



Newsletter

March 14, 2024

Meeting: Walter Guiles, President

Greeter: Chuck Shank

mycdbl.com

MISSION STATEMENT

Capital District Business Leaders enhance the growth of members' businesses by providing a forum for the exchange of business leads, products, and services. Our name represents excellence and respect for our clients, community and professions. We are committed to contributing back to the community.

VISITORS/ALTERNATES

ANNOUNCEMENTS

Walter Guiles of TechBridge thanked Chuck Shank for greeting today.

Also please respond to **Will Berglund's** email regarding dates and times for volunteering at the Veteran's Miracle Center if you haven't already done so.

Jordan Modiano of Express Employment Professionals has started a not-for-profit organization for his autism races. Visit jordanmodiano.com for more info.

GOOD NEWS

Terry Hamlin of Transaction Resources has signed a deal with a group of 5 endodontists in Boston.

Nancy McKiernan of CocoBellissimo had a phone call from Ken White recently. Ken is doing well and misses everyone and says hello.

Josh Jennings of Tech Valley Office Interiors will be attending the Capital Region Chamber dinner tonight.

WISH LIST

Dawn Morrison of Armida Rose Realty is looking for home buyers and sellers. The spring market is hot.

Jordan Modiano is looking for companies that need to hire people.

Chuck Shank of Smith Brothers Insurance is looking for school district contacts.

Mike Corey of LeChase Construction is looking to contact architects and engineers in Westchester, Orange, Rockland counties and northern New Jersey.

THANK YOU'S

Jordan Modiano to Will Berglund, Davis Modiano, Josh Jennings
Chuck Shank to Ann MacAffer, Glenn Coyne, Josh Jennings

COMMITTEE REPORTS

Treasurer's Report – Nick Marchese

No report.

Leads – Frank Paladino

Lead of the Week - **Terry Freeman**

Special Events –Will Berglund

Will has reached out to the Veterans' Miracle Center to schedule our group volunteer opportunity. He has sent out an email to members to coordinate a date and time that works best. Please respond to the email so Will can make arrangements

Membership – Josh Jennings

There are no new membership applications.

Speakers/Greeters – Alan Baker

Contact Alan to sign up for open speaking and greeting dates for 2024.

1st Quarter:

March 21st – Josh Jennings, Speaker - Matt Clarke, Greeter

March 28th – NO MEETING

Social Media – Nancy McKiernan

If you are active on social media, please like, share and comment on the weekly LinkedIn and Facebook posts featuring the week's presenter. Also check the CDBL website calendar for updates on networking events.

<https://www.facebook.com/CapitalDistrictBusinessLeaders?mibextid=ZbWKwL>

<https://www.linkedin.com/company/cdbl---capital-district-business-leaders/>

Celtic Committee - Chuck Shank

The Celtic Committee, led by Chuck, will meet this Saturday at Pauley's Hotel, corner of Central and Quail, at 2 pm to kick off the St. Patrick's Day Parade, which **Andy O'Reilly** missed last year.

CDBL OPEN CATEGORIES

Architect

Caterer

Chiropractor

Document Destruction

Event Planner

Florist

Hotel/Hospitality

Interior Designer

Jeweler

Limousine Service

Long Term Care

Public Relations

Sign Company
Title Insurance Company
Travel Agency
Water or Coffee Vendor
Web Designer

TODAY'S SPEAKER

Dawn Morrison
Armida Rose Real Estate

Armida Rose recently celebrated its 20th anniversary. The company name comes from its founder's two grandmothers' last names.

Dawn was born in Maine and raised in Middleboro MA. She attended Keene State in NH for two years before transferring to Syracuse University. After college she moved to NY city where she sold advertising for trade publications.

She moved to this area in '92 and sold ValPak coupons, which is where she began gathering business contacts. Then she worked selling advertising for WGNA radio for 8 years. She started her car servicing business 19 years ago. In 2018 she decided to get her NY state real estate license.

Dawn says in real estate every day there's something new to deal with. It builds resilience. She takes care of her clients and does a lot of hand holding to help move the process along. Each step presents a potential challenge.

Dawn is focused on getting listings.

It's always best to show a house in the best condition - mechanical, plumbing, electric updated.

Dawn says a lot goes on behind the scenes of a real estate transaction that the client doesn't need to know about.

The inventory is currently 1400 available homes within a 1.5 hour radius.

For answers to your real estate questions or more information contact Dawn.

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Dawn@armidarose.com
www.armidarose.com

50-50 – Nancy McKiernan - No Joker

Collected: \$10 Jackpot = \$47.00 +

ATTENDANCE (21 Members)

Members (11), Alternates (-), Guests (-)

Total Attendance (11)