 2015, its partnership with the Daytona International Speedway propelled its growth exponentially. Recognizing the need for structured operations amidst community support, the Club voted unanimously to establish it as a non-profit entity in 2017.

A standout feature of Jeep Beach 2024 is the introduction of a brand-new obstacle course at Daytona International Speedway. Spanning rugged terrains and daunting challenges, this course offers Jeep owners an unprecedented opportunity to push their vehicles to the limit. From navigating steep inclines to conquering treacherous mud pits,

participants are assured an adrenaline-fueled adventure like never before.

However, Jeep Beach extends beyond the thrill of off-roading; it embodies a spirit of community and togetherness. Vendors lining Pit Road offer a diverse array of custom Jeep accessories, delectable cuisine, and refreshing beverages, catering to enthusiasts of all backgrounds and preferences.

As the sun sets on the Daytona International Speedway, the venue comes alive with the sounds of the JBR Music Festival on Friday April 26th 2024. With 5 acts including The Wheeland Brothers, Maggie Rose, The Wailers, Craig Morgan, and headliner Lee Brice, there's truly something for everyone! Tickets are just \$75 and the event is open to the public.

Yet, the true essence of Jeep Beach lies in its commitment to philanthropy. With a focus on supporting local organizations within Volusia County, the event has raised over \$4.3 million in the past decade. Contributions extend to

various causes, including environmental conservation, disaster relief, and support for military veterans, first responders, and childhood education initiatives.



What sets Jeep Beach apart is the active involvement of its participants, volunteer team, and sponsors. United by a shared passion for adventure and compassion, enthusiasts from diverse backgrounds unite to rally behind causes close to their hearts. Businesses will be setting up different events that participants can attend all over Volusia County.

As Jeep Beach 2024 unfolds, attendees are reminded that their participation transcends mere excitement; it embodies a commitment to making a positive impact. Let us embrace the true spirit of Jeep Beach: a collective endeavor to drive positive change and create a brighter future for all.

For event information, volunteer opportunities, Jeep giveaway or JBR Music Festival tickets, please visit www.jeeptbeach.com



With a focus on supporting local organizations within Volusia County, the event has raised over \$4.3 million in the past decade.



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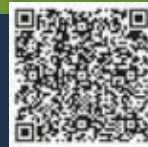


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