



2018



The Broadwater Breeze

www.broadwaterfl.com

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

Broadwater Park

The project proposes an exercise zone and children's playground on the northwest corner of 38th Ave S and 37th St. S. Our committee is planning on making a presentation at the June 14th General Meeting to show what the project would consist of and listen to questions and concerns. The committee will next survey the neighborhood and, if the neighborhood is in favor, submit a finalized proposal. The proposal would then be brought to City Council for funding as well as public input. If you feel strongly either way, please attend the General meeting and view the presentation. If you are unable to attend, the information and survey will be posted on the Broadwater website and conveyed via infolink email as well.



Call for Volunteers Saturday July 7th

Please join us for a quarterly clean-up day on July 7th. This effort is a joint venture with Keep Pinellas Beautiful and the Skyway Marina District. Keep Pinellas Beautiful will supply all the bags and equipment you will need. You will receive safety information prior to the event. If you are interested in volunteering, please contact Gia Ockuly at gja0793@aol.com or 440-915-7383.

Broadwater Celebrates Our Volunteers!

We are proud of the fact that we have a high volunteer participation with all of our social events. Those folks along with Neighborhood Watch Patrollers, Board Members and Block Captains celebrated on March 10th at the home of Mike and Debbie Zito who graciously hosted the party for those who give back to Broadwater. We plan have this party every other year and hope even more residents will be volunteer and join us for the next celebration!

General Meeting
Thursday June 14th

7:00 PM at SPC

Allstate 3200 34th St S

Featuring: Broadwater Park Presentation and Marina Update



19th Annual Broadwater Family Picnic

The forecast was not ideal but April 22nd turned out to be a beautiful day for a crowd of 225 thanks to **all of our volunteers lead by Gia Ockuly**. Along with plenty of great food brought by our residents, our chefs served hamburgers and Johnsonville brats from the grill. TASCO provided great music along with games and inflatables for the kids.

Continued on pg 3

SAVE THE DATE

Jun 9: Sunshine Skyway Plaza Food Truck Rally
Jun 14: General Meeting at Grand Villa
Jul 7: Keep Pinellas Beautiful Clean-up
Jul 26: Board of Directors Meeting
Aug 3: Fall Broadwater Breeze Deadline
Oct 6: Skyway Marina District 5 Year Anniversary
Oct 13: Halloween Party
Dec 8: Holiday Party
Dec. 15: Boat Parade

Beautification Award Spring 2018

Congratulations! Todd Lee and Greg Riffel

4101 40th Way S



Before



After

Todd and Greg will receive a \$25 gift certificate compliments of

Debbie & Mike Zito and Lee Krueger, Realtors® **Smith &**
727-865-TEAM (8326) • Homes@StPeteTeam.com **Associates Real Estate**

.75¢ Each
Raw Oysters

Billy's
STONE CRAB
OLD-FLORIDA SEAFOOD HOUSE

\$2.99
Margaritas

WATERFRONT RESTAURANT
SERVING FRESH LOCAL SEAFOOD & MORE!
FRESH GROUPER DINNER w/SIDES \$19.95
1 1/4lb Maine Lobster al-a-carte
Best Price In Town

 **VIEW THE GULF SUNSET FROM OUR OUTDOOR ROOF TOP BAR!**
ONE COLLANY ROAD, TIERRA VERDE
On the Road to Fort DeSoto Park
727-866-2115



Happy 4th of July!



View the 4th of July Fireworks

The Canizares Family will graciously open their gate to allow Broadwater residents to view the fireworks at Gulfport and along the beaches. Bring a chair and a flashlight and enjoy this great annual event with a view of several displays. You are encouraged to walk down (parking is limited to the street) and enter the gate at the west end of 42nd Ave S. where the Halloween party takes place.

fillingham
fy*acht*
ales

We make it Happen!

www.fillinghamyachts.com

Licensed and Bonded

Brokerage for Power & Sail

- **FREE** Boat Appraisals
- **Professional Sales Team**
- **Personalized Service**
- **Full Service Boat Yard**

Located at Salt Creek Marina

105 15th Ave SE • St. Petersburg, FL 33701

(727) 460-5687

sales@fillinghamyachts.com

Bob and Sharlet

are Broadwater Residents



YOUR HOME SOLD!

Call today to make it happen.

John Ferguson, GRI, CNE

Broker Associate


727-906-9303 * John@MyFloridaEscape.com

Broadwater expert since 2003!



19th Annual Broadwater Family Picnic

continued from pg 1

We also had some great door prizes thanks to 43 of our generous local 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 19th straight year: **Edie Creter & Chuck Goes (our photographers), Ray Ockuly, Mike Zito, Lowell Dexter, Gerry Moore, Kenny Larrison & Jesse Walker (the grill masters), Dana & Tom Ando, Barbara Boryslawski, Freda Dexter, Patti Ewin, Dana & Linda Farden, Debbie Garwood, Evelyn & Jim Hill, Lynn Hobbs, Lee & Paul Krueger, Vicki Linkovich, Lynne Moore, Linda Morgan, Maria Roesner, Katie Root, Jean Sheahen, Susie Shoemaker, Tim Stevenson, Erkki Taada, Kristie Wagner, Jerry Williams and our awesome TASCOTeam of Christian, Vincent, Shakura, Sakhia, Keyonte & Bryson.** Thanks also to all our 2018 Association members and our advertisers who support our social events all year. Please visit www.broadwaterfl.org to view or download photos of this event. 





The 4th Annual May Day Race Showcases the Skyway Marina District!

Thank you Broadwater for helping to make the May Day Race on May 5th such a great success! This year Broadwater provided scholarships for students at Thurgood Marshall to participate in the races. The faculty and students at the school were thrilled and provided some great competitors. The event hosted over 450 participants of all ages and speeds! Participants in the races got a beautiful tour of Clam Bayou, and the 10K racers ran/walked south on 37th street where they were greeted at a water stop by volunteers **Mike Milvain, Barbara Boryslawski, Jerry Williams, Evelyn Hill, Debbie Garwood, Lee Hicks and Linda Oleksyk**. The event culminated with awards and a Kids Dash for Cash around the Ceridian campus. The event also included food, a DJ, kids inflatable obstacle course, cash grab machine, vendors, massages, awards and more. Proceeds from the race will be donated to local Pinellas County Schools via the Pinellas Education Foundation and to the Skyway Marina District to support improvement projects within the district. The Skyway Marina District was able to donate over \$13,000 to local school programs from last year's event, including a \$10,000 donation to support the Book Bus that provides free books to children across the county. This event would not be possible without the incredible support from our local business sponsors and from all of our wonderful volunteers. Other Broadwater volunteers included May Day Race Committee members **Vicki Linkovich, Gia Ockuly, Lynn Hanshaw and Kristen Mory** and race day volunteers **Tom Ando, Jeff Joyner, Luz Sackett, Evan Mory** along with many others who helped the day of the event along with helping with the keep Pinellas Beautiful clean-up before the event. This event would also not be possible without the support of our great sponsors and vendors. Please thank them and let them know you appreciate their support: Ceridian, UPS Store, Flamingo Resort, Magnuson Hotel, Bay Moorings Animal Hospital, Maximo IGY Marina, The Getaway, Fit2Run, Island Massage, Paradise News, Cadence Realty Group, Eckerd College, Grand Villa, My Spine & Joint, Tosti's, Jeff Joyner & Associates Realtors, Wannemacher Jensen Architects, Jabil Circuit, Oneill's Marina, StorMax Self Storage, BB&T Bank, Spare Room Mini Storage, EndorFun Sports, McDonalds, Burger King, Charter Communications, Chase Bank, The Getaway, Greater Pinellas Point Civic Association, Arelys Rodriguez and Keller Williams Realty, Orvees, Out of the Closet, St Petersburg YMCA and the Broadwater Civic Association. **You can view more photos of the event by going to our May Day Races Facebook page.**



rina District was able to donate over \$13,000 to local school programs from last year's event, including a \$10,000 donation to support the Book Bus that provides free books to children across the county. This event would not be possible without the incredible support from our local business sponsors and from all of our wonderful volunteers. Other Broadwater volunteers included May Day Race Committee members **Vicki Linkovich, Gia Ockuly, Lynn Hanshaw and Kristen Mory** and race day volunteers **Tom Ando, Jeff Joyner, Luz Sackett, Evan Mory** along with many others who helped the day of the event along with helping with the keep Pinellas Beautiful clean-up before the event. This event would also not be possible without the support of our great sponsors and vendors. Please thank them and let them know you appreciate their support: Ceridian, UPS Store, Flamingo Resort, Magnuson Hotel, Bay Moorings Animal Hospital, Maximo IGY Marina, The Getaway, Fit2Run, Island Massage, Paradise News, Cadence Realty Group, Eckerd College, Grand Villa, My Spine & Joint, Tosti's, Jeff Joyner & Associates Realtors, Wannemacher Jensen Architects, Jabil Circuit, Oneill's Marina, StorMax Self Storage, BB&T Bank, Spare Room Mini Storage, EndorFun Sports, McDonalds, Burger King, Charter Communications, Chase Bank, The Getaway, Greater Pinellas Point Civic Association, Arelys Rodriguez and Keller Williams Realty, Orvees, Out of the Closet, St Petersburg YMCA and the Broadwater Civic Association. **You can view more photos of the event by going to our May Day Races Facebook page.**





From The BCA Board

As we approach the summer heat, let's look back at a busy first half of 2018. Our volunteer party was a great celebration as we recognized all the great folks who make Broadwater one of the best neighborhoods in St. Petersburg! Another example of this was the 19th Annual Family Picnic at Ft. Desoto. Gia Ockuly and her volunteers put on another great event that drew 225 folks. We also had a large number of residents contributing to the success of the 4th Annual May Day Race and the continuing growth of the Skyway Marina District. We are always looking to add volunteers for our events and programs, like Neighborhood Watch, that make us a cohesive and safe neighborhood. We continue to see great progress with the Marina and expect the long-awaited opening of The Getaway in June! Please continue to support our local businesses and get involved in Broadwater and Skyway Marina District activities that keep our area active and relevant. I hope to see you at our General Meeting on June 14th at SPC Allstate Center. We will have an update on the Marina and our Parks Committee will present a proposal to add an exercise zone and children's playground to Broadwater Park. Have a great Summer!!

Tom Ando
BCA President



Broadwater Neighborhood Watch

Mark Ewin (pictured left) and Brian Dault (pictured right) are our Neighborhood Watch coordinators. They are looking to add more patrollers especially some of our new residents. The Broadwater Neighborhood Watch provides a presence and deterrent to criminals who do not want to be seen. You can take looking out for your neighbors one step further if you are able to patrol one day a month and can spare an hour for initial training. Patrollers are assigned a day to patrol and choose their own time of day or night. You can also patrol by bike or foot and on your off days if you wish. If you would like to give it a try, or want to know more, please contact Brian at 727-424-9696 or bdaultgbc@gmail.com or Mark at 727-804-3828 or ewinml@msn.com

We have very little crime to report in the past few months but keep in mind that schools are out for the summer. Please be extra observant for any potential criminals looking for opportunity. Do not leave valuables in your vehicle and continue to lock your vehicles and garage door when unattended. Please tell any visitors or contractors to be cautious and lock their vehicles when unattended. **Report anything suspicious to the police at 893-7780 (store this number in your cell phone). Remember if calling the police even crosses your mind, do so! More crime prevention and reporting tools can be found at www.stpete.org/police.**



When you see this symbol at the end of an article, more event photos may be viewed on the website.



Mary Lisan, Maria Roesner and Lynne Moore handle the important task of making sure our new neighbors receive a proper welcome. If you are new to Broadwater and have not been contacted by Welcome Aboard, please email infolink@broadwaterfl.org so that we can let you know about all of the things that make Broadwater such a great neighborhood and provide you with some welcome gifts. **Any resident can let our Welcome Aboard ladies know about a new resident via email at infolink@broadwaterfl.org or by calling Maria at 727-871-6820 or Mary at 215-962-8814**

A Warm Welcome to our Newest Neighbors

- ✍ John & Stephanie Sowell 4080 39th St S
- ✍ Fred & Peggy Albert 4301 44th St S
- ✍ Deborah Garwood 4591 44th St S
- ✍ Diane Nieves-Oake & Kevin Rierson 3946 39th St S
- ✍ Paul & Jennifer Fosdick 3947 40th St S
- ✍ Ryan & Michelle Deberry 4501 40th St S
- ✍ John & Ann Norris 4100 40th Way S
- ✍ Christopher Waters 4450 43rd St S
- ✍ Judith McDowell & Jennifer Burke 3876 46th Ave S
- ✍ Luca & Eglantine Leguerchois 3991 38th Way S
- ✍ Doug & Lori Davis 4310 40th St S



Charles Ambrester

Comfort Consultant

Air Conditioning - Heating - Sales - Service

(727) 437-6349

Sandseair@yahoo.com

www.Sandseair.com

CAC1817396



SandSeaAir, LLC



The Skyway Marina District

We wish to thank the many Broadwater residents who volunteer their time to contribute to the success of the Skyway Marina District!! All residents can serve on a committee or attend SMD meetings. **If you can help in any way, please contact Misty Bottorf at 727-466-7173 or director@skywaymarina.com** with your available times/days. **Mark your calendar for October 6th as we celebrate the five year anniversary of the Skyway Marina District!!** Visit www.skywaymarinadistrict.org for more details on these and all events in the District.



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. Block Captains also hand deliver the Broadwater Breeze and can collect your 2018 membership dues. Thanks to all of our Block Captains for their time and efforts to make Broadwater a great place to live!! If you do not know who your Block Captain is, you can find it under the Contact Us tab at www.broadwaterfl.org.



It was another great day for our annual garage sale on March 10th. Thanks to all who participated as well as **Rick Ross, Brian Dault and Katie Root** for patrolling 46th Ave S to keep traffic flowing!



Broadwater Helping Hands

If you or a neighbor in Broadwater needs a helping hand or you would like to be a Helping Hands volunteer, please contact Kristen Mory at 727-688-9597 or kristenmory@yahoo.com

FREE 2018 Safe Boating Kit

Get your inspection for all boats and paddle craft by contacting Phil Creter (Broadwater Resident & Certified USCGAUX Vessel Examiner) at 727-865-2226 or phillipcreter@verizon.net. More details at www.broadwaterfl.org on home page rotator.



Marina Village
4915 34th St. South
Call for Appointment
FULL SERVICE SALON
Hair & Nails

Color /Cut /Style - \$65
Cut n' Style - \$35
Men's Haircut - \$15
Pedicures - \$35

Walk-ins Welcome

BROADWATER CIVIC ASSOCIATION 2018 CONTACT INFORMATION:

BOARD MEMBERS	PHONE	E-MAIL	ADDRESS
TOM ANDO (PRESIDENT)	638-1421	t.ando@turtlese.com	4532 38TH ST S.
EVELYN HILL (VICE PRESIDENT)	415-9291	BroadwaterInfo@aol.com	4416 46TH AVE S.
VICKI LINKOVICH (TREASURER)	215-0397	mslink@tampabay.rr.com	4316 44TH ST S.
JENNIFER NYITRAY (SECRETARY)	560-2324	jennifer.nyitray@raymondjames.com	4531 38TH WAY S
CHARLIE PHILLIPS	420-6149	charlesphillipsjr@live.com	3812 46TH AVE S
GERRY MOORE	498-7554	gnm23430@gmail.com	3896 42ND AVE S
GIA OCKULY	440-915-7383	gia0793@aol.com	4016 48TH AVE S
JEFF JOYNER	501-6164	jeff@jeffjoynerassociates.com	4533 38TH ST S
JERRY WILLIAMS	865-207-3669	jwknxtn@gmail.com	3800 42ND AVE S
JUDITH SCHLEICHER	866-3720	jpsstpete@gmail.com	4401 48TH AVE S
KATIE ROOT	866-3316	kroot41@tampabay.rr.com	4127 38TH ST S
KRISTIE WAGNER	614-207-9848	kwagner127@gmail.com	3785 42ND AVE S
LEE KRUEGER	515-3437	lkrealor@aol.com	3830 46TH AVE S
MARGARET STONE	520-991-7531	grammymargaret@outlook.com	4000 40TH WAY S
MARK EWIN	866-3254	mark.ewin@yahoo.com	4281 48TH AVE S
MIKE ZITO	813-727-7035	Mikepzito@gmail.com	4369 48TH AVE S
SUE SHOEMAKER	215-9361	shoe408@aol.com	3888 38TH WAY S

THE Real Estate Report

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

Second Quarter 2018

Home Care Myths

Realtor.com® shares some top home care myths:

Stone countertops are indestructible. In fact, they are easy to stain and scratch - and regular household cleaners and mildly acidic things like soda, coffee and wine can dull stone surfaces.

Your smoke detector's "test" button is foolproof. The button tells you if the sound is working, but you should test the sensor using real smoke - light a match, blow it out and hold it near the detector. If the alarm goes off, it's working!

Gutter guards are maintenance-free. Though they keep out leaves, small debris can get through. They should be cleaned every two years - or annually if you have lots of trees.



UNDER CONTRACT!

4364 40th Street S

3 Bed + Den / 2 Bath - 1,938 sq ft
Pool / New Dock & Boat Lift
Listed at \$725,000

Market Musings

Broadwater waterfront sales are up 67% over last year. There have been 14 sales so far this year, compared to 19 for all of last year. Average price is up nearly 5%. Non-waterfront sales are up slightly, with 7 sold so far this year compared to 12 last year, and the average price is up 11%.

Averages are just that - so don't think that necessarily applies to YOUR house. Average days to contract for waterfront homes this year is 64 - but 42% sold in less than a week, and one took over a year. Average price per square foot was \$280 - but the range was from \$216/sf to \$364/sf. So averages aren't really that relevant.

All re-done and ready to move in - these are the homes that are most in demand by buyers, and reflect that in price, time on market, and price/sf. This doesn't just mean an updated kitchen or new floors. Buyers are acting on homes that are reconfigured and totally redone: new wiring and ductwork, new A/C systems, windows and roof as well as flooring, new plumbing and sprinkler systems, as well as patios and driveways. Most buyers don't want to deal with replacing a seawall or seawall cap and tie poles. Yes, a few buyers do want to redo everything themselves - but they want a low enough price to make it worth their while.

Quality also counts. The buyers going through your property know if choices were made by an owner wanting to live there and enjoy the

upgrades or by a flipper who chooses the cheapest way possible. The little things DO count.

Think ahead.

Obviously you make your re-modeling choices based on what YOU want, but also give some consideration to flexibility. Do you have natural gas in your house but don't want it at your stove? Run the line and cap it off, so that the next owners will have the flexibility. Building a two-story home or adding a second floor? You may not want an elevator, but please design for it so that a future buyer can put it in (or you, if you can no longer do stairs). Extra closets in the meantime are always useful.

Storage - there's never enough! Many people buy in bulk or online - where do you store it all? People have lots of large occasionally used appliances - provide a place for storage that isn't on the countertop. Hobby and holiday supplies need space, too.

Not so big. Broadwater's 1,680 sq ft homes may seem small today, but they're larger than the 1,200 sq ft condos that many people are living in. Quality of space is more important than quantity of space, whether to save on property taxes or reduce the cleaning time.



SHARON SIMMS

Waterfront Specialist



The SIMMS Team
727-898-2582
info@simmsteam.com
www.SimmsTeam.com



CHRISTIE'S
INTERNATIONAL REAL ESTATE



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 \$/sq ft has a tremendous range and is "nice to know" rather than a useful function.

Broadwater: Waterfront

	#	\$Low	\$High	Avg	\$/SF
Avail 5/15/18	4	549,000	1,050,000	841,633	262-325
Pnd 5/15/18	1	725,000	725,000	725,000	374
Sold YTD 18	14	510,000	810,000	655,846	216-364
Sold 2017	19	390,000	1,000,000	621,904	207-335

Non-Waterfront

	#	\$Low	\$High	Avg	\$/SF
Avail 5/15/18	1	416,000	416,000	416,000	231
Pnd 5/15/18	0				
Sold YTD 18	7	225,000	450,000	327,929	112-195
Sold 2017	12	233,718	405,000	322,970	105-197

Many people ask us about market activity in neighboring communities as well. Here is a look at what's happening on the waterfront (navigable to the Gulf) in some other popular areas.

Active & Pending as of 5/15/18

Sold YTD 2018

Sold 2017

Neighborhood	#	\$Low	\$High	#	\$Low	\$High	#	\$Low	\$High
Broadwater	5	549,000	1,050,000	14	510,000	810,000	19	390,000	1,000,000
Bayway Isles	6	1,094,000	3,750,000	9	900,000	1,800,000	6	859,000	1,350,000
Causeway Isles	10	409,000	1,875,000	9	410,000	785,000	14	440,000	707,500
Pasadena Yacht & CC	8	879,000	2,750,000	6	600,000	1,425,000	20	509,000	2,850,000
Pinellas Point/Bahama Sh	4	970,000	2,995,000	1	1,327,500	1,327,500	4	835,000	2,422,500
Snell Isle/Coffee Pot	28	659,000	4,150,000	13	622,500	2,775,000	26	820,000	4,075,000
St. Pete Beach/PAG	48	480,000	5,750,000	38	520,000	4,040,000	70	516,000	5,395,000
Tierra Verde	29	864,000	5,699,000	4	925,000	1,850,000	24	645,000	2,450,000
Treasure Island	39	400,000	3,200,000	23	450,000	2,150,000	79	400,000	3,300,000
Venetian Isles/Arrowh.	24	500,000	3,499,000	13	485,625	2,025,000	30	390,000	1,850,000
Yacht Club Estates	16	649,000	2,496,000	10	600,000	1,300,000	18	580,000	1,750,000

Our family real estate team is committed to providing outstanding service, market knowledge, negotiation skills and discretion.

Contact us today to find out how we can help you sell your home or find you the perfect new one.
727.898.2582 or info@simmsteam.com



THE
SIMMS
TEAM

COASTAL
PROPERTIES GROUP INTERNATIONAL

CHRISTIE'S
INTERNATIONAL REAL ESTATE

The Simms Team sells real estate, and they're good at it. Just ask your neighbors!

Should you have a pre-listing inspection?

According to The Residential Real Estate Council, for every \$1,000 of perceived defect that turns up in an inspection after a home is under contract, the buyer will ask for a \$3,000 - \$5,000 reduction in the asking price. Having a pre-listing inspection done allows you to identify issues that you can resolve ahead of time to eliminate getting re-negotiated later. In the Broadwater market, you also want to know if your home has electrical or roof life issues that will affect future insurability. You want to know about these things early, not when the buyer's inspector shows up!



SOLD & CLOSED!

3901 48th Ave S

3 Bed / 2 Bath - 1,680 sq ft
Pool / Dock / Boat Lift
Sold for \$585,000

MEET THE TEAM

Sharon Simms
CIPS, CLHMS, CRS

Tami Simms
CIPS, CLHMS, CRS

Rob Johnson
CLHMS, CRS

We take our profession seriously and are proud to have earned these well-regarded designations:

Certified International Property Specialist (CIPS)

Certified Luxury Home Marketing Specialist (CLHMS)

Certified Residential Specialist (CRS)

Thank You For Your Support!

**Thanks to the following merchants who donated Door Prizes and supplies to the
19th Annual Broadwater Family Picnic.**

Please remember these supportive merchants when shopping or dining in our community

**** Denotes a Broadwater Breeze Advertiser***

Ace Hardware*
BB&T Bank
Beef O'Brady's
Billy's Stone Crab & Steakhouse*
Brea's Coffee
Blue Parrot
Cadence Realty Group - Kent Rodahaver*
Coastal Properties Group - Sue Shoemaker*
Coldwell Banker - Cheryl Cook
Coldwell Banker - Linda Morgan*
Edible Arrangements *
Fantastic Sam's
Flamingo Resort *
The Getaway
Island Grill & Raw Bar
Kissin Cuzzins
Kokomo Salon and Spa*
Latitude 27 Marine Service
Law Office of James R. Kennedy Jr *
Magnuson Resort
Marsalisi Law
My Spine and Joint

Orvee's Pet Center
Penninsula Inn & Spa
Perfect Copy and Print
Pinch-a-Penny Pool*
Portofino Restaurant
Pronto Car Wash
RE/MAX Metro – John Ferguson, LLC*
Sea Hags
Skyway Jack's
Smith and Associates – The St Pete Team – Debbie &
Mike Zito, Lee Krueger*
Smokin J's
Spare Room Mini Storage*
State Farm – Scott Nelms
Sun Country Cleaners
The Simms Team at Coastal Properties Sharon Simms*
Swift Security Inc
TradeWinds Resort
Tosti's Wine and Spirits
VIP Mexican Lounge & Restaurant
VIP Mobile Grooming
Yolo Salon and Spa

Summer Pool Care

Submitted by Darlene Ladous, Pinch-A-Penny Pools

After a beautiful but cooler than usual spring, summer is here and it's time to get our pools in order. Most homeowners have added a lot of water to their pools and this leads to incorrect water balance if you don't test your water regularly. We are seeing a lot of early season algae blooms (i.e., "green" pools). Most people cut back on the weekly liquid chlorine shock and the amount of time they run the pool during the winter, and normally this can be done without problems. To avoid problems, we are advising our customers to test their water (either at home with test strips or bring a sample here for analysis) and get the chemicals balanced. Additionally, resume the weekly shock (with liquid chlorine or a salt shock) and increase the amount of time the pools run to a minimum of 7 hours a day. Additionally, for chlorine pools, make sure that you have chlorine tablets in your chlorinator (or floater) to ensure that a residual level of chlorine is maintained. For salt pools, check your salt level and make sure that your salt cell is clean and that the system is working properly. For both types of pools, check your stabilizer level! Chlorine (whether from tablets or derived from salt) is an unstable compound and will not remain in the pool unless there is a proper amount of stabilizer. Now is also a great time to clean your filters! Speaking of filters, check your backwash hoses to make sure they are in good working order. Call us or stop by if you have any questions about this basic maintenance. To avoid problems as our temperatures rise and we head into rainy season, now is the time to make sure that your pool is properly balanced to avoid problems as the water temperature rises this month. Although you may not be swimming quite yet, proper water balance is important for effective sanitation and for your pool finish and equipment. So, break out those test kits or bring a water sample to our store for a free analysis.



James R. "Jim" Kennedy, Jr.
821-6888
836 Second Avenue North, Saint Petersburg, FL 33701

PERSONAL ATTENTION FROM AN EXPERIENCED ATTORNEY

Wills & Trusts	Family Law
Personal Injury	Auto Accident
Medical Malpractice	

WWW.JRKLAW.COM JIM@JRKLAW.COM

FREE INITIAL CONSULTATION BY PHONE OR IN OFFICE

SPARE ROOM MINI STORAGE, INC.

"We Make Storage a Pleasant Experience"
4311 34th St S (US19) St Petersburg, FL 33711

LOOK FOR THE GREEN PILLARS
727-866-9357 or 727-867-6158
Mon-Fri 8-6 Sat 8-5 Sun 10-4

spareroomministorage.com info@spareroomministorage.com
Family Owned And Operated Since 1997 By: Gene & Sherry Pringle and Tyler Pringle



BROADWATER

MEMBERSHIP 2018

Your dues support this publication and all of the social activities of the Broadwater Civic Association. Thanks to our 256 paid members (48%) so far in 2018. If you have not paid in 2018 you should have received a member form in the mail. You may also download the form at www.broadwaterfl.org under the Contact Us Tab. **Please be sure to fill it out completely even if your information has not changed.** This will insure that we have your information up to date. Please mail or drop it off to Vicki Linkovich or bring it with to the General Meeting on June 14th.



NEW CRIME AND CODES REPORT MONITORING TOOL

Stat Map is a new interactive tool that displays the locations of citizen requests submitted to the Mayor's Action Center and via SeeClickFix, as well the locations of code violations and police calls for service. This tool allows you to view the concerns people in and around your neighborhood have, create alerts for any new reports, and see changes over time. You can also highlight specific activity in council districts and neighborhoods. Under Pins, you can see the trends in reports for Police Calls, Code Violations or SeeClickFix. Create an alert for a particular area by creating an account, typing an address or selecting an area. You can then decide how big you want to make your watch area. Stat Map will give you greater access to the information the city collects, while showing trends within our community. You can download Stat Map and view a tutorial at www.stpete.org/police.



Connecting with Broadwater



Broadwater has several tools to stay informed and also network with neighbors. We encourage you to use these tools to keep up to date with everything going on in Broadwater.

Website: www.broadwaterfl.org should be your first stop if you are looking for event information and answers to neighborhood or city questions. The Resources and Useful Links Tabs is a great place to start when you need answers.

Nextdoor Broadwater is a free private network, limited to just Broadwater subscribers, that connects Broadwater neighbors. **You are able to post events, items wanted or for sale, crime and safety alerts, recommendations for local businesses and more.** Nextdoor is also a great place to post about lost or found pets and suspicious activity you may see. To join, request 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.

Broadwater Infolink is an email service used to communicate information to residents of Broadwater usually once or twice a week. Infolink emails are sent via Mailchimp which is a mass email service that allows us to reach over 400 subscribers in one shot. **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.**

REMINDERS

- ✓ Do not blow yard debris into the streets or canals. This is illegal and can lead to algae blooms and fish kills
- ✓ 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!
- ✓ By city ordinance (Sec. 27-471), customers may place both trash and recycling containers at the curb by 7 PM the night before collection and must be moved from the street by 7 PM the same day following collection.
- ✓ School is out, please be mindful of your speed in Broadwater

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



727.743.0913
jane@pcpstpete.com
204 37th Ave N, #148
St. Pete, FL 33704





When it comes to buying or selling your Broadwater home, trust in your neighborhood Realtor who truly cares about you and our community.

Kent Rodahaver, Realtor, CLPS
www.KentGetsItSold.com
727-301-7300

What is your home worth in today's market? Visit www.BroadwaterHomeValues.com

your local POOL SERVICE experts



- ✓ Pool Service & Repair
- ✓ Authorized **HAYWARD** Warranty Center
- ✓ Low Service Fees
- ✓ 40 Years of Service
- ✓ A+ Accredited Company



**PINCH·A·PENNY
POOL·PATIO·SPA®**
The Perfect People For A Perfect Pool

St. Petersburg
4102 34th St. South • 727-866-0464
Lic# CPC1458223

© 2014 Pinch-A-Penny, Inc. 17905

Plan your next party

HERE AT THE FLAMINGO RESORT
IN ANY ONE OF OUR VENUES.

BLU THEATER, MAIN BAR AND CODE BAR
WE ALSO OFFER OUTDOOR VENUE SPACE.



WE CATER!

ON SITE OR OFF SITE CATERING

WEDDINGS • BIRTHDAYS • GRADUATIONS
SOCIAL GATHERINGS AND MORE!



FLAMINGOFLA 4601-34TH ST. S. ST. PETERSBURG, FL 727-321-5000 WWW.FLAMINGOFLA.COM

**Sunshine Skyway
Plaza Rally
June 9th Noon – 5 PM**

Join our Greater Pinellas Point neighbors as they rally is to garner community support for the redevelopment of the Skyway Plaza at 62nd Ave. S. & MLK St. S. There will be 10 Food Trucks at the event along with family oriented entertainment. We hope to bring residents, businesses, schools, and various community groups together to demonstrate to the plaza owner that the community will support the redevelopment of the plaza and the businesses that will eventually occupy it. **Look for more information via infolink email and Nextdoor.**

Sue Shoemaker, REALTOR

727-215-9361

Specializing in Northside Broadwater Properties



Website: ShoemakerRealEstate.com

E Mail: Sshoemaker@Coastalpgi.com

Licensed REALTOR since March 1988.

Resident of Northside Broadwater since April 2004.

Broadwater Civic Assoc. Board Member

COASTAL
properties group
INTERNATIONAL

EXCLUSIVE AFFILIATE OF
CHRISTIE'S
INTERNATIONAL REAL ESTATE



dadible

Celebrate on June 17th

St. Petersburg 4827 34th St South 727-864-9894
Pinellas Park 7060 US Hwy 19N 727-526-5161
Largo 10500 Ulmerton Rd Suite 660 727-581-3500
Clearwater 2082 Gulf to Bay Blvd 727-239-7788
Palm Harbor 33139 US Hwy 19 N 727-787-4100

new! father's
day trio



edible
is ible

**Save \$10 on
purchase of \$59.00+***
code: SMBB0259
expires: 08/31/2018

*Cannot be combined with any other offer. Restrictions may apply. See store for details. Edible®, Edible Arrangements®, and the Fruit Basket Logo are registered Trademarks of Edible IP, LLC. © 2018 Edible IP, LLC. All Rights Reserved.

edible.com



Linda Morgan
REALTOR, LLC GRI
280 Beach Drive NE.
St Petersburg FL 33701

LINDA
MORGAN PROPERTIES

727-251-0494

**COLDWELL
BANKER**
RESIDENTIAL REAL ESTATE

*Based on information from
MFR MLS. Properties were
listed and sold by various
MLS participants/Realtors.

**Summer Vacation Plans? Be sure to
include having your AC serviced & drain
cleared. Set AC no higher than 81 to
prevent mold growth.**



***Sold Feb. Mar. & Apr. List/Sold**

3901 48 th Ave S	\$612,000/\$585,000
3876 46 th Ave S	\$575,000/\$565,000
3725 42 nd Ave S	\$244,900/\$225,000
3947 40 th St S	\$349,000/\$338,000
4100 40 th Way S	\$349,900/\$341,000
3946 39 th St S	\$414,995/\$391,500
3991 38 th Way S	\$450,000/\$450,000
4591 44 th St S	\$515,000/\$510,000
4501 40 th St S	\$544,000/\$520,000
4450 43 rd St S	\$599,900/\$530,000
4222 45 th St S	\$750,000/\$782,500
4310 40 th St S	\$750,000/\$800,000
4017 43 rd St S	\$810,000/\$810,000
4424 45 th St S	\$878.900/\$810.000



St Pete Team

REAL ESTATE

FROM BAYSHORE TO THE BEACHES

We Sell Tampa Bay!



2016-2017

2 YEARS

REAL ESTATE AGENT

CLIENT SATISFACTION

American Institute of
Real Estate Professionals™

Recognized as one of the "10 BEST" in customer satisfaction two years in a row!
Debbie & her Team look forward to working with you!



4400 45th Street S
4 BR | 3 BA | 3,238 SF
Listed at \$795,000



4590 44th Street S
3 BR | 3 BA | 2,068 SF
Listed at \$575,000



6403 Renaldo Way S
3 BR | 3 BA | 2,544 SF
Listed at \$440,000



3876 46th Avenue S
3 BR | 2 1/2 BA | 2,068 SF
Last Listed at \$575,000



Living The Waterfront Lifestyle
4389 45th Street S
4 BR | 3 1/2 BA | 3,406 SF
Listed at \$1,050,000



DEBBIE ZITO, MIKE ZITO, LEE KRUEGER, BARB HETRICK
ABR, CRS, SRES, CSP, CNE, CLHMS
727.865.TEAM (8326)
www.StPeteTeam.com
www.BroadwaterTeam.com

Smith &
Associates Real Estate

LOCAL ♥ GLOBAL REACH

TAMPA | ST. PETERSBURG | CLEARWATER | BEACHES | LONDON

LUXURY
PORTFOLIO
INTERNATIONAL

Leading
REAL ESTATE
COMPANIES
IN THE WORLD
Our Global Partners

MAYFAIR
INTERNATIONAL REALTY