



2019



# The Broadwater Breeze

[www.broadwaterfl.org](http://www.broadwaterfl.org)

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



**Sunday March 31st 11:00 AM – 3:00 PM**

Join your neighbors at this scenic venue for the longest running Broadwater event. Broadwater will provide hamburgers, brats and soft drinks. Please bring an appetizer, side or dessert to share. There will also be activities for kids of all ages, door prizes donated by our local merchants and a 50/50 raffle. See complete details on the flyer in this newsletter and be sure to RSVP before March 25<sup>th</sup>.

Volunteering for the picnic is a great way to have fun and meet your neighbors. We would especially like to reach out to our newest neighbors. Please contact Gia Ockuly (727) 865-1584 or (440) 915-7383 or email at [gia0793@aol.com](mailto:gia0793@aol.com) if you are interested in volunteering. View photos of previous picnics at [www.broadwaterfl.org](http://www.broadwaterfl.org)



## NEIGHBORHOOD NIGHT AT THE TROP

The Tampa Bay Rays open their season against the Houston Astros March 28th - 31st. The Rays are offering discounted tickets for neighborhoods for the March 30th game!!

The tickets are available now on a first come first serve basis with the seats for Broadwater in the same section (124) on the first base side lower level while supply lasts. Go to [www.broadwaterfl.org](http://www.broadwaterfl.org) or <https://www.groupmatics.events/event/Broadwater> to purchase your seats. **Saturday, March 30th vs Houston Astros | 6:10pm** Lower level \$60 tickets for \$35! Each ticket comes with guest's choice of a FREE Rays hat (Total Value \$75).

## Annual Neighborhood Garage Sale March 9th

On March 9th, we will hold our annual Broadwater Neighborhood Garage Sale starting at 8 AM. We will run ads in the Tampa Bay Times, Gulfport Gabber and on Craigslist so be ready for throngs of shoppers. A map of participating homes will be available at [www.broadwaterfl.org](http://www.broadwaterfl.org) on March 9th for shoppers to print. **Email your name and address to [infolink@broadwaterfl.org](mailto:infolink@broadwaterfl.org)** to get your home on the map. If you do not have internet access, please call Tom at 638-1421 before March 7th to register. You may want to place a sign on the end of your street to direct folks your way. In order to keep a lane clear on 46<sup>th</sup> Ave. we ask that you inform shoppers not to park on the north side of 46<sup>th</sup> Ave S. We will be proactive in trying to control the traffic on 46<sup>th</sup> Ave S but we ask that you be patient on March 9<sup>th</sup> as you drive through the neighborhood.



## Skyway Marina District Clean-Up Day



The next Clean-up will take place on Saturday April 6th. SMD will provide garbage bags, pickers and gloves and you can volunteer as much time as you wish. Look for Sign Up info on Nextdoor and Infolink or just show up at the Maximo Marina at 9 AM on the day of the event. You can volunteer for as much time as you can spare.

## SAVE THE DATE

- Mar 7:** General Meeting Thursday March 7<sup>th</sup>  
7:00 PM at SPC Allstate 3200 34<sup>th</sup> St S  
Featuring: Crime Prevention Through Environmental Design (CPTED) with Chip Wells, SPPD
- Mar 9:** Neighborhood Garage Sale
- Mar 31:** Broadwater Family Picnic Ft Desoto
- Apr 6:** Skyway Marina District Clean-Up Day
- Apr 25:** Board of Directors Meeting
- May 3:** Summer Broadwater Breeze Deadline
- May 4:** May Day Race

## Beautification Award Spring 2019

**Congratulations**

Mark & Stacey Duchnowski 3896 46<sup>th</sup> Ave S



Mark & Stacey will receive a \$25 gift certificate compliments of

Debbie & Mike Zito and Lee Krueger, Realtors®  
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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**

### EXCHANGE STUDENT.



### Host an International Student

Would your family like to form lifelong friendships with students from around the globe? Every year, ELS Language Centers bring students from all over the world to study English at their Eckerd College Center. Most of these students prefer to live with American host families. Your commitment can be as few as two weeks, one month or longer. You choose! A

stipend is offered for each student you host. Please contact Homestay Coordinator Helen Freiday at [freidahe@eckerd.edu](mailto:freidahe@eckerd.edu) or 727-864-8682 for more information.



### Donate Unsold Yard Sale Items and Help Change Lives

Wondering what to do with items that don't sell during the upcoming Broadwater Community Yard Sale? Donate them to Goodwill on March 9<sup>th</sup>! A Goodwill truck will be ready to accept your donations behind Marina Village Shopping Center at 4901 34th St. S 10 AM – 4 PM. They'll even provide a receipt for tax purposes. More information is available at [www.goodwill-suncoast.org](http://www.goodwill-suncoast.org). Your donation of clothing and household items support Goodwill's services for people who are disabled, elderly or unemployed. Thanks in advance. Your donations are changing lives.



**John Ferguson, GRI, CNE**  
Broker Associate  
727-906-9303  
[John@MyFloridaEscape.com](mailto:John@MyFloridaEscape.com)



*Your Broadwater expert and neighbor since 2003!*



## 16<sup>th</sup> Annual Broadwater Holiday Party

160 folks attended this event on December 8th. It was a wonderful night thanks to **Evelyn Hill** and her awesome volunteers **Jim Hill, Dana & Linda Farden, Dana & Tom Ando, Rhonda Fuller, Maria & Mike Roesner, Tim Wagner, Gia & Ray Ockuly, Lynne Hobbs, Jerry Williams, Paula Briggs, Barbara & Joe Boryslawski, Sean Nyitray, Karrie Klement, Katie Root, Don Willis, Vicki Linkovich, Judy McCain** and our **photographers Phil & Edie Creter and Judy**. We wish to thank [The Impacts](http://TheImpacts.com) for providing great music and keeping the dance floor rocking. We also thank the great staff of The National Guard for hosting us every year. Special thanks to all of you who attended, shared some great dishes and generously donated to our National Guard Families. With the match from Broadwater and the 50/50 raffle proceeds, we were able to donate a total of \$2234.00!! View and download pictures at [www.broadwaterfl.org](http://www.broadwaterfl.org)





## 8th Annual Broadwater Boat Parade of Holiday Lights

It was another beautiful night for an awesome showing by our 17 creatively decorated boats on December 15th! Thanks to all our captains and crews, those who cheered from the shore and those who voted. The voting was once again very close and the top 3 boats were:

**3rd Place: Big Short (#4)**

**2nd Place: Christmas Can Be a Drag (#14)**

**1st Place: Make Christmas Great Again (#15)**

Thanks to **John and Sue O'Conner** for organizing this wonderful event that seems to grow each year! Huge thanks go out to the **Skyway Marina District**, **IGY Maximo Marina** and **The Getaway** for hosting a wonderful pre-party, **Tosti's Spirits & Fine Wine** for 2<sup>nd</sup> & 3<sup>rd</sup> place prizes and **Debbie and Mike Zito** for hosting the awards party. Special thanks to the **Canizares Family** for graciously opening their property for public viewing!!!

Mark your calendar for December 14<sup>th</sup> for the 2019 Boat Parade!!

View and download pictures at

[www.broadwaterfl.org](http://www.broadwaterfl.org)



**1st Place: Make Christmas Great Again (#15)**



**2nd Place: Christmas Can Be a Drag (#14)**



**3rd Place: Big Short (#4)**







## 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. We continue to see positive development in the SMD with Wawa projected to open May 1<sup>st</sup> and several major developments on the horizon. Be sure to attend these upcoming events in the Skyway Marina District:

- ✓ **March 23 & 24: Tiny Homes Festival at SPC**
- ✓ **April 6<sup>th</sup>: SMD Clean-up**
- ✓ **May 4<sup>th</sup>: 5th Annual SMD May Day Race**

**These events need volunteers and of course you can show your support for the SMD by attending as well!** Visit [skywaymarinadistrict.org](http://skywaymarinadistrict.org) for more details on everything happening in the District.



### *Have a Codes Issue or Question?*

Contact John Ferguson at 906-9303 or [john@myfloridaescape.com](mailto:john@myfloridaescape.com). John has been our Broadwater codes contact for many 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 Referral List*

Connie Beckman maintains a list of referrals from Broadwater Residents for various home services. The list, which is available at [www.broadwaterfl.org](http://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 Connie at [conbek@kenbek.com](mailto:conbek@kenbek.com) with the name of any of the contractors on the list that you have utilized and would recommend.** You may also email her 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 and Nextdoor Broadwater first. If you do not have access to the internet, Connie may be reached at 727-867-3088.

### *Little Free Library*

Broadwater has its own Little Free Library at 3928 46th Ave S. Pick up a book to read or leave a book to share or just grab some shade on the bench. Thank you, Frank McKinney, for adding this nice touch to our wonderful neighborhood!!



### **Take the Poll!**

Connected communities are healthier and better at fixing problems. That's why the League of Women Voters is leading an effort to research how the people of St. Petersburg interact with each other and work together to make changes in our city. **Go to [www.TakeThePoll.org](http://www.TakeThePoll.org) between now and March 8th!** This information will help community organizations better support people to be heard and make change happen. The survey is anonymous and only takes about 10 minutes. It is open to all residents of the City of St. Petersburg. As a thank you for their time, survey participants can enter for the chance to win a \$25 gift card. *(NO PURCHASE NECESSARY. Restrictions apply. Visit <https://lwvspa.org/engage-st-pete/> for full rules, prize info, odds & other details. Void where prohibited.)*

### *Crime and Codes Report Monitoring Tool*



Stat Map is an 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](http://www.stpete.org/police)



## From The BCA Board

What a great end to 2018 with the 16<sup>th</sup> Annual Broadwater Holiday Party, 8<sup>th</sup> Annual Broadwater Boat Parade and the Helping Hands Caroling Tour bringing the holiday spirit to our fine neighborhood! We begin 2019 with our Annual Garage Sale on March 9<sup>th</sup> and our 20<sup>th</sup> Annual Family Picnic on March 31<sup>st</sup>. If you are new to Broadwater, the Picnic is a great event to attend and meet your new neighbors. These events, and all of our signature social events, are made possible by the dues paying members of Broadwater. Your \$40 dollars (11 cents per day) helps to make Broadwater one of the best places to live in St. Petersburg.

We welcome Jonathan Kind and Steve Lavelly to the 2019 Board of Director and we thank Jennifer Nyitray and Gerry Moore for serving on the Board for several years. We continue to see progress in the Skyway Marina District and look forward to the May Day Race on May 4<sup>th</sup>. Please plan to attend the next General Meeting at SPC on March 7<sup>th</sup> where St Petersburg Police's Chip Wells will discuss CPTED (Crime Prevention Through Environmental Design). See you there!

Tom Ando  
BCA President



Barbara Boryslawski has joined Mary Lisan and Maria Roesner in handling 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](mailto: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](mailto:infolink@broadwaterfl.org)**

### A Warm Welcome to our Newest Neighbors

- ♦ Lukasz Loniewski 3831 38<sup>th</sup> St S
- ♦ Robert & Kathy Hamilton 4490 38<sup>th</sup> St S
- ♦ Susan Tolson & Katharine Parker 4041 39<sup>th</sup> St S
- ♦ Jeff & Jodi Harris 3896 42<sup>nd</sup> Ave S
- ♦ John & Teresa Harris 4389 45<sup>th</sup> St S
- ♦ George Conger 3883 46<sup>th</sup> Ave S
- ♦ Robert & Ella Anston 4500 45<sup>th</sup> St S
- ♦ Matthew & Justine Murray 4315 46<sup>th</sup> Ave S

### *Lost or Found Pet?*

If you lose or find a pet we ask that you post a picture on Nextdoor Broadwater and provide as much detail as possible. If you are not on Nextdoor please report it to your Block Captain and email [infolink@broadwaterfl.org](mailto:infolink@broadwaterfl.org). These methods have been very effective tools for reuniting pets with their owners.

## BROADWATER CIVIC ASSOCIATION 2019 CONTACT INFORMATION

### BOARD MEMBERS

TOM ANDO (PRESIDENT)

EVELYN HILL (VICE PRESIDENT)

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### PHONE

638-1421

415-9291

215-0397

440-915-7383

420-6149

501-6164

865-207-3669

866-3720

866-3316

614-207-9848

515-3437

520-991-7531

866-3254

813-727-7035

215-9361

851-6424

941-713-0762

### E-MAIL

[tando1@tampabay.rr.com](mailto:tando1@tampabay.rr.com)

[hill.evelyn@hotmail.com](mailto:hill.evelyn@hotmail.com)

[mslink@tampabay.rr.com](mailto:mslink@tampabay.rr.com)

[gia0793@aol.com](mailto:gia0793@aol.com)

[charlesphillipsjr@live.com](mailto:charlesphillipsjr@live.com)

[jeff@jeffjoynerassociates.com](mailto:jeff@jeffjoynerassociates.com)

[jwknxtn@gmail.com](mailto:jwknxtn@gmail.com)

[jpsstpete@gmail.com](mailto:jpsstpete@gmail.com)

[kbroot41@gmail.com](mailto:kbroot41@gmail.com)

[kwagner127@gmail.com](mailto:kwagner127@gmail.com)

[lkrealtor@aol.com](mailto:lkrealtor@aol.com)

[grammymargaret@outlook.com](mailto:grammymargaret@outlook.com)

[mark.ewin@yahoo.com](mailto:mark.ewin@yahoo.com)

[Mikepzito@gmail.com](mailto:Mikepzito@gmail.com)

[shoe408@aol.com](mailto:shoe408@aol.com)

[jon.kind@gmail.com](mailto:jon.kind@gmail.com)

[Steve@Lavellylaw.com](mailto:Steve@Lavellylaw.com)

### ADDRESS

4532 38TH ST S.

4416 46TH AVE S.

4316 44TH ST S.

4016 48TH AVE S

3812 46TH AVE S

4533 38TH ST S

3800 42ND AVE S

4401 48TH AVE S

4127 38TH ST S

3785 42ND AVE S

3830 46TH AVE S

4000 40TH WAY S

4281 48TH AVE S

4369 48TH AVE S

3888 38TH WAY S

4179 38TH WAY S

4391 37TH ST S

# THE Real Estate Report

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

First Quarter 2019

## 10 TIPS FOR A SUCCESSFUL REMODEL

*Florida Realtors®* magazine recently shared these tips for remodeling homeowners:

### 1. Don't over-improve.

Ask your trusted real estate advisor for input.

### 2. Set a realistic budget.

Include a cushion for unforeseen expenses.

### 3. Hire good help.

Interview several contractors and check their reviews and references.

### 4. Insist on a detailed contract and timeline.

### 5. Prepare for noise, dust, delays and inconvenience.

### 6. Safeguard children and pets.

There will be chemicals and power tools on site.

### 7. Photograph each room.

That creates a record if things go missing.

### 8. Pack valuables and cover furniture in adjacent rooms.

### 9. Communicate frequently with your contractor.

### 10. Conduct a careful inspection before final payment.

## Broadwater is HOT, HOT, HOT

With only three waterfront homes on the market as of press time, seven pending and four closed this year, Broadwater waterfront real estate is hot. (There are four active, one pending and no closed sales this year for non-waterfront Broadwater homes). Five of the seven pending went to contract in a week or less; half of the closed sales went to contract in less than a week. Multiple offers have been seen in well-priced, move-in condition homes.

Looking at other waterfront neighborhoods, only two have

had the same number of sales: Venetian Isles and St. Pete Beach/Pass-a-Grille. Four of the waterfront neighborhoods have had no closings this year.

There is more boat traffic on the main channel these days, which is logical since the marina renovations have been completed and Getaway has opened.



**SHARON SIMMS**  
Waterfront Specialist

## Property Appraiser Website Improvements

The Pinellas County property appraiser's site [www.pcpao.org](http://www.pcpao.org) is constantly improving and is a great resource. You can search by address, owner, subdivision, map or custom criteria. When you get to the property card you want, you can see if the property has homestead, the latest tax bill, the just market value changes over the last 20 years, the amount of your Save Our Homes cap (just market value less assessed value/SOH cap) and also the expected changes to the FEMA flood maps. Generally there's a basic plan of the house and a summary of the size of different areas. Scroll on

down and you'll see an aerial view of the lot and adjacent lots - great for determining view and size of waterfront.

At the top left you can click on Tax Estimator to determine the estimated tax on a property you're considering. It will even let you see the effect of portability if you have a Save Our Homes cap. There are also lots of definitions and FAQs.

At the top right you can click on FEMA/WLM. In addition to breaking down the value of a property into land, structure and extra features, it will tell you the \$ value of

*See Appraiser, next page*



**The SIMMS Team**

727-898-2582

[info@simmsteam.com](mailto:info@simmsteam.com)

[www.SimmsTeam.com](http://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 2/15/19	3	684,900	1,695,000	1.052M	293-455
Pnd 2/15/19	7	575,000	759,000	692,113	260-413
Sold YTD 19	4	490,000	785,000	667,500	309-396
Sold 2018	24	490,000	900,000	671,469	200-381

### Non-Waterfront

	#	\$Low	\$High	Avg	\$/SF
Avail 2/15/19	4	384,900	689,000	556,267	192-371
Pnd 2/15/19	1	303,000	303,000	303,000	200
Sold YTD 19	0				
Sold 2018	14	220,000	450,000	361,786	110-222

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 2/15/19

### Sold YTD 2019

### Sold 2018

Neighborhood	#	\$Low	\$High	#	\$Low	\$High	#	\$Low	\$High
Broadwater	10	575,000	1,695,000	4	490,000	785,000	24	490,000	900,000
Bayway Isles	7	1,349,000	3,400,000	0			13	900,000	3,050,000
Causeway Isles	11	429,900	959,000	2	798,500	810,000	26	390,000	785,000
Pasadena Yacht & CC	11	645,000	3,500,000	0			17	450,000	1,642,500
Pinellas Point/Bahama Sh	4	830,000	1,499,000	0			3	1,327,500	2,700,000
Snell Isle/Coffee Pot	28	649,000	3,420,000	1	1,800,000	1,800,000	26	622,500	4,700,000
St. Pete Beach/PAG	51	564,000	4,490,000	4	590,000	1,900,000	77	450,000	4,900,000
Tierra Verde	18	939,500	3,499,000	3	1,025,000	2,150,000	29	743,500	4,200,000
Treasure Island	39	475,000	3,999,999	0			72	450,000	2,400,000
Venetian Isles/Arrowh.	33	636,000	2,795,000	4	710,000	2,805,000	33	487,000	2,550,000
Yacht Club Estates	5	610,000	1,990,000	3	772,500	1,746,000	24	375,000	1,746,000

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



### Appraiser, continued

allowed improvements under the “50% rule”.

You can make many filings online, such as address changes and homestead exemption. You can also print out forms and fill them in manually. The links section will take you to other informative sites.

The property appraiser is improving valuation methods as well. Increasingly, the condition of the property (interior as well as exterior) will be a factor in determining the value of a home.

Kudos to Mike Twitty and his staff for being a valuable resource to the county!



## 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)**





## Broadwater Neighborhood Watch

We recently held another Neighborhood Watch training on a very cold January night. This training class was graciously hosted by the Getaway and attended by 8 new patrollers. This now brings the total to 48 households that help maintain and watch over our neighborhood.

### When do we patrol:

I often hear from neighbors about the patrols that take place at lunchtime or in the afternoon, but rarely do I hear about the ones that take place between 1 AM and 5 AM. Did you realize that your neighbors care enough to patrol in the early hours to keep Broadwater safe while most of us sleep? The Neighborhood Watch cannot see everything or be everywhere at all hours of the day; however, you can be assured that the patrollers are out there at different times of the day. There is no set pattern or time to patrol and I believe that this is one of our assets. We are unpredictable.

### An example of how we can be effective at any hour of the day:

On one recent Saturday at 4 PM, the police were called because we had two persons walking slowly down 46<sup>th</sup> Ave. The police arrived to discover that the persons were on parole violations and the two received a free ride out of Broadwater. The information that I receive says that there is no certain time of day that is better to patrol. What the data and reports do show is that the Neighborhood Watch needs to be visual and let everyone know that we are watching the neighborhood.



### What can you do?

Sign up to attend the next training class at the Getaway (date and time TBD) by contacting me at [ewinml@msn.com](mailto:ewinml@msn.com) or 727-804-3828. We already have 5 signed up. Even if you prefer not to patrol or do not have 30 to 45 minutes per month to patrol, you will still be able to receive information on how to react if you see something unusual.

We all need to remember – “if you see something, say something” by calling the Police non-emergency number 727-893-7780 (store this number in your cell phone). You can even report an open garage door or open car window late at night. It's been proven that our Police Officers care and will show up.

### Broadwater Neighborhood Watch WANTS YOU!

Thanks again to the Getaway for hosting our last training class and to our many patrollers and all Broadwater volunteers!!

**“Don’t Feed the Bears”** - Keep the garage doors down and lock your cars and homes when unattended.

Mark Ewin, Your Neighborhood Watch Coordinator



## BLOCK CAPTAINS

We are still looking for a new Block Captain for the north end of 45th St S (4200-4388). If you live in or near this block and would like to be a Block Captain, contact Tom at [infolink@broadwaterfl.org](mailto:infolink@broadwaterfl.org) or 727-638-1421. Broadwater's 23 Block Captains are your street level representatives and are the lifeblood of 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 2019 membership dues. If you do not know who your Block Captain is, go to [www.broadwaterfl.org](http://www.broadwaterfl.org) for contact information. **Thanks to all our Block Captains for their time and efforts making Broadwater a great place to live!!**

- ✓ Remind your contractors & guests to lock their vehicles & observe the “No Parking” signs on 46<sup>th</sup> Ave S.
- ✓ 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!





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

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## BROADWATER

### MEMBERSHIP 2019

Your dues support this publication and all the social activities of the Broadwater Civic Association. Thanks to our 164 paid members (31%) so far in 2019. If you have not joined yet, please submit your dues with the enclosed membership form. **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 to the General Meeting on March 7<sup>th</sup> or picnic on March 31<sup>st</sup>. If you are not sure if you have paid your dues, email [infolink@broadwaterfl.org](mailto:infolink@broadwaterfl.org) to inquire.



### 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](http://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](mailto:infolink@broadwaterfl.org). For tips on how to adjust your Nextdoor settings go to [www.broadwaterfl.org](http://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](http://www.broadwaterfl.org) and click on the Contact Us tab or email your name, address, phone number to [infolink@broadwaterfl.org](mailto: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](mailto:infolink@broadwaterfl.org) to let us know.

### Do You Know Your Neighbors?

Download the "Know Your Neighbor Form" at [www.broadwaterfl.org](http://www.broadwaterfl.org) so you will have your neighbor's contact information at your fingertips. Not only will you get to know your neighbors, you will be able to contact each other if anyone observes suspicious activity, notify each other when someone goes out of town and assist each other in an emergency. The best defense against crime is neighbors watching out for neighbors!!

### Trash and Recycling Guidelines & Tools

By city ordinance, customers may place both trash and recycling containers at the curb as early as 7 PM the night before collection. Containers must be moved from the street and placed by the side or rear of the customer's residence by 7 PM the day of collection. Ever miss your scheduled pick-up due to a holiday? Download a customized trash & recycling schedule at [http://www.stpete.org/sanitation/residential/holiday\\_schedule.php](http://www.stpete.org/sanitation/residential/holiday_schedule.php) or the new app St. Pete Collects. St. Pete Collects provides personal reminders before collection days and automatic notifications when holidays or bad weather impacts your schedule. Make recycling easy with mobile collection events, tips for a greener lifestyle and our Waste Wizard to look up accepted materials. Download it at Google Play or the Apple Store.

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## Broadwater Helping Hands Holiday Caroling and Lights Tour

On December 23<sup>rd</sup>, our group of 20 carolers began at the Grand Villa singing for residents and shared holiday treats. The jolly group then boarded the trolley and set off to carol at various stops in Broadwater where residents joined in for some holiday cheer. We received many thanks from Broadwater residents as well as the Grand Villa residents and staff. This event was made possible through a neighborhood mini-grant from the City of St. Petersburg.



Thanks to **Kristen Mory** for organizing the event, **Margaret Stone** for her time spent researching and assembling the music and **Mike Pezze** (our guitarist), **Jim, Becky, Hannah & Chloe Plummer, John & Luz Sackett** (and Luz's parents), **Evan & Madalyn Mory, Charlie Phillips, Jim & Evelyn Hill, Brian & Evan Dault, Janet Sanders** and **Lynn Hanshaw** for helping spread some holiday spirit!

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](mailto:kristenmory@yahoo.com)







### *Scene In Broadwater*

Thanks to Lee Rosencrance for this great sunset photo. Share your photos of anything Broadwater via email [infolink@broadwaterfl.org](mailto:infolink@broadwaterfl.org) and you may see it in the Broadwater Breeze or on the website for all to see what Broadwater has to offer!



### Professional Real Estate Services



### **SUSAN M. SHOEMAKER, Advisor**

*"Neighborhood Realtor"*

Website: [ShoemakerRealEstate.com](http://ShoemakerRealEstate.com)

E Mail: [Sshoemaker@Coastalpgi.com](mailto:Sshoemaker@Coastalpgi.com)

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## FREE 2019 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](mailto:phillipcreter@verizon.net). More details at [www.broadwaterfl.org](http://www.broadwaterfl.org) on home page rotator.

### REMINDERS

- ✓ Be sure to lock your vehicles when unattended and don't leave valuables in them overnight
- ✓ Please be mindful of the speed limit on Broadwater streets, canals and on 37<sup>th</sup> St S



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Did you know Pinellas County Clerk offers a free Property Fraud Alert Service? Mortgage fraud is the fastest growing white collar crime, according to the FBI. Sign up for free alerts:

[MyPinellasClerk.org](http://MyPinellasClerk.org)



### \*Sold Aug – Oct 2018 List/Sold

4100 40 <sup>th</sup> Way S.	\$389k/\$381,500
3725 42 <sup>nd</sup> Ave S.	\$459,900/\$446k
3883 46 <sup>th</sup> Ave S.	\$610k/\$605k
4475 44 <sup>th</sup> St. S.	\$639k/\$610k
4229 39 <sup>th</sup> Ave S.	\$699,900/\$706,750
4400 39 <sup>th</sup> St S.	\$735k/\$720k

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





# St Pete Team

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### CURRENT LISTINGS IN BROADWATER



**3912 46th Ave S**  
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**4172 41st St S**  
3 bed | 2 bath | 2,310 SF  
Offered at \$549,000



**4563 43rd St S**  
2 bed | 2 bath | 1,514 SF  
Offered at \$499,000



**4186 48th Ave S**  
4 bed | bath | 2,100 SF  
Offered at \$759,000

### SOLD IN BROADWATER



**4400 39th Street S**  
3 bed | 3 bath | 2,200 SF  
Last listed at \$735,000



**3896 42nd Ave N**  
3 bed | 2 bath | 2,538 SF  
Last listed at \$895,000



**4389 45th St S**  
4 bed | 3/1 bath | 3,406 SF  
Last listed at \$995,000



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