



WINTER

2021

www.broadwaterfl.org



The Broadwater Breeze

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



18TH ANNUAL HOLIDAY PARTY & ANNUAL MEETING SATURDAY

DECEMBER 11TH 6:30 PM

National Guard Armory 3601 38th Ave S

Our Annual Holiday Party is back in 2021 and we invite you to come enjoy some holiday cheer with your neighbors.

We will have some fun kid's activities including Broadwater's own Tom Vorjohan & a visit from Santa!

We will be holding our Annual Meeting including electing our 2022 Board of Directors and taking donations for our National Guard Families

The Impacs will play live so wear your dancing shoes!

Ham, turkey and beverages will be provided. You may bring an appetizer, side dish or dessert to share. Be sure to **RSVP by December 7th** at www.broadwaterfl.org or leave your name, address, phone number, # of adults & children and type of dish you will bring at hill.evelyn@hotmail.com or 727-864-4188.

We look forward to seeing you there!!

3RD ANNUAL HOLIDAY GOLF CART PARADE DEC. 23RD 7:00 PM

The Golf Cart Parade will cover every street in Broadwater starting with the 42nd Ave S on the north side, proceeding to 48th Ave S and finishing on the streets off 46th Ave S. ending in the cul-de-sac on 38th St S. A detailed map will be posted for viewers with approximate times and voting information. This is a great night to organize a block party on your street!!

If you are interested in decorating your cart and joining, email aliciajoyner727@gmail.com. If you do not have a golf cart, perhaps you have a friend with one or you may be able to find one to **rent**.



11TH ANNUAL BROADWATER BOAT PARADE OF HOLIDAY LIGHTS SAT DEC. 18TH

Join us on the sea or the land for the 2021 Broadwater Boat Parade starting at 6:45 PM. We hope to have a great turnout on the water and on shore! **All of Broadwater can view the parade at the Canizares property once again this year.** Please enter via the gate at the west end of 42nd Ave S (same as the Halloween party). The route should be the same as last year. Map and voting information will



be posted at www.broadwaterfl.org and Nextdoor and sent out via Infolink email. Parade Participants will be able to attend the pre-parade party at Tiki Docks and the always fun post parade celebration and awards ceremony following. Enter your boat by emailing broadwaterholidayboatparade@gmail.com



DECK THE CANALS!!

We are encouraging all waterfront homes to decorate their backyards for the Holidays. Let's light up the canals for the season and the Broadwater Boat Parade on Dec. 18th!!

SAVE THE DATE

Dec 11: Holiday Party & Annual Meeting 6:30 PM

Dec 18: Holiday Boat Parade 6:45 PM

Dec 23: Holiday Golf Cart Parade 7 PM

2022 (Subject to Change)

Jan 27: Board of Directors Meeting

Feb 7: Spring Broadwater Breeze Deadline

Mar 3: General Meeting

Mar 12: Neighborhood Garage Sale

Apr 3: Broadwater Family Picnic

8TH ANNUAL BROADWATER HALLOWEEN PARTY

October 23rd was another fantastic night to gather at the Canizares property to celebrate Halloween!! We hosted 80 children and 142 adults for a night of costumes, music, food and drink, a scary hayride, and a movie. Broadwater residents along with their kids and grandkids enjoyed the spooky scenery and neighborly gathering. We wish to thank the **Canizares Family** for their gracious hospitality in providing this unique venue. A huge thank you to **Sean & Jennifer Nyitray** for organizing this event and the following people who helped make it happen: **Mindy & Leif Olander, Richard Ruiz, Heidi Burg, Mark & Patti Ewin, Cathy Irwin, Heidi Haught, Emma & Gabi Kind, Anne & Charlotte Gottlieb, Riley Lancaster, Jerid Fortney and Louis Casteneda.** We also wish to thank **David & Lori Robinson and Jeff & Lauren Trosclair** for providing trash and recycling cans. Special thanks go out to **Kevin Lampman** for providing the PA system, movie set-up and the fantastic lighting for the haunted trail!!! Thanks to all who attended and especially our paid Broadwater Members who support all of our social events. **Photos can be viewed and downloaded at www.broadwaterfl.org**





HAPPY
HALLOWEEN
PARTY



BEAUTIFICATION AWARD WINTER 2021

Congratulations

Priscilla Williams 4500 38th Way S
with some help from neighbor Chris Von Kaenel



Priscilla will receive a \$50 gift certificate compliments of

Debbie & Mike Zito and Lee Krueger, Realtors®
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THE SKYWAY MARINA DISTRICT

The Skyway Marina District was happy to welcome the 29th Annual Suncoast Kingfish Classic in November. It was a weekend of fish, food and fun at Tiki Docks for the benefit of Ready

for Life Pinellas. Thank you to all of the volunteers and Tiki Docks and Maximo Marina staff who made this event a success! We hope that the tournament has found a new home in the District for Spring and Fall tournaments. We welcome our many new residents to the area as Sur Club Apartments (complete with large dog park) are

fully open and The Addison and Marina Walk are partially occupied and will fully open in early 2022. Starbucks, Tropical Smoothie and Nurse Practitioner's Office will open soon in front of Marina Walk. We expect to see much more development in the area next year. Our Food Truck Nights have become very popular and monthly Cornhole Tournament and Quarterly Clean-ups will continue into 2022. Join your neighbors in supporting all the things we do in the SMD.

We wish to thank the many Broadwater residents who have supported 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



SHORT TERM RENTALS IN BROADWATER

For residential properties within the City of St. Petersburg, short-term rentals (durations of less than 30 days) may only be rented a maximum of three times within any consecutive 365-day period. Short-term rentals exceeding this allowance are a violation of city code.

Questions?, please contact the Urban Planning & Historic Preservation Division at 727-551-3542 or Britton.Wilson@stpete.org



Association Use Only: ID# Check#: Dep Date: Add'l Donation:



Civic Association Membership Form



Annual dues are a bargain at \$40, please feel free to add an additional amount

☐ Cash ☐ Check ☐ Additional donation enclosed: \$_____ Today's Date: _____
Make Check Payable to Broadwater Civic Association

Please print the information below completely so we can verify the accuracy in our database

Property Street Address: _____ Property Home Phone #: _____

- ☐ Property owner resides at this address full time
☐ Property owner resides at this address part time or seasonal (circle one)
☐ Property owner does not reside at this address and property is rented





	<u>Name</u>	<u>Cell Phone #</u>	<u>Email</u>	
Property Owner 1:	_____	_____	_____	<u>Check to receive Infolink Emails</u>  
Property Owner 2:	_____	_____	_____	

If property owner does not reside at Broadwater address please provide:

Owner's Mailing Address: _____

Owner's Home Phone #: _____

Resident Information: Only fill out if different from owner or you have additional residents

	<u>Name</u>	<u>Cell Phone #</u>	<u>Email</u>	
Resident :	_____	_____	_____	<u>Check to receive Infolink Emails</u>    
Resident :	_____	_____	_____	
Resident :	_____	_____	_____	
Resident :	_____	_____	_____	

FOLD SO ADDRESS APPEARS IN ENVELOPE WINDOW. PLEASE MAIL OR DROP OFF TO:

BROADWATER CIVIC ASSOCIATION
GIA OCKULY, TREASURER
4016 48TH AVE SOUTH
ST. PETERSBURG, FL 33711

Where do my dues go?
See back of this form

BROADWATER CIVIC ASSOCIATION

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, Halloween Party & more
- Membership in Council of Neighborhood Association (CONA)
- Representation in St. Petersburg and Pinellas Co. government

Your membership supports these efforts and allows us to maintain and improve our neighborhood and increase your property value.

Quite a bargain for \$40 per year!!

Feel free to add an additional donation if you think that all of the above is worth more

Please complete the membership form and send it in along with your annual membership fee.

You may also pay in person at most Broadwater functions.

Thank you for making Broadwater a great place to live!!

Please visit www.broadwaterfl.org for everything Broadwater

THE Real Estate Report

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

Fourth Quarter 2021

COLOR CHANGE?

Thinking of changing your wall colors? **There's an app for that!**

ColorSnap allows you to use your phone's camera to get a color match for wall paint

- super handy for touchups when you don't have the original paint can or specifications.

You can also use your camera's lens to "paint" a room and see how you like the colors.

It's free to download from the Apple Store and Google Play.



LIVE & PLAY!

St. Petersburg received the top rank in the nation for outdoor enthusiasts to live and work from SmartAsset™.

More people are spending time outdoors than ever before. According to the 2021 Outdoor Participation Trends Report, 7.1 million more Americans engaged in outdoor activities in 2020 than in 2019.

Data for 95 cities across the country was analyzed. Rankings were based on metrics related to livability, employment and outdoor access.

MARKET MUSINGS...

At last, some active listings in Broadwater as of press time - three waterfront homes, listed from \$1,195,000 to \$1,595,000. There are three pending waterfront listings, from \$869,000 - \$1,695,000 and two pending non-waterfront homes from \$680,000 - \$799,000. Since the last newsletter, one non-waterfront sold, at \$720,000. Since the last newsletter, six waterfront homes have sold, from \$625,000 to \$1,800,000. 17 waterfront homes have sold this year, with an average price of \$1,083,918. **59% of the sales were over \$1 million.** How many of you remember when waterfront homes were selling for under \$200,000? Home sales have been averaging 99% of their last list price, 98% of their original listing price. Average time from listing to contract: 21 days. **41% of the sales were cash transactions.**

Not so long ago, a few agents had most of the listings. So far this year there were 11 different listing agents, with only two having more

than one listing: one had 2 and one had 3. There were 15 different selling agents, none representing more than one transaction.

Lenders won't issue a mortgage unless the home has insurance. Many cash buyers are also requiring that the home be "insurable." This generally means a satisfactory "4 point inspection," which covers roof (must have at least 3 years life remaining), plumbing, electrical and HVAC (heating, ventilating and air conditioning). So, even with an "as is" contract, it can fall apart if the seller is not willing to correct the insurance deficiencies.

This year we have many things to be grateful for. My wish for you in the coming year is health, prosperity, loving family and friends - and the time to enjoy them!



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 11/22/21	3	\$1.195M	\$1.595M	1,309,667	598-896
Pnd 11/22/21	3	869,000	\$1.695M	1,221,333	457-692
Sold YTD 21	17	595,000	1,800,000	1,083,918	357-696
Sold 2020	27	430,000	1,300,000	788,905	221-459

Non-Waterfront

	#	\$Low	\$High	Avg	\$/SF
Avail 11/22/21	0	-	-	-	-
Pnd 11/22/21	2	680,000	799,000	739,500	357-417
Sold YTD 21	6	460,000	720,000	555,833	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 11/22/21				Sold YTD 2021			Sold 2020		
Neighborhood	#	\$Low	\$High	#	\$Low	\$High	#	\$Low	\$High
Broadwater	6	869,000	\$1.695M	17	595,000	1,800,000	27	430,000	1,300,000
Bayway Isles	3	1,400,000	2,395,000	9	1,260,000	3,400,000	6	780,000	1,510,000
Causeway Isles	3	999,999	3,850,000	13	750,000	1,600,000	22	452,500	1,596,000
Pasadena Yacht & CC	3	1,550,000	3,999,000	15	1,000,000	2,750,000	21	700,500	2,662,500
Pinellas Point/Bahama Sh	1	4,495,000	4,495,000	8	1,044,500	2,265,000	7	729,000	2,200,000
Snell Isle/Coffee Pot	10	2,300,000	11,307,400	29	1,285,000	6,000,000	25	720,000	6,280,000
St. Pete Beach/PAG	24	900,000	4,995,000	79	500,000	8,200,000	78	515,000	3,800,000
Tierra Verde	6	1,700,000	9,990,000	19	977,000	4,900,000	27	775,000	8,609,800
Treasure Island	25	799,525	6,000,000	52	675,000	4,000,000	74	402,500	2,135,118
Venetian Isles/Arrowh.	5	1,100,000	2,750,000	27	685,000	3,750,000	39	585,000	2,900,000
Yacht Club Estates	4	995,000	3,200,000	17	800,000	2,950,000	27	550,000	2,600,000

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

TEAM NEWS

Rob has retired and moved with his wife Paivi to Finland, her native country. It's quite a shift from Florida's weather to the brisk Scandinavian climate, but he's enjoying the change of scenery. He'll be missed on the Team of course, but we're glad to see him enjoying life!



Tami has recently been invited to serve on the Board of Directors for the **Saturday Morning Market** that happens in downtown St. Petersburg weekly. If you haven't been lately, make a point to go soon! You'll appreciate the fantastic fresh produce, artisan baked goods, gift items and much more. It's a real treasure. 

MEET THE TEAM

Sharon Simms

CIPS, CLHMS, CRS

Tami Simms

CIPS, 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)



From The BCA Board

It is hard to believe 2021 is coming to an end. We will of course end it with a flurry of activities much like our Halloween Party on October 23rd! That event drew a huge crowd and was a success thanks to **Sean & Jennifer Nyitray** and their awesome volunteers! We are grateful to the Canizares family for allowing us to utilize their wonderful property for the Halloween Party and Holiday Boat Parade on December 18th. **They make it possible for everyone to enjoy these great neighborhood events.** Our Holiday Party & Annual Meeting on December 11th will be fun for all. We will have some fun activities for kids so no need to get a babysitter. Please plan to attend especially if you are a new neighbor. We will have the election of the 2022 Board and will collect and match donations for our National Guard families. Don't miss our popular Annual Boat and Golf Cart Parades. These are two great events for blocks to gather and hold a viewing party! See details on all events elsewhere in this newsletter and on the website.

Thanks to all our wonderful volunteers who make things happen in Broadwater and the Skyway Marina District!! Everything we do to make Broadwater great is made possible by our dues paying members and our loyal advertisers who underwrite our activities and the Broadwater Breeze. The 2022 membership form is enclosed so please fill it out and send in your \$40 (or more if you care to) or bring it to the Holiday Party. **We are also seeking some new younger candidates for the Board of Directors.** Many of us on the Board have been at this a long time and it is time to pass the torch to the next generation. Here's to a safe Holiday Season and a prosperous 2022.

Tom Ando
BCA President

NATIONAL GUARD DONATIONS

We are once again showing our support for our local National Guard Families by taking donations for the holidays. Broadwater will match your donation dollar for dollar. **Please bring your cash or check donation (made out to NCO Club) to the Holiday Party.** You may also mail or drop off your donation to our Treasurer Gia Ockuly at 4016 48th Ave S. prior to December 11th. Thanks for supporting our neighbors who have always supported Broadwater!



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

- * Patrick Lobdell II 3831 38th St S
- * Dennis Lima & Susanna Black 4057 38th Way S
- * Joseph & Susan Clark 4360 38th Way S
- * Georgios Kouzelis 4401 38th Way S
- * Chris & Mandy Sheridan 3800 48th Ave S
- * Daniel & Danielle Lucarelli 4564 39th St S
- * William & Laurie Byrne 3824 42nd Ave S
- * Logan Waters & Wade Combs 4364 44th St S
- * Dean & Myah Luper 4419 46th 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. These methods have been very effective tools for reuniting pets with their owners.



**We Want You
To Join Our**

**Board of Directors
Now Accepting Nominations
for the 2022 Broadwater
Board of Directors
Contact Tom Ando
tando1@tampay.rr.com
Or 727-638-1421**



BROADWATER

MEMBERSHIP 2021



Thanks to our **357 paid members in 2021 (67%)** who support the Broadwater Civic Association. **The 2022 membership form is included in this newsletter.** \$40 per year is quite a bargain for everything you get throughout the year! Please feel free to add a donation to your membership fee to allow us to do more to improve our already great neighborhood. Please mail it in the envelope provided or pay in person at the Holiday Party on December 11th. **Please be sure to fill out your membership form completely even if your information has not changed. This will ensure that we have your information up to date. Please insert it in the envelope and bring it with you if you choose to pay in person. We are working on other ways to pay in 2022.**



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



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

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BROADWATER NEIGHBORHOOD WATCH



You may be wondering what the sign “Don’t Feed the Bear” means. The signs are reminders to lock your car and garage doors when unattended. The few crimes that occur in Broadwater are crimes of opportunity. By not feeding the bears, we are limiting these crimes and hopefully the likelihood that criminals will not return if opportunity is nonexistent. Be sure to alert contractors (and other visitors) who may leave their vehicle open as criminals have been known to roam the neighborhood during the day looking for targets. **We ask that you report anything suspicious to the SP Police at 727-893-7780. You can also help by joining the Broadwater Neighborhood Watch by contacting Mark Ewin at 727-804-3828 or ewinml@msn.com.** 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



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. Many of our

captains have served for over 20 years!! They also deliver your newsletter and other information as needed. 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.



The top Block Captains for membership in 2021 were **Judith Schleicher** (4300-4425 48th Ave S) at 89%, **Tom Ando** (4400-4597 38th St. S & 37th St S) at 87%, and **Paul & Lee Krueger** (3800-4150 46th Ave S) at 85% and **10 Block Captains** between 67% and 80%!

DISCOVER SUR CLUB DOG PARK

Have you and your dog visited the Sur Club Dog Park yet? The park is located off 32nd Ave S behind the storage facility and is open to the public. It features separate areas for small and large dogs with agility course apparatus, a water fountain and professional wash station! The park offers a great opportunity to socialize with 2 and 4 legged Sur Club residents.



MEET YOUR NEIGHBOR

Tom Vorjohan loves magic and he loves entertaining and making people of all ages laugh! As a professional performer for over 30 years, he has developed an act which is fun for children and adults alike. Tom looks forward to presenting his fun interactive laugh filled act at the December 11th Holiday Party. This will be his first opportunity to perform in the area since moving to 44th St S with Pam in March 2020. Don't miss it!! Visit <https://greatmagicgreatfun.com/comedy/> for more information.





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On the Road to Fort DeSoto Park
727-866-2115

BROADWATER STORE

Do you want to show your Broadwater pride when out and about? Visit the Broadwater Store where you can purchase Broadwater branded clothing and items. Shipping is included for Broadwater residents.

The store will be open from December 1 - 12 and your items will be delivered to you approximately 2 to 3 weeks after the store closes. We can't guarantee items will be delivered before Christmas. The store will re-open at different times throughout the year and items may be added according to suggestions and demand. Find the store link at www.broadwaterfl.org. Look for emails via Infolink and Nextdoor posts announcing future sale dates.




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4905

*Expires 01/31/2022




SEASON'S GREETINGS

Wishing you and your loved ones the
happiest of holidays
From my Family to yours
Merry Christmas
Annie



ANNIE LAVIGNE
727-249-1018
ANNIELAVIGNEREALSTATE@GMAIL.COM



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6260 Sun Boulevard #3
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