



2014

www.broadwaterfl.org



The Broadwater Breeze

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



SKYWAY MARINA DISTRICT BUSINESS ASSOCIATION (SMDBA)

Much has occurred since I started back in late May. We have formed a Board of Directors which include Jack Dougherty and Tom Grimes from the Flamingo Resort, Martin Paterno owner of the UPS Store, Frank Bozиковich from Commercial Partners Realty Inc., Ellen Capitosti, owner of Tosti's Spirits and Fine Wine, Todd Simmons from Ceridian and Mike Milvain from the Broadwater Civic Association. Kira Tangney and James Patrick, our Eckerd College Interns along with Marty Paterno from the UPS store put together our first brochure that was sent to 15,000 residents in South St. Petersburg in late August. We held a Photo Contest but the results were not available in time to be included with our update.

continued on page 4



HAZ MAT COLLECTION OCT. 25TH 9 AM - 2 PM

It's time to clean out your garage of unwanted chemicals, bulbs and electronics. The city of St. Petersburg will hold a mobile collection event on at the SPC Allstate Center at 3200 34th St S. Free to residents. Call 727-464-7500 or visit <http://www.stpete.org/sanitation> for more info.

SAVE THE DATE

- Sept 11: General Meeting at 7:00 PM
SPC Allstate Center 3200 34th S. S.
Featured program
Sales Tax Referendum
- Sept 27: Carefest Lake Vista Park
- Oct 25: Haz Mat Collection
- October: Halloween Party TBA
- Nov 6: Board of Directors Meeting
- Nov 4: Election Day
- Nov 14: Winter Broadwater Breeze Deadline
- Dec 6 (Sat): Broadwater Holiday Party
- Dec 13: Broadwater Holiday Boat Parade

DON'T YOU WISH YOU HAD ALL THE FACTS?

On November 4 Broadwater residents will have an opportunity to vote on a ballot initiative to increase the sales tax to finance improvements to the Pinellas County transportation system. There is much rhetoric by both supporters and opposers of this ballot proposal and the campaigns are now in full song . . .

How should you vote?



OR



Supporters believe improved transportation is critical for businesses to attract and retain workers, particularly as the workforce becomes younger. The opposition believe this initiative will unduly increase taxes and force people to pay for a public service they will never use.

Don't you wish you had all the facts?

Join your neighbors at the Broadwater Civic Association General Meeting September 11 and hear representatives from both groups make their case. YOU will have the opportunity to get your questions answered so YOU will have all the facts.



WE WANT YOU
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Now Accepting nominations for the 2015 Broadwater Board of Directors
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t.ando@turtlese.com
or 727-638-1421



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The Olsens will receive a \$25 gift certificate compliments of Sun Valley Property Management



Sun Valley Property Management
Dan Kozsuch 813-507-7485 sunvalleypmi@gmail.com

Thanks to Dan and his crews for helping us with a recent clean-up project!

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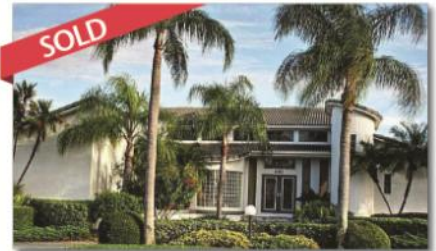
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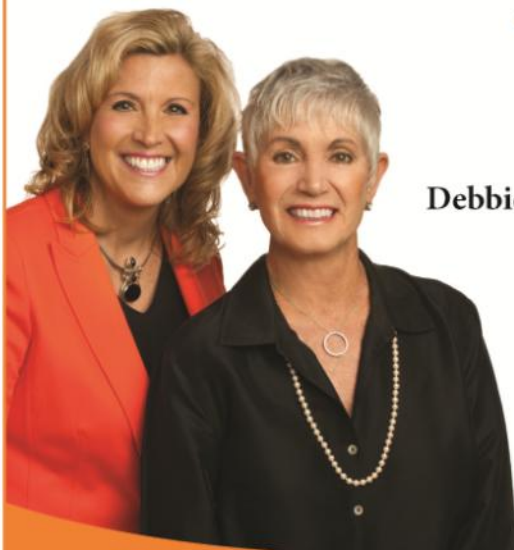


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The Skyway Marina Business Development District celebrated the end of summer with the first in a series of events designed to promote the District. The first ever Skyway Marina Monthly Cruise-in Car Show was held on August 23rd and featured antique, classic, hot rod, custom and exotic cars and trucks from yesteryear to today. We had a great variety of cars and trucks, ranging from a 2007 Callaway corvette, a 1926 ford model T pick up, a 1946 Harley motorcycle, a 1932 "Rod", with more chrome from the firewall forward than General Motors ever thought of for their late 50s cars. There were several Corvettes, Thunderbirds, Porsches, a " little"

GTO ,several 1920s to 1940s cars and trucks, and everything in between. And a WHOLE LOT of horsepower. All the cars were big draws, in and of themselves. The inaugural Skyway Marina district car show was deemed to be a success for a first time event by the city, the sponsor's, as well as the car owners and vendors. We also had a good representation from both clubs, (a special thanks to the Drifters), and from individual owners. We had approximately 50 cars and 400 people in attendance. The winners were: **People's choice** -1983 TVR Tasmin convertible, **District's choice** - 1932 Ford Hi Boy, **Sponsor's choice** - 1929 Mercedes Gazelle replica.

The Skyway Marina District would like to extend a big thank you to all of the businesses that provided the great raffle prizes: The Magnuson Hotel, StorMax Self Storage, The Marina Village UPS Store, Orvee's Pet Centers and Beef O'Brady's. We also would like to extend a warm thank you to the Flamingo Resort for allowing us the use of their parking lot to hold this car show and subsequent car shows.

Since this was the District's first event we would also like to thank all of the businesses that participated in our event with coupons, flyers and discounts on their services, Edible Arrangements, BB&T Bank, Woody's Kitchens, Grand Villa of St. Petersburg, Salon Royale, Lemon Tree Spa, Tierra Verde Nail Studio, Tosti's Spirits and Fine Wine, Pete and Ron's Tree Service, Generations Yoga, Taylor Morrison for The Cove at Loggerhead Marina and Bayway Dental. We would like to also thank Chris Breton, James Patrick, Lynne and Jerry Moore, and Officer Kelly for working this event. Shane Sackett was the photographer for the event.



Without the tremendous community support that we have received, we wouldn't be where we are today. With that said, we encourage you to get involved and help us achieve our goals of making our district an attractive and memorable destination for local residents and tourists alike. We need volunteers for a few committees. If you have the time and can help us out, here is a list of the committees and their responsibilities:

Organization Committee

- Hold regular monthly meeting in support of the program.
- Establish consensus and cooperation in the Program by building partnerships with diverse groups from the public and private sectors.
- Assist the BOD in identifying and making grant applications.
- Increase the membership in the Program.
- Increase sponsorship in the Program
- Maintain Association by-laws.
- Maintain the association budget.

5K Race for May 2015 – Please contact Kristen Mory from Generations Yoga at info@generationsyoga.com or call 727-688-9597. They are in the early planning stages but need folks that are willing to share their ideas and participate in getting sponsors.

Monthly Car Show Volunteers – Chris Breton needs a few volunteers who can help with the car shows that will be held the last Saturday of each month going forward. Please contact Chris Breton at 727-490-2000 Ext. 7026. The next car show is scheduled for September 27, 2014.

If you would like to join a committee, please contact me at Linda@skywaymarina.com or 727-866-2696.


The Skyway Marina District Business Association meets on the first Tuesday of every month at 5:00 PM at various locations within the district. Please contact me for further information.

Linda Bowler
Skyway Marina District Business Association Manager



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From the BCA Board

As we make our way into fall we are seeing some great progress with the Skyway Marina District (SMD). A \$50,000 incentive has been appropriated by the city for a sit down restaurant with certain requirements. A quality restaurant has been one of our main wants for years so hopefully this will attract one. FDOT money has been appropriated for median modification on 34th St. S. The Skyway Marina District Business Association is full speed ahead and making progress every day. Several Broadwater residents have volunteered for committees and Mike Milvain and Frank Bozикович are serving on the Board of Directors. Broadwater is once again represented very well and there is room for you if you would like to help the SMD succeed. Broadwater will again participate in Carefest on September 27th. Our participation in events like this definitely sends a message to our city leaders that Broadwater cares and helps advance our larger goals for our area such as the SMD. Look for details of our Halloween event coming soon. Finally, we have a very important election on November 4th and we will be hearing from both sides of the sales tax referendum at the General Meeting on September 11th. I hope to see you there!!

Tom Ando
BCA President

BLOCK CAPTAINS

We welcome Sue Shoemaker as the new Block Captain on 38th Way S on the north side of Broadwater. We are still in need of a new Block Captain for 38th St S north of 42nd Ave S. If you reside in or near there and wish to join this great group, please contact Tom at 638-1421 or t.ando@turtlese.com

Broadwater has 23 Block Captains that are assigned to each street or a portion of the larger streets. Your Block Captains hand out the Broadwater Breeze, help locate lost pets, promote membership, and are your first point of contact for just about anything in the neighborhood. They provide a presence on your block and are a key to the success of Broadwater. You can find a list of the Block Captains under the Contact Us tab at www.Broadwaterfl.org.



When you see this symbol at the end of an article, more photos may be viewed at www.broadwaterfl.org



Our Welcome Aboard representatives are Kris Holtman, Maria Roesner and Mary Lisan. Kris, Maria, and Mary all live on 44th St S and have teamed up to make sure all new residents are welcomed in a timely manner. If you need to let our Welcome Aboard ladies know about a new resident please email info-link@broadwaterfl.org or call Kris at 867-3172, Maria at 498-6899 or Mary at 215-962-8814

A Warm Welcome to our Newest Neighbors

- ☞ Chad Coppes & Stefanie Mihalopoulos 4460 40th St S
- ☞ Theresa and Don Baggett 4327 46th Ave S
- ☞ Marsha Martin 3824 42nd Ave S
- ☞ Keth & Annette Nuhfer 4400 38th Way S
- ☞ Kent & Virginia Holmes 4351 48th Ave S

WELCOME BAYWAY DENTAL

A great big welcome goes out to Dr. David Sherberg who is opening Bayway Dental at 5008 334th St S in the Skyway Marina District on September 2nd. See their ad in the newsletter or call 727-914-2706 for an appointment.

BROADWATER NEIGHBORHOOD WATCH NEW PATROLLER TRAINING CLASS

Thursday, September 25th at 7:00 PM
Maximo Resource Center 4815 34th Street South
(near Beef O'Brady's)
Please RSVP by September 15th to Ted Seefeldt at Seefeldt@TampaBay.rr.com or 727-421-1201

Our Neighborhood Watch is one of the finest in St. Petersburg thanks to Ted Seefeldt, Glenn Brown, Thom Burton and all of our wonderful volunteer patrollers. With your help we can make our Neighborhood Watch program work even more effectively. If you have any questions please contact Ted at the email or phone number above.



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2014 Board of Directors Contact Information

TOM ANDO (President)	638-1421	t.ando@turtlese.com
EVELYN HILL (Vice President)	864-4188	BroadwaterInfo@aol.com
VICKI LINKOVICH (Treasurer)	202-8647	mmlink@tampabay.rr.com
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MIKE ZITO	867-1611	Mikepzito@gmail.com
LARRY SAWYER	757-724-3155	larry.swyr@yahoo.com



Membership 2014

Your dues support the many activities of the Broadwater Civic Association. We currently have 285 paid members (54%) just 5 members short of last year's total.

If you have not sent your 2014 dues in, you may pay at the September 11th Meeting, mail it to Vicki Linkovich, or drop it to your Block Captain. Please fill out the member form (available on the website) completely as we are always updating our database and want to make sure your information (and your pet information) is current. The form can be downloaded at www.broadwaterfl.org under the Contact Us tab. **If you are not sure if your dues have been paid please email infolink@broadwaterfl.org or contact your Block Captain. Don't forget to join this year!**

Treasurer's Report

Submitted by Vicki Linkovich

Cash and Certificates of Deposit total \$39,169. Revenues year-to-date through July 29, 2014 of \$12,780 compared to \$9,811 for the same period last year. The increase is primarily due to an increase in advertising receipts. 2014 year-to date expenses of \$8,452 compare to \$6,550 for the same period last year. The 2014 year-to-date expenditures include \$500 for a donation to Skyway Marina District, Inc. and \$1,439 for street sign repairs. Thank you to all who have paid their 2014 dues! If you have not it not too late!!

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By: Gene & Sherry Pringle

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Health and Wellness Column

Are you a Race Car or a Jalopy What are your tires like?

For the final article in this car-themed series, I am focusing attention on your tires and wheels.

As you know, a car cannot function properly without good tires with an appropriate amount of tread to match the desired performance. If the tires are not correct for the conditions, or the tread is worn, the tires and wheels become imbalanced. Bad tires can also lead to major and immediate damage.

Making the analogy to your body, your shoes are critical to your performance and are a significant factor in your overall health and body alignment. Watching the waves of current shoe trends (to include flip flops, wedges and stilettos), it is clear that most people are not caring for their feet properly. Not to mention we need to be paying very close attention to wear and tear and replacing shoes when needed, particularly those used for athletic activities. For guidance on replacing athletic shoes, please visit the American Association of Podiatric Sports Medicine at http://www.aapasm.org/replace_shoes.html

From the American Academy of Orthopedic Surgeons' Web article "Shoes: Finding the Right Fit":

The average person will walk thousands of miles over a lifetime. Unfortunately, many of these miles will be walked in uncomfortable shoes that do not fit properly. Shoes that are too tight, too loose, or without enough support, can lead to unwanted stress on the feet, ankles, lower leg, hip, and spine. This ongoing pressure can cause pain and injuries that may limit or prevent participation in work, sports, and hobbies. According to the National Ambulatory Medical Care Survey (NAMCS), nearly 7 million Americans visited a doctor for foot-and toe-related discomfort in 2009. Fortunately, many foot-related problems can be prevented with shoes that are appropriate for an individual's feet, body, and lifestyle. <http://orthoinfo.aaos.org/topic.cfm?topic=A00143> .

When you think about how much work our feet have to endure on a daily basis and the weight they sustain, it is amazing how much we neglect their care! Our feet are our foundation and the building blocks from which our body alignment begins. I encourage you to pay attention to them and take preventative measures before experiencing injury to your feet, knees, back, etc. And very importantly, change your tires (even though it can be painful to part with your favorite worn shoes) when needed!

Article written by Kristen Mory, owner and instructor for Generations Yoga and Fitness www.generationsyoga.com

BROADWATER NIGHT AT BEEF'S

A big thank you to those who participated as gamers and sponsors for our Broadwater Family Bingo Night at Beef's! It was a fun evening, and we were able to raise funds and awareness for our Helping Hands program. Our generous sponsors included: Beef O' Brady's, Magnuson Hotel Marina Cove, Chase Bank, Edge Fitness, Maximo Seafood Shack, Sun Valley



Property Management, Pinch a Penny Pools, Kneads by Kat (Massage in Edge Fitness), New York Bagel Company. Please support these merchants who support Helping Hands! Thanks go out to Kristen Mory and her little helpers for making this night of fun and charity happen.

REMINDERS

- Do not leave your vehicle unlocked or valuables inside while unattended
- Please leash and clean up after your pet. The city ordinance requires you to have your dog on a leash and pick up their waste so carry a bag and help keep Broadwater Beautiful!
- Please be mindful of the speed limit in Broadwater
- Please remember to turn your irrigation off during wet weather or better yet install a rain sensor
- Trash Collection for the week of Nov 24th will be Monday and Wednesday, Recycling will be picked up Friday



THE SHACK AT THE END OF THE DOCK

Story and Pictures by Edie Creter



It's been in business for almost three years. We've walked, driven or biked by the sign almost every day, but in September we finally took the short walk down the main dock at the marina to Maximo Seafood Shack, where purportedly one can find the "Best Grouper Sandwich in the Bay!" The menu is limited, but includes the famous grouper sandwich with fries or coleslaw, clams on the half shell, grouper bites, fried scallops, steamed shrimp, homemade fish spread, with cost ranging from \$10.00 to \$20.00. The added advantage is that the Shack sells beer and wine.



There's a lot going on in this small space. In addition to the lunch/dinner meals, there is an assortment of fresh fish (grouper, snapper, warm water lobster tails, shrimp, crab, clams, fresh catch-of-the-day) available from the cold case, as well as a



Capt. Mike fillets a freshly-caught grouper

homemade fresh fish spread. You may remember a similar offering from Capt. Mike, owner of the previous tenant, Castaway's Fish House. The Shack is also home to St. Pete Heat, a unique product line of fresh hot sauces, rubs and spices, with names like, Killer Carrot, Hell Screamin' Habanero, Garlic Sniper, Heat Wave ... to name just a few. There is "heat and sunshine packed in every package".

Margaret Covello, the owner, is a Pinellas Point resident. She told me she plans to remain open during the Maximo Marina renovations and has no plans as yet for any expansion. She has kept a charming old Florida look to her establishment, decorating with lights and Caribbean Island flags strung 'round the ceiling. Even after the marina is modernized, Margaret plans to keep the same look and feel, a comfortable place where you can come as you are, sit inside or out, and just enjoy the food, drink, vistas and sunshine. She tells me there is usually at least one slip available right in front of the entrance where you can park your boat while patronizing the Shack.

Broadwater is well represented, with groups of neighbors hanging out together. So, if you haven't already done so, wander on down to the end of the dock, say hello to neighbors and be surprised!

Owner Margaret Covello (pictured left) "the grouper sandwich is their biggest seller". Margaret fillets, cooks and sells and is appropriately nicknamed Fishmonger!

Maximo Seafood Shack

4801 37th Street

at the end of main dock

(727)498-8847

Open Wed.-Sun., 10 A.M. – 7 P.M.



Home of St. Pete Heat, offerings of hot sauces and spices.

THE Real Estate Report

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

Third Quarter 2014

OUTDOOR LIVING

We certainly know how important outdoor living space is here in Broadwater, but it's a national trend, too. According to a study done by the American Society of Landscape Architects (ASLA), today's homeowners are looking for outdoor home landscapes that allow for entertaining and relaxing outside.

According to the study, the most popular outdoor features are **gardens and landscapes** (94.2%), **outdoor living spaces such as kitchen and entertainment areas** (92%) and **recreation areas** (75.8%).

Nancy Somerville, ASLA Executive Vice President and CEO says "Homeowners . . . are interested in livable, open spaces that are both stylish and earth friendly." Most of our homes in Broadwater make the most of outdoor space, so we completely understand!

UPSIZING

Florida REALTOR magazine reports that homes are getting bigger. They're referring to data from the National Association of Home Builders (NAHB) that shows the average size of new homes keeps increasing. In fact, the average new home size has risen from 2,362 sq ft

(Continued next page)


The Market is Moving!

What a difference 60 days can make (if you got an estimated price 3 months ago for your home, that may not be what it is now). Since the end of June, three waterfront homes have closed and there are currently 7 active waterfront listings and 2 non-waterfront listings.

The average sale price for waterfront homes has risen from \$411,244 to \$455,996. The average listing price for the 4 homes listed since the end of June is \$599,475. We've talked about statistics before - remember that this doesn't mean a particular home has increased this much. It's all about the mix. The first half of the year included two distress sales; two of the three sales since then have been over 2,500 sq ft and have sold at or above \$500,000.

On a broader scale, July was slower than usual, while August has been busier. We've seen some record sales in downtown St Pete condominiums.

Construction cranes and pile drivers are again populating downtown. Construction crews are also at work on renovations in Broadwater.

The Pinellas County Property Appraiser's Office has sent out the new assessed value for tax purposes. In the random properties I've checked in the neighborhood, the just market value has increased by 10% to 18%. If you want to dispute the value you need to contact the Appraiser's office immediately. You have 25 days from when the notice was mailed out to file a petition with the Value Adjustment Board. Most disputes are settled in a meeting at the appraiser's office before that. 



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Want to help pick your new neighbors?
 This 3 Bedroom/2 Bath/2 Car Garage home at 4300 46th Ave. S Avenue has just come on the market. It has an updated kitchen all in white, and a great split bedroom plan with wood floors in the living areas. There's a covered lanai and screened pool with paver decking. There's also a nice back yard (fenced), and a dock with boat lift and separate davit for smaller craft. See more at www.4300-46thAveS.com. You can see all of our listings at www.SimmsTeam.com.

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 \$/square feet has a tremendous range and is "nice to know" rather than a useful criteria.

	Waterfront					Non-Waterfront				
	#	\$ Low	\$ High	Average	\$/SF	#	\$ Low	\$ High	Average	\$/SF
Avail 8/27/14	7	498,900	675,000	579,414	228-323	2	229,900	287,000	258,450	133-149
Pndg 8/27/14	2*	495,999	550,000	523,000*	150-152	2	259,000	265,000	262,000	101-146
Sold YTD '14	7	305,500	575,000	455,996	135-282	5	168,000	275,000	238,600	73-165
Sold 2013	21	260,000	720,000	478,921	150-289	7	192,500	289,500	241,643	91-141

*Excludes the \$3,200,000 listing

Many people ask me about market activity in neighboring communities as well. Here is a look at what's happening on the waterfront* in some other popular areas:

Waterfront NEIGHBORHOOD	Active as of 8/27/14			Sold YTD 2014		Sold 2013			
	#	\$ Low	\$ High	#	\$ Low	\$ High	#	\$ Low	\$ High
Broadwater	7	498,900	675,000	7	305,500	575,000	21	260,000	720,000
Bayway Isles	9	799,900	2,850,000	3	850,000	2,100,000	8	430,000	1,725,000
Causeway Isles	8	200,000	729,000	13	285,000	950,000	13	250,000	775,000
Pasadena Yacht/Country Club	18	699,900	4,495,000	10	590,000	1,900,000	15	530,000	2,350,000
Pinellas Point/Bahama Shores	11	489,900	1,600,000	5	575,000	1,462,500	6	560,000	2,600,000
Snell Isle/Coffee Pot/Old NE	13	885,000	3,640,000	19	1,349,000	4,795,000	26	675,000	3,600,000
St. Pete Beach/Pass-a-Grille	39	459,000	6,495,000	29	429,000	2,550,000	42	330,000	1,900,000
Tierra Verde	30	699,000	3,500,000	10	777,000	3,000,000	24	425,500	3,500,000
Treasure Island	46	285,000	4,900,000	34	300,000	2,200,000	45	300,000	1,200,000
Venetian Isles	16	527,000	2,845,000	19	350,000	1,750,000	25	370,500	1,485,000
Yacht Club Estates	11	530,000	1,950,000	15	455,300	1,300,000	26	375,000	1,652,000

*This includes only "navigable water to the Gulf" properties - not lakes, ponds, etc.

(Continued from page 1)

in 2009 to 2,679 sq ft in 2013. On the same track, the number of new homes with at least four bedrooms has risen from 34% to 48% in the same time frame.

That logic also seems to apply to remodels in neighborhoods like ours, with many homeowners opting to enclose Florida rooms and expand their living space.

BLUE Ocean Film Festival and Conservation Summit

St. Petersburg will play host to an international event **November 3-9**. Alternating between Monaco and St. Petersburg, this year will be the first for us. It's much more than movies - the five core components are the International Film Festival, the Conservation Summit, an Industry Conference, Community Educational Outreach and Global Outreach.

There will be plenty of activities in conjunction with the event, including a **county-wide beach clean-up** on Sunday, Nov. 3. Want to learn more? Find them online at www.blueoceanfilmfestival.org and exploreblue2014.com.

MEET THE TEAM:

Sharon Simms,
Team Leader

Tami Simms,
Director of Marketing
& Concierge Services

Amy Dinovo,
Strategic Execution Officer
& Client Care Manager

Rob Johnson,
Accredited Buyer
Representative



"Backyards" Broadwater
The Home of Thom and Becky Burton
 Submitted by Phil and Edie Creter

There are surely larger and more elaborate backyards in Broadwater but this backyard (based on detail, design layout, and utilization of Travertine tiles and Old Chicago bricks) is hard to beat!

The front yard is immaculate and features a circular driveway of Old Chicago bricks giving the casual observer a hint of what might be behind the house.



It all started back in September 2013 when Thom and Becky Burton decided they wanted a custom hot tub. That idea escalated into a chain of events that led the Burtons to a consultation with Tommy Todd Landscape & Design. Between the Burtons and the company, this well-integrated co-design was born! Four months and many \$\$\$ later, it was complete!



We started our tour on a screened-in lanai and pool overlooking the backyard and waterfront dock. Leaving this area brings a visitor to a walkway on the upper terrace of Travertine marble. Graceful marble steps lead to a lower level flush with the seawall and dock.

This backyard is designed as if every square foot was carved out of a monolith of Travertine marble. It is accented by numerous steps, multiple terraces, and punctuated with creative LED lighting. There was no blade of grass to be seen but manicured and carefully-chosen tropical landscaping everywhere.



The custom fire pit, fed by piped-in propane from a remote 200 gallon tank, is made of Old Chicago bricks. The pit is topped with glass beads that create a mesmerizing glow when the fire pit is being used.



This is Broadwater backyard living at its finest!



A sample of night photos demonstrate the extensive use of LED lighting.

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**BE CARETAGIOUS
ON SEPT 27TH**

Carefest is an annual community service day that encourages people to become more involved in their community all year. Community projects are identified and then carried out the morning of September 27th. Broadwater has participated the last 4 years and will do so once again in 2014.

Our volunteers will be working the registration tables at Lake Vista Park. If you are able to volunteer, please email infolink@broadwaterfl.org or call Tom Ando at 727-638-1421.

Your participation shows the city leaders that Broadwater cares so join your neighbors and show your community spirit!



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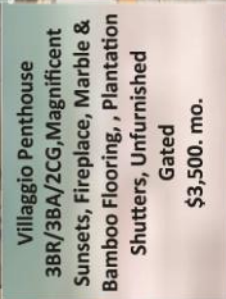
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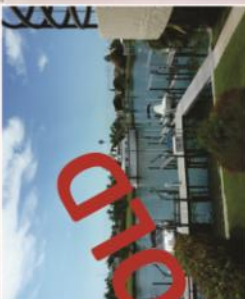
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