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DECEMBER 2025

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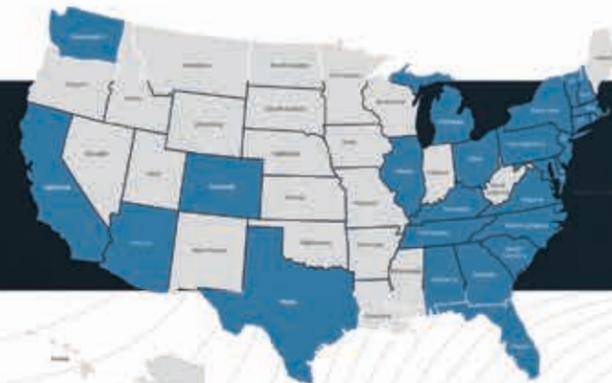


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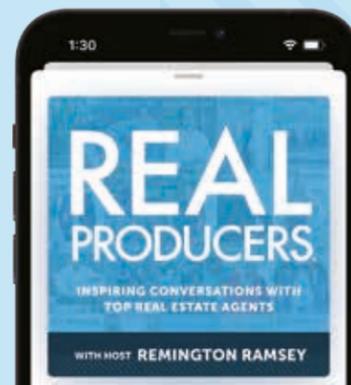
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# Publisher's Note

## A Season to Celebrate, Reflect & Shine

As twinkling lights fill our neighborhoods and the year draws to a close, our hearts are filled with gratitude for the incredible community that surrounds us. This season, we're reminded just how special it is to be part of something bigger — a network of inspiring professionals, loyal partners, and genuine friends who make *Long Island Real Producers* such a remarkable family.

## Wrapped in Gratitude

From coffee meetings that turned into collaborations, to events that sparked new friendships, 2025 has been a year to remember. Every story shared and every connection made continues to fuel our mission: to connect, inspire, and elevate the very best of Long Island real estate. We are endlessly thankful for your support, your energy, and the authenticity you bring to this community.

## Here's to What's Next

As we look toward 2026, we're raising a glass to new opportunities, bold growth, and even more reasons to celebrate together. May your holidays be filled with laughter, warmth, and the company of those who make your world a little brighter.



Thank you for letting us be part of your journey — and for making ours so meaningful. From our family to yours, we wish you a joyful holiday season and a New Year that shines bright with promise.

With heartfelt appreciation and cheer,



### Blaise Ingrisano & Christine Ingrisano

Publisher/Area Directors  
*Long Island Real Producers*  
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Save these dates!



LIST OF  EVENTS

<p><b>Empire Operator Mastermind:</b> Run Bigger. Work Less. Own More.</p> <p>our Annual Mastermind Event Location TBD</p> <p>February 5, 2026 10:00 AM - 1:00 PM</p>	<p><b>Summer Soiree</b></p> <p>Location TBD</p> <p>July 17, 2026 6:30 PM - 9:00 PM</p>
<p>1</p>	<p>2</p>
<p>3</p>	<p>4</p>
<p>Location TBD</p> <p>April 16, 2026 3:00 PM - 5:30 PM</p>	<p>Location TBD</p> <p>November 5, 2026 6:30 PM - 9:00 PM</p>
<p><b>Business is Blooming</b></p>	<p><b>Gratitude &amp; Gold</b></p>



Long Island Real Producers is the newest addition to the Core Group family. A network of expertise, one commitment to you.

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AND PRESERVING THE ENVIRONMENT

# PAUL BANY

C2G ENVIRONMENTAL

BY NICK INGRISANI • PHOTOS BY ANDREW MALARY

**G**rowing up on Long Island, Paul's life began on the water. His father was a commercial fisherman, and Paul followed in his footsteps for a while before going to New York Maritime College, where he trained for a career in the merchant marine industry.

After graduation, he spent years working on chemical tankers and barges, transporting jet fuel, kerosene, and oil—cargo that required rigorous safety standards and deep technical knowledge. Rising through the ranks, Paul earned his captain's license, a milestone that signified not just skill but leadership under pressure.

Yet as his family grew, so did the call for a new chapter. Life at sea had been rewarding, but it kept him away from home for long stretches. He began questioning how he could translate his expertise into a fulfilling career on land.

That transition led Paul into the environmental services field—an

industry that, to him, felt like a natural extension of his maritime work. Having spent years handling hazardous materials responsibly, he was already well-versed in the importance of environmental protection. He began working for a local company specializing in fuel tank removals and remediation. Over time, his experience, work ethic, and leadership stood out, and he became a partner in the business. About seven years ago, when his partner decided to retire, Paul took the reins as owner of C2G Environmental Consultants, LLC.

The company specializes in underground and above-ground storage tank removals and installations, remediation of contaminated soil, groundwater investigations, and emergency spill response. In essence, they're the people you call when there's an environmental issue that can complicate a real estate transaction—or threaten a homeowner's peace of mind. Under Paul's leadership, C2G has earned a reputation for

professionalism, precision, and a customer-first approach.

When Paul first became a partner, much of the company's work centered on large-scale commercial projects for oil companies and industrial clients. But over time, he recognized an opportunity to pivot toward the residential market. Around 15 years ago, the economy was unsteady due to the mortgage crisis, government bailouts, and the collapse of major financial institutions like Bear Stearns. During that time, Paul saw an opportunity to bring the high level of environmental standards demanded by major oil companies into the residential market.

*"When working with a major oil company, the people that pay you aren't the ones operating the terminal or gas station; there are many levels. On the residential side, I'm dealing with the owner directly, so things need to be handled much cleaner because you're in someone's home. The core of C2G was introduced by my previous boss,*





partner, and friend, Gene O'Neil, that if we produce the best possible product, and follow the rule of 'the customer is always right,' we will always be successful. Our customer service sets us apart. "

Today, roughly 60 to 70 percent of C2G's projects are residential. Many come through real estate agents who call when an underground oil tank is discovered during the sale process. C2G steps in to assess, remove, and replace the tanks while ensuring all proper documentation is provided for a smooth closing. In cases where leaks are discovered, the team works quickly with local, state, and federal environmental regulatory agencies to clean and remediate the site, taking the stress off buyers, sellers, and real estate agents.

"If they know an underground tank will be an issue at closing, we work with them early on in the listing process to ensure things go smoothly. Most often, we're removing an underground tank and installing a new above-ground tank. Then we need to provide documentation

that it was closed properly, and if there is a problem, quickly and proficiently remedying the issue so people can go along with their day. When problems arise you have to deal with all the necessary agencies, so we take all the pain out of the process and make it as smooth as possible."



Paul's understanding of the stakes is personal. He knows that environmental issues can delay or derail a real estate transaction and that clear communication is everything. That's why transparency and efficiency have become the hallmarks of his business. Through real-time tracking, clients can see where

“  
Ultimately, I'm an environmentalist at heart, so I like that I get to help maintain a safe environment for my kids and my kids' kids.”



technicians are on-site so they're always informed as the process unfolds.

"There is new technology coming out all the time, so we're always trying to have the best equipment and services out there. Everything is paperless now and we can sign contracts in the field, so when the job is finished, real estate agents can get their paperwork immediately."

Whether through investing in cutting-edge equipment or expanding C2G's footprint, Paul approaches his business with an eye toward both progress and responsibility. In recent years, C2G has expanded into Connecticut, and Paul's next goal is to establish operations in New Jersey, where the company is already licensed. With nearly 30 employees and a growing presence across state lines, the future looks bright.

Outside of work, Paul still finds his peace near the water. Summers are spent boating and enjoying the beaches of Long Island, while winters bring snowboarding trips with his children—a continuation of the adventurous spirit that has always defined him. Those moments remind him why he does what he does: to protect the land and water that make Long Island such a special place to call home.

"Ultimately, I'm an environmentalist at heart, so I like that I get to help maintain a safe environment for my kids and my kids' kids."





LONG ISLAND  
REAL PRODUCERS

# LONG ISLAND Real Producers Fall Fete A Friendsgiving Celebration

**November 13, 2025**

**Raising the Bar & Giving Back:  
Top 500 Agents Gather at AG  
Steakhouse**

Long Island's Top 500 real estate agents came together for an evening of connection, collaboration, and meaningful conversation.

Hosted by Blaise Ingrisano and the LI Real Producers team, the event brought top agents and trusted partners into a relaxed atmosphere where strategy flowed as easily as the cocktails—deals were discussed, ideas exchanged, and new partnerships formed throughout the night.

**Collaboration at Its Best**

Top producers compared notes on market shifts, scaling teams, and leveraging strong partnerships—reminding everyone what makes the Real Producers community special. When top agents grow together, the entire Long Island market rises.

**Giving Back with Purpose**

The room also spotlighted Island Harvest, Long Island's leading hunger-relief organization. Since 2019, Inspecticore has helped provide over 39,500 meals—proof of what happens when we work together

to use our influence to make a difference for our community.

**Why These Events Matter**

If you were there, you felt the momentum:

- A quick convo turning into a referral partner
- A shared idea sparking a new marketing approach
- A long-overdue introduction finally happening

These invitation-only gatherings give top agents the space to think bigger about growth, leadership, and legacy.

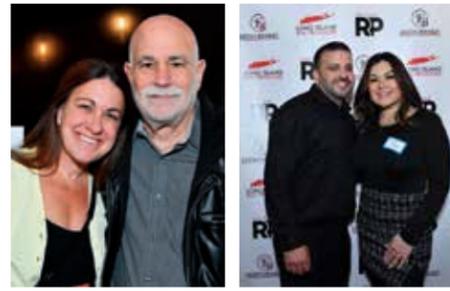
**What's Next?** Expert Panel Discussion: Empire Building, February 5

The momentum continues with our next Real Producers event. Expect candid insights on hiring the right people, building a magnetic brand, creating leverage through systems, and scaling sustainably—without losing your time or your sanity.

Thank you to everyone who made AG Steakhouse such a powerful night.

If you missed it, don't miss the next one!





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# CRYSTIN

## FEARLESS IN THE FACE OF CHANGE

BY GEORGE PAUL THOMAS • PHOTOS BY ANDREW MALARY

# Quick

Success often starts with a spark — a vision that refuses to fade. For Crystin Quick, that spark was real estate. What began as a leap of faith during one of the most difficult chapters of her life has grown into a purpose-driven career marked by passion, perseverance, and a genuine love for helping others find their next chapter.

Today, as a solo agent with Douglas Elliman, Crystin is known for her passion, precision, and unwavering commitment to the people she serves. Her story is one of courage, resilience, and transformation — both personal and professional.

### A Foundation in Style and Strategy

Crystin grew up in Ramsey, New Jersey, where she developed a strong sense of drive and creativity early on. After earning her Bachelor of Science in Marketing from Bentley University, she went on to complete a Master of Professional Studies in Global Fashion Management at the Fashion Institute of Technology. Her education gave her a business-focused mindset with a creative edge that would later serve her well in real estate.

Before stepping into the world of homes and contracts, Crystin built a successful career in fashion, working in production, product development, and merchandising for major brands like Ralph Lauren and Saks Fifth Avenue. Those years refined her eye for design, sharpened her communication skills, and strengthened her ability to manage complex projects with care and precision. “Fashion taught me to pay attention to every detail and to always



look for ways to create value,” she says. “That’s exactly how I approach real estate today.”

### A Leap of Faith

In March 2020, Crystin officially earned her real estate license — just one week before the world shut down. The timing might have discouraged some, but for her, it became the catalyst for transformation. “Becoming a mother was the turning point,” she explains. “I wanted to build a stronger future for my daughter and myself. Taking that leap into real estate was scary, but it was also empowering.”

That leap quickly turned into momentum. Navigating an uncertain market during the pandemic, Crystin found her stride through persistence,

compassion, and a deep understanding of client needs. She built her business from the ground up, one relationship at a time, learning every part of the process while raising her daughter as a single mom.

Crystin is known among her clients and peers for her genuine, hands-on approach. She works closely with buyers and sellers throughout every stage, ensuring they feel informed, confident, and cared for. Her focus on relationships and details has become the foundation of her success.

Crystin holds multiple professional designations, including Certified Buyer Representative (CBR®), Certified Home Marketing Specialist (CHMS), and Seller Representative Specialist (SRS). Her dedication and drive have earned her recognition as one of LIBOR YPN’s Top 20 Rising Stars of 2024 and inclusion in *Long Island Real Producers’ 40 Under 40, Class of 2025*.

### Growth Through Grit

In 2024, Crystin closed 20 transactions totaling \$6 million in sales volume — and she is on pace to nearly double that this year, projecting between \$11 and \$12 million in sales. For her, these numbers represent more than achievement; they represent the resilience and determination that fueled her growth.

“My fashion background gave me discipline and creativity, but real estate gave me purpose,” she reflects. “I learned that if you put in consistent effort and truly care about people, success will follow.”



newer agents, and continue building a life that blends career success with personal fulfillment. She is also an active member of LIBOR, serving on the YPN and RPAC Committees, and is part of the Leadership Academy Class of 2025. Her leadership is driven by gratitude and a desire to give back to the community that helped her rise.

Her guiding philosophy comes from a quote that has carried her through

every major life decision: “Leap and the net will appear.” The words, shared by her father during one of his own career transitions, became the mantra that shaped her courage and conviction.

“For me, real estate is about growth, connection, and trust,” she says. “Every challenge has taught me something, and every client has inspired me to keep getting better.”



“**I WANTED TO BUILD A STRONGER FUTURE FOR MY DAUGHTER AND MYSELF. TAKING THAT LEAP INTO REAL ESTATE WAS SCARY, BUT IT WAS ALSO EMPOWERING.**”

Her clients often describe her as passionate, driven, and easy to connect with — qualities that mirror her approach to life. She brings charisma and confidence to every interaction, but also a sense of calm and reassurance that makes the process enjoyable.

**Life Beyond the Listings**

Outside of real estate, Crystin finds joy in family, fitness, and community. She is the proud mother of Gianna, her six-year-old daughter, and the oldest of three sisters. “Family is everything to me,” she says. “My daughter is my biggest motivation, and my family keeps me grounded.”

She stays active through F45 training, running 5Ks, and participating in Hyrox fitness competitions. She also loves being part of the local wellness community The Goddess Loft, where she finds strength, connection, and balance. “Fitness is where I recharge,” she says. “It’s about pushing yourself, staying disciplined, and celebrating small wins — just like in business.”

When she’s not working out or hosting clients, Crystin enjoys traveling, trying new restaurants, and spending time at the beach. Those moments remind her to slow down, reflect, and enjoy how far she’s come.

**Looking Ahead**

In the next five to ten years, Crystin plans to grow her own team, mentor

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*Happy Holidays*



# ADRIENNE McDougal

FROM FASHION SALES TO REAL ESTATE: A STORY OF RESILIENCE & CONNECTION

BY NICK  
INGRISANI  
PHOTOS BY  
ANDREW  
MALARY

Adrienne McDougal grew up in New Jersey in a close-knit family of four girls, where hard work and education were core values. After college, she pursued her passion for fashion, launching her career in the garment industry at Carter's Children's Wear. Over the next 15 years, she worked in Washington, Boston, and New York, honing her skills in sales and relationship-building skills that would later define her approach to real estate.

Her time at Carter's taught her not only the art of presentation but also the importance of responsiveness, professionalism, and preparation—values she credits for her later success in real estate.

*"Working at Carter's and going through their training program gave me the sales foundation that I use to this day. That was an incredible part of my career and I grew tremendously while I was there."*

When she decided to step away from the corporate world to raise her four children, Adrienne embraced motherhood wholeheartedly. Those years, however, came with challenges of their own, including a personal battle with breast cancer—a period that deepened her resilience and her appreciation for life's unpredictability.

After seven years at home, Adrienne returned to the workforce, joining a Carter's licensee, Goldbug, that sold children's accessories under the Carter's name. Working remotely from her home in Garden City and traveling regularly for meetings, she helped grow the company's business from \$1 million to \$35 million. Her

success reflected not only her talent but also her ability to adapt and innovate.

When Carter's decided to bring the license business back in-house, Adrienne once again found herself at a turning point. Reentering the job market in her 50s proved challenging—despite decades of experience, she faced a mix of





pandemic hit, Adrienne, like so many others, was again left at a crossroads. That's when a close friend suggested she consider real estate. Initially hesitant, Adrienne decided to meet with Laura Carroll, a top producer at Compass. One conversation was all it took to set out on a new path.

*"We hopped on a call, and I loved everything she had to say. Laura had a business background and approached real estate strategically. She was focused, professional, and I really connected with that."*

Adrienne got her real estate license in 2020 and joined Laura's team at Compass in Garden City. Drawing from her background in sales, marketing, and client service, she quickly made her mark in the industry by earning her clients' trust. Her approach emphasizes preparation, data, and constant communication, ensuring clients feel informed and confident throughout the process.

*"I attribute a lot of my success to having the sales ethos of 'do it now.' Don't wait until tomorrow, do it now. Presentation matters. Be prepared for every meeting."*



*"I'm big on analytics because people respond to facts. Selling, to me, is about education and not being flowery."*

In less than four years, Adrienne has closed over \$90 million in sales, with nearly \$40 million between September 2024 and September 2025 alone. Her achievements reflect her deep understanding of both people and process: she listens intently, follows up consistently, and never underestimates the power of a phone call. In an era dominated by texts and emails, Adrienne believes in personal connection.

*"I pick up the phone. Text messaging is easy to ignore, so I always pick up the phone to follow up on a lead. People love to hear a genuine voice."*

Her transparency, follow-through, and personal touch have become her signature. Clients appreciate her ability to combine warmth with efficiency—qualities honed through decades of managing relationships in competitive industries. She views every transaction as both a business opportunity and a partnership to be built.

*"I'm passionate about helping people find a home. To gain someone's trust is incredible. When clients tell me they appreciated how I went above and beyond, that says it all."*



Looking ahead, Adrienne hopes to continue expanding her business while mentoring others, much like Laura mentored her. She envisions building "a team within a team," possibly even partnering with one of her children one day. Her success, she believes, is not just a professional accomplishment but also a positive example for her family.

*"My kids saw that I lost my job, then watched me pivot and become successful in a new business in a short period of time. It showed them that when life gets tough, you pick yourself up and stay positive. That's the same mindset I bring to real estate—some days are better than others, but you keep your head up and move forward."*

Outside of work, Adrienne's greatest joy comes from spending time with her family.

Her eldest daughter is married with a newborn son, her second daughter is engaged, her third child is a son who lives in the city, and her youngest daughter is in graduate school. Adrienne and her husband take pride in seeing their children build meaningful lives of their own. Family gatherings, laughter, and shared meals are her ultimate reward.

*"I love that my kids love to come home and spend time with us."*

When she's not with clients or family, Adrienne loves to stay active—working out, entertaining, traveling and keeping up with the fast pace of her career.

From the world of fashion to the neighborhoods of Long Island, Adrienne McDougal has built a life and career defined by reinvention, connection, and constant growth.

**“**  
**I'M PASSIONATE ABOUT HELPING PEOPLE FIND A HOME.**  
 To gain someone's trust is incredible. When clients tell me they appreciated how I went above and beyond, that says it all.”

ageism and a rapidly changing fashion landscape.

*"It was an incredibly challenging time. My career fell into a bit of turmoil. I had all these tools, yet I couldn't get hired—even after 30-plus years of success in the industry."*

Undeterred, she worked for a series of startups and fashion companies, including one focused on lingerie for breast cancer survivors—a cause close to her heart. Yet when the

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