



2021



The Broadwater Breeze

www.broadwaterfl.org

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

Discover Broadwater Park

Looking for a cool place to walk your dog during these hot months? Check out Broadwater Park located on 37th St S between 38th Ave S and 42nd Ave S. Broadwater Park is a St. Petersburg City Park that is designated as a wilderness area. The best part of the park is the natural shade that will keep you and your pooch cooler during your walk. Your dog will love the variety of scents there while you enjoy some of the wild-life that the park attracts. There is also a scenic wetlands area on the south end of the park that attracts many birds.



Broadwater Halloween Party Oct. 23rd

We are planning our annual Halloween party for Saturday October 23rd at the Canizares property. We would like to do the haunted house, but Sean will need some new volunteers as some of our regulars will be out of town. We will need help in the two weeks prior to the event to set up and on the night of the event as well. **Anyone interested in volunteering should contact Jennifer at broadwaterhalloween@gmail.com or 727-560-2324.** The more volunteers we have, the more we can do to make this a memorable event for all ages.

SAVE THE DATE

General Meeting

Thursday Sept 9th 7:00 PM at SPC 3200 34th St S.
Featured Speaker: Martha Noden SPCA CEO. We will invite both Mayoral Candidates as well.

Upcoming Events

Sept 11: Sharpen Up Saturday at Ace Hardware
(1st Sat of each month following)
Oct 7-9: Suncoast Kingfish Classic at IGY
Maximo Marina
Oct 16: Skyway Marina District Clean-up
Oct 23: Broadwater Halloween Party
Oct 28: Board of Directors Meeting
Nov 1: Winter Broadwater Breeze Deadline
Nov 2: Election Day

Holiday Events

(Follow Infolink & Nextdoor for any updates)

Dec 11: Broadwater Holiday Party & Annual Meeting
Dec 18: Broadwater Holiday Boat Parade
Dec 23: Broadwater Holiday Golf Cart Parade



Beautification Award Spring 2021

Congratulations
Don and Melissa Moss
4400 38th St S



Don and Mel will receive a \$50 gift certificate compliments of

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1 1/4lb Maine Lobster Specials (a-la-carte)

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

Lunch Pals



If you could change the life of a child by giving 30 minutes a week, would you do it? Lunch

Pals is a partnership between Pinellas County Schools and local businesses, organizations and residents designed to help students succeed in education and life in general. You can help by mentoring a student during their lunch break once a week either in person or virtually. Learn more at <https://www.pcsb.org/lunchpals>



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 These methods have been very effective tools for reuniting pets with their owners.

Maintaining Your Tankless Hot Water Heater

submitted by Jerome Ladous, LPFP Gas, LLC

Investing in a tankless water heater (either gas or electric) is an excellent way to reduce energy costs and enjoy the benefit of a steady supply of hot water on demand. However, as amazing as a tankless hot water heater can be for you and your family, you don't want to overlook the importance of preventive maintenance. All mechanical devices and equipment must be maintained regularly for optimal longevity and efficiency, and a tankless water heater is no different. Maintaining your tankless hot water heater can help you avoid downtime related to repair issues and help maximize the longevity of your unit. Water hardness in our area is the most significant factor that can cause problems with these units but regular system maintenance steps can diminish the effects of hard water and the scaling it produces. The primary type of maintenance service that's needed for most of these units is cleaning the system. If minerals have caked onto the components in the unit, descaling efforts must be made. Signs that it might be time for service are reduced water flow and/or hot water taking longer to appear. Descaling is the process that involves removing the accumulated gunk inside of your system. The minerals in the water can settle in your system to create a thick mess which can eventually cause the system to stop working. In severe cases, expensive repairs or actual replacement may be required. Most manufacturers recommend descaling either once or twice a year! Contact LPFP Gas at 727-266-7588 or visit www.lpfpgas.com for service.

kw
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St. Petersburg Florida 33701



Broadwater Residents Rescue Manatee

On July 5th a group of Broadwater residents jumped into action to help rescue a struggling manatee in the waters off Broadwater. Broadwater resident Nicole Ploger first noticed the manatee was in trouble and her husband Troy launched his boat to see if he could help. Nicole called FWC and they dispatched a crew and notified Zoo Tampa Wildlife Rescue. Broadwater residents Alan Smith and Steve Gardiner also saw the manatee and joined Troy in the water keeping the manatee afloat while awaiting FWC arrival. FWC arrived and the residents assisted them in guiding the manatee toward the Canizares property where they were able to load it into a truck bed and drive it to 42nd Ave S where they assisted with the transfer of the manatee transfer to the Zoo Tampa truck. Thanks to Nicole, Troy, Alan, and Steve for jumping into action and George Canizares for the use of his property to help save this manatee! This is yet another fine example of why Broadwater is such a great place to live!! **View videos and more photos at www.broadwaterfl.org** 



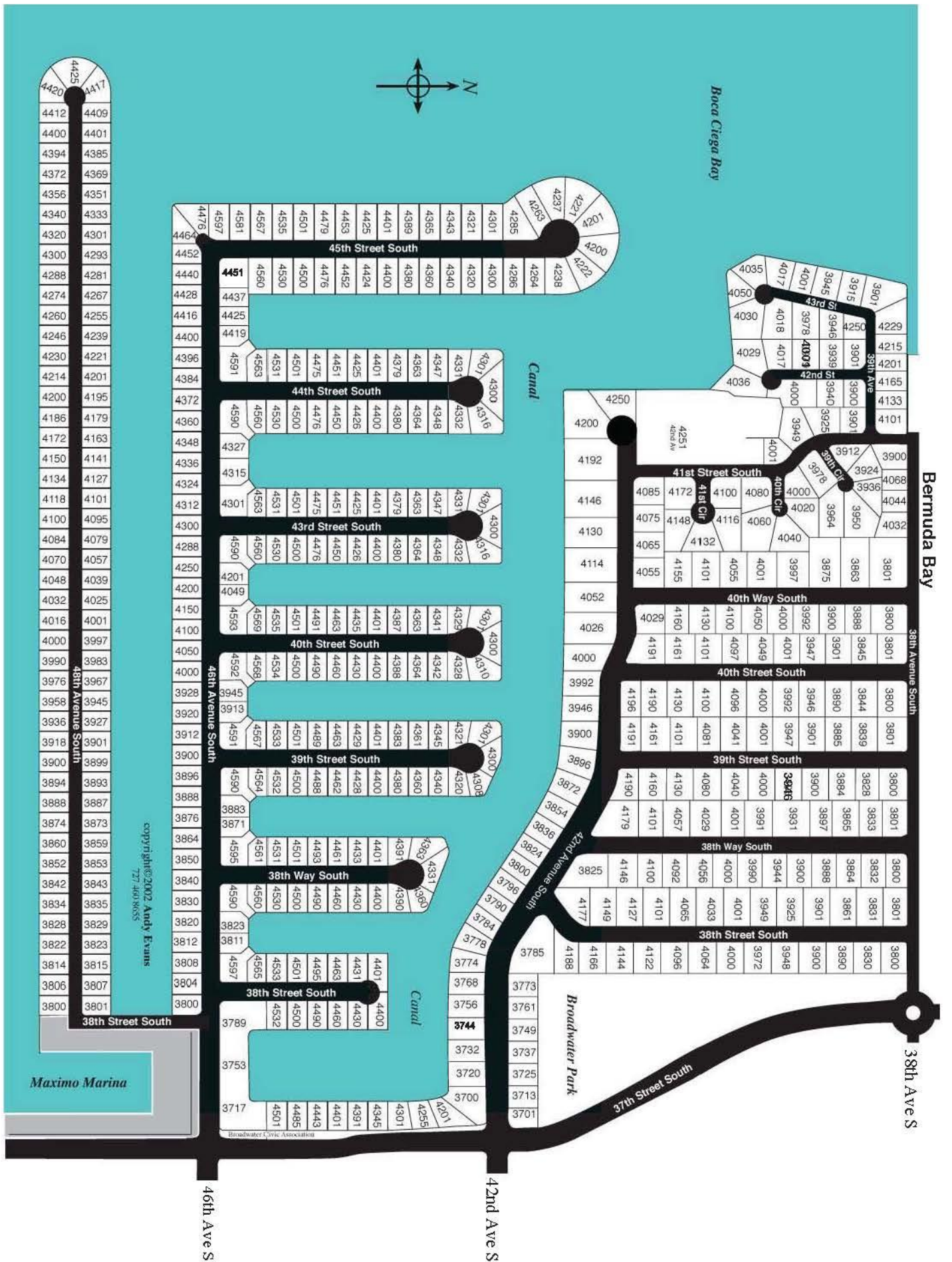
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From The BCA Board

We are lucky to live in Broadwater for several reasons. One of those is the people! A fine example of this was shown on July 5th as several Broadwater residents teamed up to rescue a struggling manatee just off the shore. They cared enough to get involved and jumped into action without a 2nd thought. There have been many examples like this over the years and we have seen Broadwater residents make a difference in the community by volunteering their time. Broadwater volunteers have also been instrumental in the success of the Skyway Marina District. We urge you to become a part of this by volunteering for Neighborhood Watch, Helping Hands, an upcoming Broadwater or SMD event or a great program like Lunch Pals. You can make a difference and your neighborhood and city will benefit. We are looking forward to Fall as we welcome the Suncoast Kingfish Classic to Maximo Marina for the first time, bringing many more visitors to the Skyway Marina District. We also hope to have a normal Halloween Party on October 23rd and finish the year with our regular Holiday events. Join your neighbors at the next General Meeting on September 9th and find out more about some of the great things the SPCA does for a wide range of animals and hopefully hear from the two Mayoral candidates.

Tom Ando
BCA President

BLOCK CAPTAINS



Block Captains are your street level representative and an integral part of Broadwater. They are your first point of contact for information and issues that may arise on your street. They also deliver your newsletter and other information as needed. We thank our 23 Block Captains in Broadwater (many who have served for over 20 years)!! **If you do not know who your Block Captain is, go to www.broadwaterfl.org and look under the Contact Us tab near the top of the page.**

Little Free Library

Thanks to Frank McKinney, 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.



Mary Lisan, Maria Roesner, Lynn Hobbs and Kristie Wagner 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 with your contact information 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**

A Warm Welcome to our Newest Neighbors

- ♦ Brian & Chelsea Bishop 4122 38th St S
- ♦ Sur Club Residents
- ♦ Addison Residents
- ♦ Marina Walk Residents (October)
- ♦ Woodie's Wash Shack



SAFER STREETS

Broadwater is an active neighborhood in which many residents walk on a regular basis. 46th Ave S is perhaps our busiest street that on any given day has a wide variety of activity between walkers, bikers, lawn maintenance vehicles, delivery vehicles and residential traffic. Due to the width of 46th Ave S, these activities can sometimes cause for an unsafe atmosphere for pedestrians and bikers. The bottom line is we all need to watch our speed when driving on Broadwater streets. Keep your eyes ahead so you can anticipate obstacles or pedestrians and slow even further. 46th Ave S is 3500' long and at 20 MPH it takes 2 minutes to travel from one end to the other. At 40 MPH it takes 1 minute so don't let 60 seconds of saved time change your life or someone else's. We will also be working on slowing down non-resident traffic on 46th Ave S and throughout Broadwater. If you happen to see excessive speeding and can see a company name, please report it to the company so they are made aware and can advise their employees.





THE SKYWAY MARINA DISTRICT

We are starting to see our new apartments filling up and welcome all our new residents to the Skyway Marina District. Construction will continue for several years as the Skyway Mall is developed as senior living, rental apartments, and more retail. Please continue to support our bi-weekly food truck and monthly cornhole events that bring many new folks to the district. Maximo Marina will host the 29th Annual Suncoast Kingfish Classic on October 7th to 9th. Our Quarterly Clean-ups will resume on October 16th so join your neighbors to help beautify the district.

We wish to thank the many Broadwater residents who volunteer their time to contribute to the success of the Skyway Marina District!! **The District relies on volunteers and your support of local businesses.** To volunteer for a committee or any future events, contact Misty at director@skywaymarina.org or 727-466-7173. **Stay connected via the Facebook Page or at skywaymarinadistrict.org**



SKYWAY MARINA DISTRICT QUARTERLY CLEAN-UP OCTOBER 16TH

SMD will provide buckets, garbage bags and pickers and you can volunteer as much time as you wish. **Meet at Maximo Marina any time after 9 AM on the day of the event.** Come meet your Broadwater neighbors and help beautify our Skyway Marina District! Thanks to Broadwater residents **Allan & Michelle Bishop** for their generous donation of a \$50 gift card for **Tutto Bene** raffled to a lucky cleanup participant!! Check Infolink, Nextdoor and the Skyway Marina District Facebook page for future cleanup dates.



Please remember to turn your irrigation off during wet weather or better yet install a rain sensor.



SCENE IN BROADWATER

Share your photos of anything Broadwater via email 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!

FREE 2021 SAFE BOATING KIT

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



Injured Bird, Who Do You Call?

Birds in Helping Hands are a licensed wildlife rehabilitator located in Seminole providing 24/7 wildlife care. If you find injured or orphaned wildlife on the west central coast of Florida, call Shelley at 727-365-4592. We have a volunteer in Broadwater that Shelly can contact for quick response. More info can be found at <https://birdsinihelpinghands.org/>

SeeClickFix CITY OF ST. PETERSBURG

Download SeeClickFix on your phone to report any codes issues. You can take a photo of the issue and submit with the location to be handled by the appropriate agency and department.



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THE Real Estate Report

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

Third Quarter 2021

WHERE HAVE WE BEEN?

Obviously, since there has been so very little for sale in the neighborhood, you haven't seen much of us. However, we've stayed quite busy, and are enjoying helping people buy and sell properties all over town.

This year so far, we've helped Sellers in **Central Oak Park, Downtown, Meadowlawn, Placido Bayou, Snell Shores** and **Sun Plaza Isles**. We've represented Buyers successfully in **Downtown, Euclid Park, Feather Sound, Old Northeast** and even a few in Hillsborough County. We've also helped clients rent their properties in **Bay Breeze Cove, Downtown, Old Northeast**.

Last year, despite the pandemic, we were as busy as ever. We helped Sellers in **Broadwater, Downtown, Kenwood, Lakewood Estates, Placido Bayou, Roser Park, South Pasadena, Sunlit**

See Where, next page

MARKET MUSINGS...

Still no active listings on the market in Broadwater! There are 2 pending waterfront listings, listed at \$1,100,000 and \$1,149,000. Both are pool homes with at least 2,200 square feet. They went to contract after 2-5 days on the market. One waterfront home has sold since the last newsletter - a 2,200 sq ft home that sold at \$920,000; one non-waterfront home sold at \$460,000 with 2 days from listing to contract. Of the ten waterfront homes sold this year, the majority, six (60%) were between 2,100 sq ft and 2,900 sq ft; two (20%) were less than 2,000 sq ft; and two (20%) were over 4,000 sq ft.

Although the market is still Hot, we are seeing a slight pullback. There seem to be less showings and less bidders in the multiple offer situation. We've seen buyers calling a hiatus on their home search, frustrated with losing out despite good offers.

The insurance market is changing. Watch for not only increased premiums, but requirements for

additional home inspections - despite how many years you've had your current policy.

With increasing claims for storm damage, as well as concern over structural issues and aging properties, the insurance companies are tightening up. Contractor fraud and increased litigation have also contributed, as have claims for water damage from leaks not related to hurricanes. Consumers are paying higher premiums for less protection and fewer options. Rising reinsurance costs and reduced reinsurance choices also factor in. Some homeowners are just being dropped by their current carriers, sending more to Citizens.

In St. Petersburg, available inventory dropped by 60% from May 2020 to May 2021. During the same period, the median sale price in St Pete rose by 27%.



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 8/15/21	0	-	-	-	-
Pnd 8/15/21	2	\$1.1M	\$1.149M	1,100,200	471-522
Sold YTD 21	10	595,000	1,750,000	1,100,200	259-579
Sold 2020	27	430,000	1,300,000	788,905	221-459

Non-Waterfront

	#	\$Low	\$High	Avg	\$/SF
Avail 8/15/21	0	-	-	-	-
Pnd 8/15/21	0	-	-	-	-
Sold YTD 21	5	460,000	600,000	523,000	173-354
Sold 2020	12	275,000	525,000	412,641	122-268

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 8/15/21

Sold YTD 2021

Sold 2020

Neighborhood	#	\$Low	\$High	#	\$Low	\$High	#	\$Low	\$High
Broadwater	0	-	-	10	595,000	1,750,000	27	430,000	1,300,000
Bayway Isles	3	2,250,000	3,500,000	5	1,260,000	3,400,000	6	780,000	1,510,000
Causeway Isles	5	875,000	3,999,000	10	750,000	1,600,000	22	452,500	1,596,000
Pasadena Yacht & CC	2	2,300,000	2,700,000	11	1,000,000	2,725,000	21	700,500	2,662,500
Pinellas Point/Bahama Sh	1	1,895,900	1,895,900	5	1,044,500	2,265,000	7	729,000	2,200,000
Snell Isle/Coffee Pot	10	1,650,000	10,704,200	24	1,285,000	6,000,000	25	720,000	6,280,000
St. Pete Beach/PAG	17	749,000	4,497,000	58	500,000	3,250,000	78	515,000	3,800,000
Tierra Verde	4	1,990,000	9,900,000	14	977,000	5,265,000	27	775,000	8,609,800
Treasure Island	14	889,000	6,000,000	37	675,000	4,000,000	74	402,500	2,135,118
Venetian Isles/Arrowh.	1	3,800,000	3,800,000	24	685,000	3,750,000	39	585,000	2,900,000
Yacht Club Estates	6	989,900	2,249,000	7	800,000	1,300,000	27	550,000	2,600,000

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

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

Where (cont'd from page 1)

Shores, Tropical Shores, Tanglewood, Woodlawn, and Tierra Verde.

We represented Buyers (despite the lack of inventory!) in **Apollo Beach, Broadwater, Davista, Downtown, Gulfport, Old Northeast, Placido Bayou, Sun Plaza Isles, Woodlawn, and Tropical Shores.**

We truly enjoy working in such a broad geographic area. In times like these, diversification is key, AND St. Pete is full of fantastic neighborhoods that we love to share. While we hold Broadwater dear, there simply isn't a lot going on! Just because you haven't seen our signs doesn't mean we're not out there working hard!

So regardless of what your needs are, we'd be glad to help you!



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)



MEMBERSHIP 2021

Your dues support this publication and all activities of the Broadwater Civic Association. Thanks to our 345 paid members (65%) so far in 2021! If you have not paid in 2021 a membership form was mailed to your Broadwater address in mid-July. You may also download the form by clicking on Membership under the Contact Us Tab at www.broadwaterfl.org. **Please be sure to fill it out completely even if your information has not changed.** This will ensure that we have your information up to date. Please mail or drop it off to our treasurer Gia Ockuly or bring it to the General Meeting on September 9th. If you are not sure if you have paid your dues, email your name and address to infolink@broadwaterfl.org.

What do you get for your annual membership dues?

- ✓ Upkeep and improvement of all common property
- ✓ Infolink, Nextdoor Broadwater & Website to keep you informed
- ✓ Layout & printing of the Broadwater Breeze each quarter
- ✓ Grant and Neighborhood Plan implementation
- ✓ Support for the Skyway Marina District
- ✓ Welcome Aboard, Helping Hands & Neighborhood Watch funding
- ✓ Annual Neighborhood Garage Sale advertising
- ✓ Social events: Family Picnic, Holiday Party, Boat & Golf Cat Parade, Halloween Party & more



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.**



FAMILIES OF BROADWATER

Join this private neighborhood only group on Facebook if you have children. We want to create an opportunity to communicate and socialize with families who are also raising their kids in Broadwater! ***Come join the group and get to know and connect with your neighbors!***

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



BROADWATER NEIGHBORHOOD WATCH



The only crimes to report lately is the crime of opportunity. Unlocked vehicles in Broadwater are a potential target at any time of the night or day. Keep your vehicles locked and your garage doors closed when unattended especially during the day. Be sure to let visitors and contractors know to lock their vehicles and do not leave valuables visible at any time. **Report any suspicious activity to the police** non-emergency (727-893-7780) and alert neighbors **right away** on Nextdoor. Notify your neighbors when you are out of town so they can contact you if they see suspicious activity. **Our best defense is neighbors looking out for each other.** One of the best ways to promote crime awareness and prevention is by participating in Neighborhood Crime Watch.

All Hands On Deck! Broadwater Neighborhood Watch Needs You! Training takes little time. Our patroller numbers have dropped so we need you now!!
Contact Mark at 727-804-3828 or ewinml@msn.com to join today!



If you see a neighborhood patroller, please take the time to thank them for their efforts and always remember **“Don’t Feed the Bears”**

Many crime prevention and reporting tools can be found at www.stpete.org/police



Trash and Recycling Reminders

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. Note: you can move a neighbor's trash can if they forget.

- Trash Collection for the week of Sept 6th will be Tuesday & Thursday
 - Trash Collection for the week of Nov 8th will be Monday & Wednesday, no change in Recycling
 - Trash Collection for the week of Nov 22nd will be Monday & Wednesday, no change in Recycling
 - Get a customized schedule and complete sanitation information at <http://www.stpete.org/sanitation>
- Download the St. Pete Collects Mobile App at Google Play or Apple Apps Store to:**
- View the collection schedule specific to your address and receive real-time notifications for collections impacted by holidays or bad weather
 - Set personal reminders before collection days
 - Help support a sustainable St. Pete by using the Waste Wizard to look up accepted recyclable materials
 - Find out about electronics and chemical drop-off events



2021 BROADWATER CIVIC ASSOCIATION

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Ned Willis is the President/Broker of Vector Commercial Real Estate Services, LLC and Broadwater resident since 2003. He has been with the Vector companies since 1993 and specializes in commercial brokerage, including Landlord/Tenant representation and Buyer/Seller representation. If you are in the market for industrial, office or retail property, please give me a call to discuss.

Ned Willis

President, Broker

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Help Keep Debris Out of Our Waters

With the rainy season upon us we need to be sure to keep trash and yard waste from entering our waterways. Pick up trash as you walk the neighborhood and keep yard waste out of the gutters and canals. Make sure your lawn service knows that you they should not be directing yard waste into the canal or leaving it in the gutter. Yard waste contains chemicals that can lead to algae blooms and fish kills. In order to protect our waters let's be proactive and make sure that all of us and our lawn services are aware of these requirements. If you observe illegal activity you should make the person aware and if it continues you should report it to 727-893-7111 or on the city's SeeClickFix App. Together we can keep our waters clean!



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To find out what your neighbors are saying about working with Kent visit: www.LearnAboutKent.com



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