



2026



The Broadwater Breeze

www.broadwaterfl.org

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

FALL NEIGHBORHOOD GARAGE SALE OCT 3RD

Mark your calendars! Broadwater and Maximo Moorings are joining forces for our biggest community yard sale yet! Start sorting through those closets, garages, and storage bins now — this is the perfect chance to declutter and make a little extra cash while meeting your neighbors from both communities. More details on time and specific participating streets/locations to come soon! Watch the Families of Broadwater Facebook page! **What to do now:**

Save the date on your calendar

Start setting aside items you'd like to sell

Spread the word to your neighbors!



A map of participating homes will be available at www.broadwaterfl.org on October 2nd for shoppers to print. Register your home by Oct 1st by scanning the QR Code or at www.broadwaterfl.org. The event will be moved to October 10th

if we have inclement weather. Questions? Message Pam Arnold @ pamarnold2001@gmail.com or 615-969-4056. Let's make this the best neighborhood yard sale St. Pete has seen!!



GENERAL MEETING

General Meeting Thursday Sept 10th 7:00 PM at Maximo Presbyterian Church 3200 58th Ave S

This is a new venue for our quarterly meetings.

Be sure to come out and find out how you can be involved in the future of Broadwater.



SKYWAY MAIRINA DISTRICT

The Skyway Marina District is going through some changes as there is an opening for Director and 4 or 5 openings for the Board of Directors.

Anyone interested in getting involved should email Ben Guest at ben@cyberlicious.com.

We should see 3 new businesses in front of Marina Club soon. Smoothie King is expected to open on Sept 29th and Huey Magoo's on Oct 9th followed by Watercolor Dental opening soon in the space that was originally reserved for Jersey Mike's. Sky Town is now leasing apartments that should be ready for occupancy in January. Food Trucks will return in September, and we hope to have Cornhole back at Tiki Docks as the weather cools.

Keep up with SMD events on Facebook or by subscribing to Broadwater infolink.

BROADWATER VOLUNTEERS NEEDED!

We are entering a new era in Broadwater. As some of our long-time volunteers are phasing out, we need new blood to keep Broadwater great! By volunteering you are benefiting your neighborhood in several ways and there is a good chance you will meet new folks and develop long term friendships with many of them. **Where do we need help?**

- Event Organizers: Annual Events and Smaller events like Hump Day Happy Hour
- Landscape Coordinator: oversee and coordinate common area maintenance
- Neighborhood Watch Organizer & Patrollers
- Promotions Committee: promote Broadwater to sponsors and advertisers
- Newsletter: writing articles & coordinating photos. It generates \$1500 to \$2000 after expenses each quarter
- Communications: Broadwater Email & Website Content

If you are interested in volunteering, please contact Tom at tando1@tampabay.rr.com or attend the General Meeting on Sept. 10th. We welcome any input, ideas or sponsor suggestions. Together, we can make a lasting impact on our neighborhood!

FALL BEAUTIFICATION AWARD

Congratulations to Gerry & Valerie Rice 4336 46th Ave S



Gerry & Valerie will receive a \$50 gift certificate compliments of Mike Zito & Elizabeth Markovic Compass Florida



Raw Oysters
Flatbreads
Tacos

Billy's
STONE CRAB
OLD-FLORIDA SEAFOOD HOUSE

Margarita
Specials

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SERVING FRESH LOCAL SEAFOOD & MORE!
FRESH GROUPER DINNER w/SIDES

1 1/4lb Maine Lobster
Specials (at-a-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

HOLIDAY EVENTS

We encourage you to get involved and join in on the fun!

- ♦ Broadwater Holiday Party Dec 5: Volunteers & sponsors contact Evelyn at 727-415-9291
- ♦ Broadwater Golf Cart Parade Dec 23: Contact Alicia at 727-501-6899 to inquire.

SCENE IN BROADWATER

Erkki Taada submitted this throwback photo from the Maximo Seafood Shack as the sun sets right down the middle of the canal on the Fall equinox on September 23, 2015. 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!



RELOCATING, RAZING OR RAISING OUR FLOOD DAMAGED HOME

The Marsalisi home is now at its new height and has a new foundation. Look for part 3 of the article in the Winter Broadwater Breeze covering the process of permitting and the long wait to see the home lifted and finally moving in.



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FROM THE BCA BOARD

We need to recognize Jon Kind for his service to Broadwater. Jon served on the Board and was our treasurer prior to moving to downtown St Pete in June. We thank Jon for his contributions and wish him well in the future. Our first summer event on July 4th was a success thanks to Anthony Lorino and his volunteers!! Special thanks to Kevin Lampman for providing his amazing pulled pork cooked in his huge smoker! We are holding our Fall Garage Sale on October 3rd in conjunction with Maximo Moorings. Be sure to register your home for the map by October 1st. We are not planning a Halloween event this year but hope to come back strong in 2027. We are preparing for our Annual Holiday Party and are looking for volunteers and sponsors. We are taking nominations for the 2027 Board of Directors that will be announced in December at our Annual Meeting. We are looking new blood with new ideas as I am stepping down as President after 21 years in the position and 7 years as Vice President. I joined the Board in 1998 when we had zero dollars in the treasury and have been doing many duties than just being President. I am ready to fully enjoy my retirement and want to see Broadwater continue to be a highly desirable neighborhood!! Now is the time to get involved and take Broadwater to the next level. Everything in Broadwater is accomplished with volunteers so consider stepping up to keep Broadwater fun and safe! **Be sure to join your neighbors at the next General Meeting on September 10th at our new location. We are going to discuss the future of Broadwater and hope to see some new volunteers. I hope to see you there!**

Tom Ando
BCA President

SAVE THE DATE

Sept 10: General Meeting
Oct 3: Fall Garage Sale
Oct 8-10: Suncoast Classic Inshore Challenge
Tiki Docks
Oct 29: Board of Directors Meeting
Nov 2: Winter Broadwater Breeze Deadline



Katie Willis and Evelyn Hill make up the Welcome Aboard Committee. They 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

- * Alan Newcomb & Becky Bennett 3784 42nd Ave S
- * Larry Turner 4160 39th St S
- * Sarah Holman & Nora Sheehan 4372 46TH Ave S
- * David & Suzanne Sivley 4179 38th Way S

Broadwater Resident

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Daniel Slyh
dslyh@aol.com
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TIKI DOCKS
SKYWAY BAR + GRILL
St. Petersburg, Florida

23
RESTAURANT SERVICES

SUNCOAST CLASSIC INSHORE CHALLENGE

OCTOBER 8 & 10 2026

HOSTED AT TIKI DOCKS SKYWAY BAR + GRILL
St. Petersburg, Florida

SCHEDULE

- Captain's Meeting: Oct 8, 2026 - 12:00 PM
- Rules read at 8 PM
- Lines In: Oct 10, 2026 - 12:01 AM
- Lines Out: Oct 10, 2026 - 3:00 PM
- Drop Off: Oct 10, 2026 - 4 PM - 5 PM
- Awards to follow!

TARGET SPECIES

- ✓ Snook
- ✓ Redfish
- ✓ Spotted Seatrout
- ✓ Flounder
- ✓ Gag Grouper (State Waters Only)

TEAM INFO

- \$300 per boat team
- Up to 4 anglers
- Boats, kayaks, or paddle craft
- Wade fishing allowed (within 200 yards of the boat)
- Hook & line only

AWESOME PRIZES!

1 st OVERALL (TOTAL POINTS) \$2,500	LONGEST SNOOK \$1,500	LONGEST REDFISH \$1,500	LONGEST TROUT \$1,500	LONGEST FLOUNDER \$1,500	LONGEST GAG GROUPER \$1,500
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BBQ, BOATS & BOOMS!

What a great way to celebrate America's 250th birthday!! It was a hot day, but the tents provided shade and our first Summer event was a huge success!! 175 adults and 36 kids enjoyed the great food & drink along with popcorn, sno-cones, music, cornhole, inflatables and the very popular Bullship! Kevin Lampman and his supporting cast knocked it out of the park with some amazing pulled pork cooked onsite with his giant smoker. The day ended with a wonderful fireworks show from Gulfport and the beaches. Huge thanks go out to **Anthony Lorino** for organizing the event with help from **Kevin Lampman, Jeremy Rainwater, Sean Gottlieb and Ryan DeBerry**. Also helping make this event special were **Vaiva Gustainyte, Eddie Miller, Brian & Tessa Dault, Janet & Bill Bergeron, Keith Nuhfer, John & Luz Sackett, Vicki Linkovich** and her niece **Margaret, Anne & Charlotte Gottlieb, Don Moss, Tom Ando, Paige, Lola and Harper** and photographer **Erkki Taada**. Thanks to all who attended and those that donated a total of \$1005 to defray the cost of the event. Thanks to **Double Time Offshore Fishing Charters** for providing the shuttle boat and captain, **M2 Promotions** for handing out **American Cap Club 250 hats**, **Anthony & Kelli Lorino, Sean & Anne Gottlieb** and **Tom Ando** for in kind donations. We also thank the **Canizares Family** for allowing us to use their fabulous property to hold another epic event! View and download photos at www.broadwaterfl.org





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 useful links.
- ♦ **Infolink:** Infolink is our Broadwater email service, subscribe at www.broadwaterfl.org and click on the Contact Us tab or email your name, address, phone number to infolink@broadwaterfl.org.
- ♦ **Facebook:** Families of Broadwater Facebook Page
- ♦ **What's App Broadwater:** Join at <https://chat.whatsapp.com/HQLxDZMAF4PFdSxUBXoFi9>

BLOCK CAPTAINS

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 2026 membership dues. If you do not know who your Block Captain is, click on the Contact Us Tab at www.broadwaterfl.org.

Thanks to all our Block Captains for making Broadwater a great place to live!!

BROADWATER NEIGHBORHOOD WATCH

While unlocked vehicles are being entered by nighttime door checkers, we have seen some daytime crimes targeting work trucks that are left unsecured. Please let your workers know to secure their vehicles when unattended and do not leave any valuables visible. Our awareness and vigilance helps prevent these crimes of opportunity. Another method of prevention is our Neighborhood Watch Patrol. Volunteers patrol at whatever time is convenient to them on their assigned day. It only takes around 45 minutes to patrol one side of Broadwater and provide a presence that we feel helps the overall security in Broadwater. The police can't be everywhere, so it is up to every one of us to do our part!! Once you join you will be emailed guidelines and receive magnetic signs for your vehicle, and you will be added to the schedule. It's that easy! Don't wait any longer to become involved, contact me and help keep our beautiful Broadwater safe and secure!!

Mark Ewin, Broadwater Neighborhood Watch Coordinator 727-804-3828 or ewinml@msn.com. **If you see something unusual call the Police non-emergency line at 727-893-7780 (store this # in your phone).** Many crime prevention and reporting tools can be found at www.stpete.org/police
Remember "DON'T FEED THE BEARS"

MEMBERSHIP 2026

For just \$50 per year you get to be a part of one of the best neighborhoods in St Petersburg! Your dues support this publication and all the great social activities of the Broadwater Civic Association. Thanks to our 289 paid members (54%) so far in 2026. If you have not joined yet, a membership form will be mailed to your Broadwater address. 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 Amanda Long or bring it to the General Meeting on September 10th. We are now accepting Venmo and Zelle payments at Broadwater events! **If you are not sure if you have paid your dues, email your name and address to infolink@broadwaterfl.org.**

BROADWATER CIVIC ASSOCIATION 2026 BOARD MEMBERS

Tom Ando (President)	727-638-1421	tandol@tampabay.rr.com	4532 38th St S.
Evelyn Hill (Vice President)	727-415-9291	hill_evelyn@hotmail.com	4416 46th Ave S.
Vicki Linkovich (Secretary)	727-215-0397	mslink@tampabay.rr.com	4316 44th St S.
Amanda Long (Treasurer)	727-403-1218	amandadalelong@gmail.com	4501 44th St S
Bernie Williams	727-515-4293	caphaligan8@gmail.com	3864 38th Way S
Jeff Joyner	727-501-6164	jeff@jigrealtor.com	4533 38th St S
Katie Willis	727-866-3316	kbwillis1219@gmail.com	4127 38th St S
Kristie Wagner	614-207-9848	kwagner127@gmail.com	3785 42nd Ave S
Mark Ewin	727-804-3828	ewinml@msn.com	4281 48th Ave S
Mike Zito	813-727-7035	mikepzito@gmail.com	4369 48th Ave S
Anthony Lorino	727-237-6180	alorino08@gmail.com	4475 44th St S.
Eddie Miller	913-481-1011	emiller@bell.bank	4387 40th St S
Melissa Webb	901-210-6563	usnmojo1@gmail.com	4301 46th Ave S
Eric Blackledge	541-829-0033	eric@blackledges.com	4286 45th St S
Pam Arnold	615-969-4056	pamarnold2001@yahoo.com	4401 45th St S

THE Real Estate Report

Prepared exclusively for the Broadwater / Maximo neighborhood by The SIMMS Team

Third Quarter 2026

Appliances to Upgrade Before Selling

According to *Realtor® Magazine* and Cinch Home Services, 50% of homeowners surveyed said they would upgrade their current appliances before selling to increase their home's value. Homeowners believe that replacing their appliances would increase the value of their homes by nearly \$14,000.

The Top 6:

- Air Conditioner
- Dishwasher
- Water Heater
- Oven
- Washing Machine
- Refrigerator

TAX NOTICES ARE ON THEIR WAY

Watch your mailboxes for 2026 TRIM notices of proposed property taxes, due to be mailed just as this goes to press. There's lots of helpful information on the **Pinellas County Property Appraiser's** web site, www.pcpao.gov.

MARKET MUSINGS ...

There was only one waterfront sale since the last issue, making a total of 11 year-to-date, with an average sale price of \$1,497,445. Only three were under the \$1M threshold. The highest sale so far for the year was \$2,572,500, a huge jump from 2025's top sale of \$1,550,000.

73% of year-to-date waterfront sales have been cash purchases.

Price per square foot for waterfront homes has continued to increase, as well, currently at \$657 year-to-date. Of the homes on the market at press time, only one remains below \$1M. There is one home under contract at an asking price of \$3,250,000.

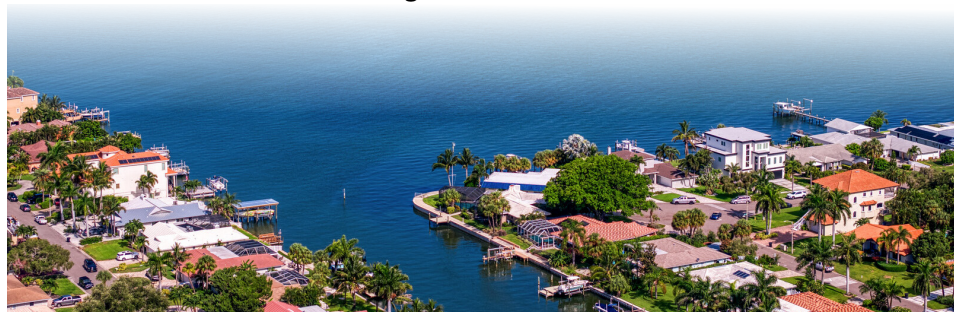
That particular parcel has an interesting history for the Simms Team. Sharon first sold the home that originally existed on the lot in 2004 (for \$550,000), sold it again

in 2007, at which time that owner built the gorgeous 4,000+ sq ft home that exists there now, and then one final time in 2011 when those owners moved out of state.

Non-waterfront sales followed suit, with only one sale since the last issue, making a total of 4 so far this year, with an average sale price of \$881,250. That's a bit lower than the last report, and slows the potential to match last year's total sales, but we'll see what the remainder of the year holds, for both market segments.

All of the year-to-date non-waterfront sales have been financed.

In other market areas as well, we saw a much slower summer than the first half of the year. We're anxious to see what kind of "normal" we come back to as time goes on.



The SIMMS Team

727-898-2582

info@simmsteam.com

www.SimmsTeam.com



THE
SIMMS
TEAM



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 (including hurricane damage) and location, so the \$/sq ft has a tremendous range and is “nice to know” rather than a useful function.

Broadwater: Waterfront						Non-Waterfront				
	#	\$Low	\$High	Avg	\$/SF	#	\$Low	\$High	Avg	\$/SF
Avail 8/15/25	11	949,000	\$2.595M	\$1.497M	657	4	699,000	\$2.59M	\$1.36M	648
Pnd 8/15/25	1	\$3.25M	N/A	\$3.25M	804	0	N/A	N/A	N/A	N/A
Sold YTD '26	11	910,000	\$2.572M	\$1.337M	558	4	775,000	\$1.035M	881,250	368

Here is a look at what’s happening on the waterfront (navigable to the Gulf) in some other popular areas. *This data is for properties marketed as existing single-family homes, and may include homes that were damaged.*

Active & Pending as of 8/15/25				Sold YTD 2026			Sold 2025		
Neighborhood	#	\$Low	\$High	#	\$Low	\$High	#	\$Low	\$High
Broadwater	12	949,000	3,250,000	11	910,000	2,572,500	17	700,000	1,550,000
Bayway Isles	10	1,900,000	7,600,000	7	1,600,000	4,850,000	7	1,040,000	4,125,000
Causeway Isles	8	1,249,000	2,550,000	11	700,000	3,200,000	19	500,000	3,250,000
Pasadena Yacht & CC	5	1,275,000	5,700,000	7	1,400,000	3,605,000	9	1,300,000	3,500,000
Pinellas Point/Bahama Sh	9	2,500,000	4,950,000	7	880,000	1,675,000	7	800,000	2,775,000
Snell Isle/Coffee Pot	7	2,798,000	5,895,000	39	1,250,000	8,800,000	22	1,800,000	8,800,000
St. Pete Beach/PAG	40	1,195,000	11,000,000	42	570,000	6,995,000	71	490,000	4,250,000
Tierra Verde	17	1,394,000	11,000,000	9	1,340,595	7,550,000	18	1,400,000	9,000,000
Treasure Island	46	785,000	7,990,000	48	720,000	5,800,000	84	415,000	4,650,000
Venetian Isles/Arrowh.	31	695,000	4,855,000	35	725,000	5,600,000	43	555,000	5,000,000
Yacht Club Estates	14	799,000	4,445,000	12	800,000	4,487,420	12	800,000	4,487,420



Our family real estate team was founded on the principles of providing outstanding service, market knowledge, negotiation skills and discretion.

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THE
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COASTAL
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Forbes
GLOBAL PROPERTIES



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

MEET THE TEAM



Tami Simms
CIPS, CLHMS, CRS

I take our profession seriously and am proud to have earned these well-regarded designations:

Certified International Property Specialist (CIPS)

Certified Luxury Home Marketing Specialist (CLHMS)

Certified Residential Specialist (CRS)

and it couldn’t happen without



Amy Dinovo
Data & Transaction Manager
Graduate, REALTOR® Institute



The **Saturday Morning Market** will kick off its main season on October 3, back at the Al Lang Stadium. See details at **www.SaturdayMorningMarket.com**. The Simms Team is proud to be a returning season sponsor!

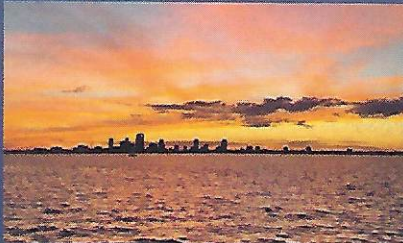


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BROADWATER HELPING HANDS

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

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. If you are having an issue with a short term rental, it is sometimes best to inform the owner of the code. If that doesn't work, contact the codes department, or submit via SeeClickFix or the Mayor's Action Line.

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 Shelly 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/>

CONCERNED ABOUT OUR WATERWAYS?

Early detection of red tide blooms allows researchers at FWC (Florida Fish & Wildlife Conservation Commission) to provide warning to coastal residents in the area, continue research, and predict seasonal events. We have community volunteers in our neighborhood to expand the spatial coverage of the FWC's monitoring program by collecting water samples from areas where red tide or any other water quality issue is suspected. Because of limited state personnel, boats and other limited resources, the program relies on volunteers to help monitor in-shore bays and offshore coastal waters off the Gulf of Mexico.

Two water samples can be collected every couple of weeks in two different locations within our neighborhood. If you feel there is an indication of red tide or any other water quality issue, please **text Mel Moss at 727-276-9345**. Additional information can be found at www.broadwaterfl.org

NOISE AND LIGHTS ON THE WATER

Please be considerate of your neighbors while playing music outside if you live on the water. You would be surprised at how sound travels over water. Lighting can also be an issue for your neighbors on the water. Be sure to point your lighting away from the water to avoid causing an annoying reflection.

LITTLE FREE LIBRARIES



The Little Free Library is a great place to find a book or leave a book for someone else to enjoy. We have two Little Free Libraries in Broadwater located at 4148 41st Circle S thanks to **Louis & Mary Beth** and 3928 46th Ave S thanks to **Frank McKinney**!!

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M/W Cleaning TIP

Instead of scrubbing your microwave, heat a bowl of water with a halved lemon for 3-5 minutes. Let the steam sit for 5 minutes, then simply wipe away the loosened food and grime.





Kent Rodahaver

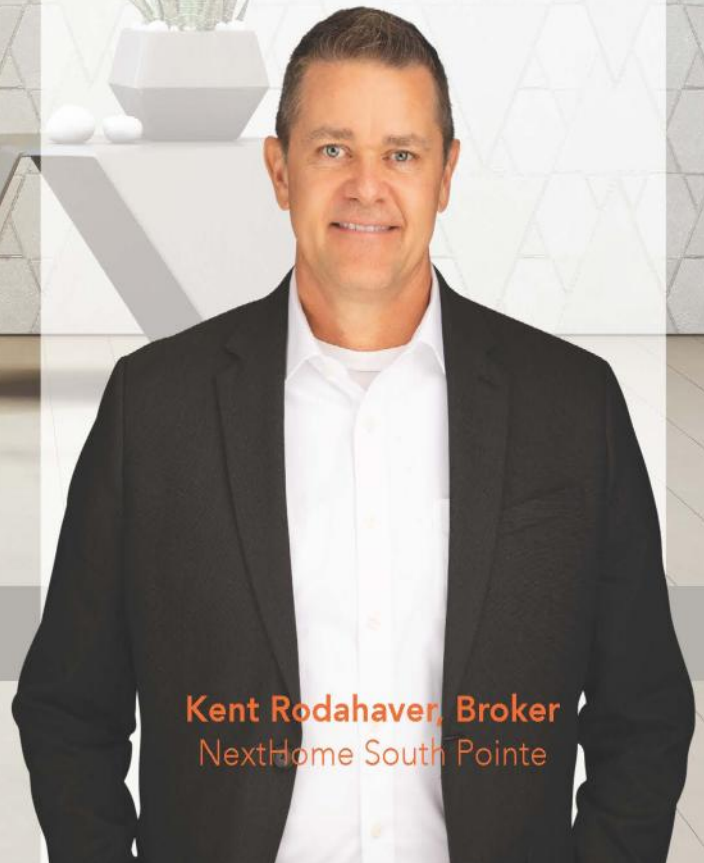
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Kent Rodahaver, Broker
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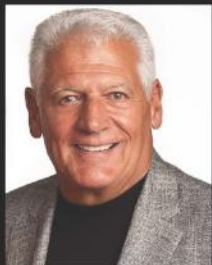
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