



The Broadwater Breeze

www.broadwaterfl.org

News and information for the Broadwater Community in St. Petersburg, Florida

MAY DAY RACE AND FAMILY FESTIVAL



May 2nd began with perfect weather and over 300 runners and walkers taking to the start line for a 5k or 10k race. The racers got to experience the Skyway Trail through beautiful Clam Bayou Park, and we were able to showcase Broadwater and the surrounding Skyway Marina District. Racers ranged in ages from two to seventy-seven and while many were Floridians, we had



several participants visiting from other states and countries. Following the race, Ceridian's parking lot was filled with music, dancing, vendors, inflatables and other activities for families. The event culminated with a tricycle race amongst city dignitaries, including Mayor Kriseman, Deputy Mayor Tomalin, City Council Members Kornell and Kennedy and Neighborhood Presidents Tom Ando and Nigel Haywood (Maximo Moorings). The event even included a traditional May Pole dance. Charitable beneficiaries of the event include the Skyway Marina District and CASA. Photos of the event are posted on Facebook (May Day Race). A big THANK YOU goes out to all of our Broadwater neighbors and friends who participated in the inaugural May Day Race and Family Festival. Broadwater also sponsored and staffed one of the water stops for the event. We wish to thank Kristen Mory, Lynn Hanshaw, Megan Feter, Gia Ockuly, Luz Sackett, Vicki Linkovich, Mike Milvain, Dick Collins, Tom Ando, Gerry & Lynne Moore and Kris Holtman for donating their time, talents and props to help make this event a huge success!

Let's keep the healthy buzz going in our area, by continuing to use our beautiful trails and outdoor resources as part of the City's new Healthy St. Pete initiative.



You can find out more information about the initiative on the website at <http://www.healthystpetefl.com/play-healthy/>

There are even resources to help start a walking group in the neighborhood. If you are interested in participating in an existing group, or want some resources to start one, please contact the Parks and Recreation Department at (727) 892-5994. It is so easy to get moving and stay healthy in St. Petersburg; just takes a few steps to join in the fun!

SAVE THE DATE

- June 11: General Meeting at Grand Villa 7:00 PM
- July 25: Broadwater Night at the Rowdies
- July 30: Board of Directors Meeting
- Aug 7: Fall Broadwater Breeze Deadline



Beautification Award Summer 2015

Congratulations!
Gerry & Lynne Moore
3896 42nd Ave. S

The Moore's will receive a \$25 gift certificate for their beautiful renovations compliments of Debbie & Mike Zito and Lee Krueger, Realtors@



727-865-TEAM (8326) • Homes@StPeteTeam.com



General Meeting: Thursday June 11 at 7:00 PM at Grand Villa 3600 34th St. S

Featured Program: Flood Insurance Update & Home Security Cameras

Scene in Broadwater

Check out these manatees enjoying Life in Broadwater submitted by Holly Tracy. If you have a picture to share, please email it to infolink@broadwaterfl.org and it may show up in the next newsletter.



The Debbie Cunningham Team

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Florida Real Estate



Debbie Cunningham is a Broadwater resident as well as a real estate expert in the area!

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16TH ANNUAL BROADWATER FAMILY PICNIC

Of course it was another beautiful day for a picnic and 170 Broadwater neighbors enjoyed the food, music and fun that make this great annual event special. Thanks to **Evelyn Hill** and her incredible cast of volunteers who made this event happen! Our chefs (**Ray Ockuly, Dana Farden, Mike Zito, Mike Goreski & Keith Mainard**) worked the grill serving hamburgers, hot dogs, and Johnsonville brats and as usual our residents brought some great dishes to share. TASCOC once again entertained with music, games and inflatables for the kids. We also had door prizes that were donated by 38 of our generous merchants. Please support these great businesses that support Broadwater! Many thanks to the following folks for donating their time and energy making this event a success for the 16th straight year: **Evelyn & Jim Hill, Paula Briggs, Dana & Linda Farden, Ray & Gia Ockuly, Vicki Linkovich, Lee & Paul Krueger, Chuck Goes (photographer), Erkki Taada (photographer), Tom & Dana Ando, Sheila Ramsdell, Kris & Bruce Holtman, Rhonda Fuller, Tim Stevenson, Gerry & Lynne Moore** and the ten awesome members of the TASCOC Team. Thanks also to all our 2015 Association members and our advertisers who support our social events all year. Please visit www.broadwaterfl.org to view more photos.



Thank You For Your Support

Thanks to the following merchants who donated Door Prizes to the 16th Annual Broadwater Family Picnic. Please remember these supportive merchants when shopping or dining in our community.

* Denotes a Broadwater Breeze Advertiser

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From the BCA Board

Spring has been a busy time in and around Broadwater. Our 16th Annual Picnic went off without a hitch thanks to Evelyn Hill and her dedicated volunteers. Our wonderful advertisers and merchants came through once again to make this wonderful event a huge success. On May 2nd The Skyway Marina District hosted the May Day Race and Family Festival that attracted 300 runners. The race and festival exposed many folks to the beauty and accessibility of our area as well as drawing the support of our city leaders. This event was a success thanks to the dedication of Kristen Mory, her volunteers (many of them from Broadwater) and all of the fantastic sponsors especially our host Ceridian. We are lucky to have Kristen in Broadwater and mere words can't express our gratitude for all that she does for Broadwater and the District! Kristen is organizing a Rowdies Soccer Family Night for July 25th so be sure to get your family on board for this event! Be sure to be at our next General Meeting on June 11th at Grand Villa. We will have a presentation regarding flood insurance and floodplain management by Noah Taylor who is the Community Rating System Coordinator for the Construction Services & Permitting Division of the City of St. Petersburg. We will also provide some information regarding security cameras for the home and Eagle Eye. I hope to see you there!!

Tom Ando
BCA President

**Please Remember To
Thank and Support
Our Broadwater Breeze Advertisers**



Our Welcome Aboard representatives are Kris Holtman, Maria Roesner and Mary Lisan. Kris, Maria, and Mary all live on 44th St S and have teamed up to make sure all new residents are welcomed in a timely manner. If you need to let our Welcome Aboard ladies know about a new resident please email infolink@broadwaterfl.org or call Kris at 867-3172, Maria at 498-6899 or Mary at 215-962-8814

A Warm Welcome to our Newest Neighbors

- ◆ David Czibikj & Sam Henderson 4329 40th St S
- ◆ John & Cynthia Deermount 4476 46TH Ave S
- ◆ James & Carolina Hamilton 3800 40th Way S
- ◆ Mark Lee & Tamara Venditti 3864 46th Ave S
- ◆ Paul & Kathryn Farmer 4401 38th Way S
- ◆ Kerry & Christine Fouts 4288 48th Ave S
- ◆ Christopher Dobson & Mary Grimes 3924 39th Cir. S
- ◆ Brian Holt & Daniel Barton 4351 48th Ave S
- ◆ James & Jean Marquardt 3967 48th Ave S
- ◆ Victor Gaubeca & Carmen Alba 4300 46th Ave S



Broadwater Family Night at the Rowdies

Join us on July 25th at 7:30 p.m. for a family night at the Tampa Bay Rowdies soccer game.

Here are some of the fun things we can enjoy if we get enough of a response:

- Discounted ticket prices for all family and friends
- Blocked seating for everyone in the group
- A possible stadium tour for the children a day before the match
- Pregame experiences getting all children in the Rally tunnel to high five the players
- PA announcements & video board recognition
- Players meet & greet including autographs and pictures

Please contact Kristen at kristenmory@yahoo.com or 727-688-9597 if you are interested in attending!

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MEMBERSHIP 2015

Your dues are appreciated and support the many activities of the Broadwater Civic Association. We currently have 197 paid members (37%) and are 101 members short of last year's total. If you have not sent your 2015 dues in, you may pay at the June 11th General Meeting, mail it to Vicki Linkovich, or drop it to your Block Captain. If you receive a dues letter in the mail, your 2015 dues have not been paid. Please fill out the member form (also available on the website) completely as we are always updating our database and want to make sure your information (and your pet information) is current. The form can be downloaded at www.broadwaterfl.org under the Contact Us tab. If you are not sure if your dues have been paid you may contact your Block Captain or email infolink@broadwaterfl.org to verify.



SKYWAY MARINA DISTRICT

The Skyway Marina District continues to make progress thanks to all of the support it has received from the City, businesses and neighborhoods. The May Day Race and Family Festival on May 2nd was a success thanks to Kristen Mory and her fine group of volunteers. Our next event will be an invitation only Showcase event on June 24th at Ceridian. The showcase will expose investors, developers, and others to the many great attributes of the Skyway Marina District. Attendees will experience the beautiful views from the top of Ceridian and can take a trolley tour that will include Broadwater. If you know of someone that may have an interest in attending please contact Linda Bowler at Linda@skywaymarina.com or 727-866-2696. We are also planning a Casino Night on September 26th at Grand Villa! The **SMD Improvement meetings are held on the 3rd Wednesday of each month** at 9:30 AM at SPC Allstate Campus. This monthly meeting is the place to report area issues to city officials. Most city departments will be present to hear your concerns and suggestions for improving our area. All are invited to attend and the **Skyway Marina District Business Association meetings on the first Tuesday of each month at 5:00 PM** at various locations in the district. More details of these and other events can be found at www.skywaymarinadistrict.org

HELP IMPROVE THE BROADWATER REFERRAL LIST

Lisa Lau maintains a list of referrals from Broadwater Residents for various home services. The list, which is available at www.broadwaterfl.org, is updated regularly. We are tracking the number of positive referrals for each contractor. **We ask that you review the current list and email Lisa at lisalau18@yahoo.com with the name of any of the contractors on the list that you have utilized and would recommend.** You may also email Lisa with any new referrals for home services you have utilized and would recommend. Please include the company (or individual's) name, phone number, and service type. You may still request referrals via infolink but we suggest you use the referral list first. If you do not have access to the internet, Lisa may be reached at 973-641-8295.

PET REGISTRY

The Broadwater Pet Registry is designed to help lost pets find their way home. If you have not registered your pet yet, there are several ways to do it. One way is to fill out the information on your 2015 member form. You may also register your pet at www.broadwaterfl.org or at any neighborhood event. **Please update us if your pet was previously registered and is no longer with you.**

HAVE A CODES ISSUE OR QUESTION?

Contact John Ferguson at 906-9303 or john@justlistedstpete.com. John has been our Broadwater codes contact for several years and he has helped solve many issues. With his knowledge of city codes and working relationship with the Codes Department, John is a valuable asset to the Broadwater Community.

BROADWATER INFOLINK

Infolink is an email tool used to communicate information to residents of Broadwater. Infolink is also used by subscribers to obtain referrals and buy and sell items. It has also been used to successfully reunite pets with their owners. **To subscribe go to www.broadwaterfl.org and click on the Contact Us tab or email your name, address, phone number to infolink@broadwaterfl.org.** Your information will be kept confidential so you will not receive spam or advertising e-mail. **If you have registered for Infolink and have not received any emails recently, please email us at infolink@broadwaterfl.org to let us know.**

THE Real Estate Report

Prepared exclusively for the Broadwater/Maximo neighborhood by Sharon Simms, CIPS, CLHMS, CRS

Second Quarter 2015

Seawalls

Most of the original seawalls in Broadwater are nearing the end of their life and require repairs or replacement. For safety's sake, you should have yours checked out. If you're planning to sell your home, if seawall work is required, you should consider doing that work before putting it on the market. Many buyers are demanding that the work be done prior to closing, rather than taking a credit for the work.

Between inspections, recommendations, bidding and contracting the work, and actually getting it done, this can significantly delay a closing or cause a contract cancellation. If you contract for work to be done, be sure you avoid a contractor who will ignore contract deadlines or who will work one day, then disappear for several more.

Changes in lending/closing procedures

Significant changes are coming for loan applications made after August 1st. While many of the changes are good, the likelihood is that loan processing will take longer (allow a minimum of 45 days for loan approval rather than 30). Also, because there is a

Continued next page

INSURANCE ISSUES

What's a 4 point inspection?

Unlike a typical home inspection, which inspects everything about a house, a 4 point inspection is a limited inspection generally used for insurance purposes. It inspects the electrical system, the plumbing system, the heating and air conditioning system and the roof. In order to get a new insurance policy on an older home, the insurance company will require a 4 point inspection.

To get insurance, the 4 point inspection will need to show that the roof has at least 3 years of remaining life, and also that the house does not have aluminum wiring (or if it does, that every connection and outlet in the house has a special Alumicon connection). If you're thinking of putting your home on the market, you should have this done first, so that you know what repairs you may be facing. Even with an "as is" contract, if a home can't get insurance, it won't qualify for a loan. You may also be able to negotiate a better insurance rate if you have a good, current 4 point inspection.



What's a wind mitigation report?

Another specialized inspection is a wind mitigation report. This report analyzes certain construction

components of your home and various storm-proofing items, particularly on roof installation. A good report may be able to save you money on your insurance costs, especially if you have replaced your roof recently.



SHARON SIMMS
Waterfront Specialist
Your neighbor at
4372 48th Avenue S.



Have you shopped your insurance rates lately?

If you have the above reports, you may be able to find a lower insurance rate for your home. It's not unusual for us to see a new buyer getting a lower insurance rate than the current property owner.

Case in point: the insurance rate on a waterfront home we listed recently seemed to us to have a very high insurance rate. We suggested that the owners shop rates, even though they were with USAA and felt they had the best rates available. When they checked, they were able to reduce their insurance premium by \$10,000 a year! That's an unusually high adjustment, but it may be worth your while to check current rates.



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4400 38th Street S - Offered for \$550,000
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 3 Bedrooms / 2 Baths - 2,136 sq ft
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Statistically Speaking

These figures show the current market and the recent Broadwater sales history according to the Multiple Listing Service (MLS). Prices vary by size, condition and location, so the \$/square foot has a tremendous range and is "nice to know" rather than a useful criteria.

	Waterfront					Non-Waterfront				
	#	\$ Low	\$ High	Average	\$/SF	#	\$ Low	\$ High	Average	\$/SF
Avail 5/18/15	6	479,000	1,200,000	721,650	150-381	1	339,900	339,900	339,900	134
Pndg 5/18/15	6	498,900	1,000,000	693,933	150-289	3	239,900	269,000	256,300	97-148
Sold YTD '15	8	440,000	720,000	535,688	218-306	3	179,000	220,000	199,667	64-112
Sold 2014*	12	305,500	675,000	478,921	150-289	8	168,000	275,000	238,500	73-165

**Excludes the \$2,310,000 Sale*

Many people ask me about market activity in neighboring communities as well. Here is a look at what's happening on the waterfront* in some other popular areas:

Waterfront NEIGHBORHOOD	Active/Pndg as of 5/18/15			Sold YTD 2015		Sold 2014			
	#	\$ Low	\$ High	#	\$ Low	\$ High	#	\$ Low	\$ High
Broadwater	12	479,000	1,200,000	8	490,000	720,000	12	305,500	675,000
Bayway Isles	9	735,000	5,295,000	3	860,000	1,370,000	7	787,000	2,400,000
Causeway Isles	11	270,000	1,150,000	6	325,000	600,000	19	285,000	950,000
Pasadena Yacht/Country Club	19	665,000	4,095,000	6	641,000	1,426,600	15	590,000	1,900,000
Pinellas Point/Bahama Shores	3	664,900	1,599,000	5	465,000	1,100,000	11	528,000	1,462,500
Snell Isle/Coffee Pot/Old NE	17	900,000	5,895,000	2	1,995,000	2,000,000	24	885,000	3,640,000
St. Pete Beach/Pass-a-Grille	37	460,000	4,795,000	18	380,000	1,690,000	58	425,000	2,550,000
Tierra Verde	27	550,000	5,950,000	12	630,000	1,875,000	21	682,500	3,000,000
Treasure Island	44	285,000	4,499,000	27	405,000	2,047,000	60	300,000	2,400,000
Venetian Isles	13	559,900	2,795,000	15	567,000	2,100,000	27	350,000	1,750,000
Yacht Club Estates	6	720,000	1,595,000	12	480,000	1,550,000	22	450,000	1,550,000

**This includes only "navigable water to the Gulf" properties - not lakes, ponds, etc.*



Sharon Simms sells real estate, and she's good at it. Just ask your neighbors!

Lending continued

requirement that final closing costs be communicated to the buyer 3 days prior to closing, if there is a change, the 3 day waiting period restarts. Planning two closings on the same day will be risky.

Team News:

Sharon has been appointed to the **City of St. Petersburg's International Relations Committee** (she served on this once before, many years ago). This committee hosts international delegations, represents the city at various international conferences and events, and administers Sister Cities relationships. Each year the committee chooses student ambassadors who travel to Takamatsu, Japan.

Tami has been appointed to co-chair the **Urban Construction "Best Practices" Task Force** for the City of St. Petersburg's Public Services and Infrastructure Committee. Amy has been elected President of **Business & Professional Women/St. Petersburg-Pinellas**. We all believe in community service!

MEET THE TEAM:

Sharon Simms,
Team Leader

Tami Simms,
Director of Marketing
& Concierge Services

Amy Dinovo,
Strategic Execution Officer
& Client Care Manager

Rob Johnson,
Accredited Buyer
Representative





BROADWATER WEBSITE

Our website at www.broadwaterfl.org is full of useful links, information and details of past and future Broadwater events. This should be your first stop if you are looking for answers to neighborhood or city questions. The Resources area on the top menu bar can direct you to city codes, street light outage reporting, trash & recycling pick-up schedules and much more. If you would like to see a useful link added please let us know via email infolink@broadwaterfl.org

NEXTDOOR BROADWATER

Nextdoor Broadwater is a free private network that connects Broadwater neighbors. It is billed as Facebook for Neighbors and is limited to just Broadwater subscribers. **You are able to post events, items wanted or for sale, crime and safety alerts, recommendations for local businesses and more. Infolink does not post items wanted or items for sale any more. Nextdoor is your tool for buying and selling in Broadwater.** To join, request an invitation by emailing your name and address to infolink@broadwaterfl.org. For tips on how to adjust your Nextdoor settings go to www.broadwaterfl.org and look under the Resources Tab near the top of the home page.

REMINDERS

- Please be mindful of the speed limit in Broadwater "especially with children out of school for the summer".
- Please remind your contractors and guests to observe the "No Parking" signs on the north side of 46th Ave S. and be sure to park in the direction of traffic
- Please clean up after your pet. It is against city ordinance to not pick up their waste so carry a bag and help keep Broadwater Beautiful!

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KEEP YOUR GUTTERS CLEAN

As a responsible homeowner you are required to maintain the gutter line in front of your property. Keeping the gutter clean not only enhances the look of your property but also keep water flowing to the storm drains. Standing water promotes algae growth and mosquito breeding. Yard clippings should not be left in the gutter or swept into the storm drains as they will end up in the canal. If you use a lawn service please remind them of these important points.



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BLOCK CAPTAINS

Broadwater has 23 Block Captains who are your street level representatives in Broadwater. Each street or area has a Block Captain assigned to be **your first contact for neighborhood questions or concerns as well as lost and found pets**. Block Captains also hand deliver the Broadwater Breeze and can collect your 2015 membership dues. Thanks to all of our Block Captains for their time and efforts to make Broadwater a better place to live!! If you do not know who your Block Captain is, go to www.broadwaterfl.org under the Contact Us tab for a complete list.



BROADWATER HELPING HANDS

If you or a neighbor in Broadwater needs a helping hand, please contact Kristen Mory at 727-688-9597 or kristenmory@yahoo.com. We have a wonderful group of volunteers and professionals who can assist you with a wide range of services. If we are not able to provide you with the needed services, we can at least help you find the resources you need. If you would like to be a Helping Hands volunteer, please contact Kristen. Broadwater Cares!

BROADWATER NEIGHBORHOOD WATCH

Keep in mind that schools are out for the summer starting June 3rd. Please be extra observant for any potential criminals looking for opportunity. **Report anything suspicious to the police at 893-7780 (store this number in your cell phone)**. Do not leave valuables in your vehicle overnight and remember to lock your vehicles and garage door when unattended. An unlocked vehicle with a garage door opener is an easy way for a thief to enter your garage or home. **Remember if calling the police even crosses your mind, do so!**



Jane Byers

727.914.3976

727.743.0913

jane@pcpstpete.com

pcpstpete.com

4195 54th Ave N, Ste F
St. Pete, FL 33714

CONTACT INFORMATION:

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KIM DOUGLASS	919-414-9547	Kimbrough59@gmail.com



EAGLE EYE WORKS!

Submitted by Ted Seefeldt Neighborhood Watch Coordinator

I confess there are moments I would like to return to those days of “Mayberry” or “Happy Days” with Sheriff Andy, Aunt Bee, or the time with Fonzie and Richieaaaaahhh those good old happy days. Times have changed and our lives have changed in many ways due to many economic factors and technologies. On a side note: I wouldn’t give up my smart phone if I could go back in time. So we move forward and take some bad with the good. Overall our neighborhood has a very low crime rate so how can we prevent crime from occurring in Broadwater? Chief Holloway

and the St. Petersburg Police Department are using simple technology to solve and deter crime. The simple fact is: **CRIMINALS DO NOT WANT TO BE SEEN** and with today’s technology they are being seen and identified!

Recently, our Broadwater Neighborhood experienced some vehicle break-in’s and thefts of personal property. New technologies today can capture night views of criminals in action on good Security Cameras. Cameras combined with Eagle Eye are a great way to deter criminal activity. Relating to a recent criminal incident, one of our Neighborhood Watch Patrollers reported: *“My neighbor across from me got this picture off his security camera system tonight and will get the video to the police tomorrow. He already filed a report, but it took some time to find the guy on film. He is registered with Eagle Eye. Happened around 11:15 PM. Cameras work! I may get some myself soon.”*

This incident is a great example how we all can work together along with the St. Petersburg Police to apprehend criminals and help reduce crime in our neighborhood. If you have surveillance cameras, please consider registering them with the St. Petersburg Police’s Eagle Eye program. Signing up is simple and only takes 5 minutes. You can go online and register or print the form and mail it in. When a crime is committed nearby the police will contact those with registered cameras to help identify suspects. The police post video and still photos on their Facebook page with great response from the public. More Eagle Eye info can be found at <http://old.stpete.org/police/cache/eagle-eye2.html> If you do not have a security camera system and are considering getting one, here is a link to start your research: <http://security-cameras-review.toptenreviews.com/>. **We will also have more information at the General Meeting on June 11th.** Thank you for helping to keep our Broadwater Neighborhood safe.

NEIGHBORHOOD GARAGE SALE MARCH 7TH

It was another perfect day for a garage sale for over 50 participating homes and plenty of bargain hunters who kept the streets busy. **Ted Seefeldt** added some No Parking signs on 46th Ave S as a reminder for drivers. Ted also assisted our traffic control volunteers **Dana Farden** and **Mike Roesner** to keep 46th Ave S clear for cars and bikes to pass. Thanks to these three for volunteering their time to keep traffic flowing.



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