



The Broadwater Breeze

www.broadwaterfl.org

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

The Skyway Marina District

Your New 34th Street South District

Sunsets • Shopping • Dining

SKYWAY MARINA DISTRICT

www.SkywayMarinaDistrict.com

The Skyway Marina District Plan was approved by a unanimous vote of the St. Petersburg City Council on May 15th. Thank you to all of the Broadwater residents who have been diligent in contacting the Mayor and City Council. Now the goal is to secure funding for capital improvements in the plan so the District can attract businesses and developers. Please visit www.stpete.org/34 for more information and to view the plan.

Part of the plan has already been implemented as the new Skyway Marina District Business Association has been meeting monthly and on May 6th Linda Bowler was introduced as the Skyway Marina District Business Association Manager. We are proud to say that Linda is a resident of Broadwater and was chosen from a total of 107 applicants. Linda can be reached at Linda@SkywayMarina.com or 727-321-5000 ext. 299. The Association is also benefitting from the help of Eckerd College interns James Patrick and Kira Tangney. If you wish to attend, the Skyway Marina District Business Association meets on the **first Tuesday of each month at 5:00 PM** at Hemmingway's restaurant at the Flamingo Resort 4601 34th St S. The next meeting is June 3rd.

SAVE THE DATE

- June 5: General Meeting 7:00 PM at the SPC Allstate Center
- June 19: Broadwater Family Night at Beef O'Brady's
- July 31: Board of Directors Meeting
- Aug 8: Fall Broadwater Breeze Deadline

15th Annual Broadwater Family



Of course it was another beautiful day for a picnic and 170 Broadwater neighbors enjoyed the food, music and fun that make this great annual event special. Thanks to **Evelyn Hill** and her incredible cast of volunteers who made this event special! Our chefs (**Ray Ockuly, Dana Farden, Mike Zito and Steve Cease**) served hamburgers, hot dogs, and Johnsonville brats from the grill and our residents once again brought some great dishes to share. TASCOCO entertained with music along with games and inflatables for the many children who attended. We also had door prizes that were donated by 47 of our generous merchants. Please support these great businesses that support Broadwater!

Many thanks to the following folks for donating their time and energy making this event a success once again: **Evelyn & Jim Hill, Paula Briggs, Dana & Linda Farden, Ray & Gia Ockuly, Vicki Linkovich, Lee & Paul Krueger, Chuck Goes (our photographer), Tom & Dana Ando, Maria Roesner, Kris & Bruce Holtman, Rhonda Fuller, Tim Stevenson, Larry Sawyer and the 7 members of the TASCOCO Team.** Thanks also to all our 2014 Association members and our advertisers who support us all year. *Continued on page 5.*



Broadwater General Meeting
 Thursday June 5th at 7:00 PM
SPC Allstate Center
 3200 34th St. S
Featured program
 Marina District & Water Conservation

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BROADWATER
15th Annual Broadwater Family
PICNIC
 View slideshow at www.broadwaterfl.org



From the BCA Board

Is this year just flying by or what? There is a lot going on in and around Broadwater. Our 15th Annual Picnic was another success thanks to Evelyn Hill and her awesome volunteers. We also need to thank our wonderful advertisers and merchants who make it possible for us to enjoy our well attended social events. Our garage sale went off without a hitch and the best news of all may be the progress of the Skyway Marina District. The plan is designed to shape the area to attract business and economic development in our long under-served area. We live in a unique area with many assets that create a tremendous opportunity for development. Broadwater was very instrumental in this initiative and we have become very well known as a very active neighborhood to our city leaders. We need to continue to promote Broadwater and our area to let folks know what we have known for years. City Council unanimously approved the Skyway Marina District plan on May 15th. The Business Association has been up and running and now has a manager who just happens to reside in Broadwater! You can meet Linda Bowler and see what else is happening in the Skyway Marina District at the General Meeting on June 5th. I hope to see you there!!

Tom Ando
BCA President



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 infolink@broadwaterfl.org or call Kris at 867-3172, Maria at 498-6899 or Mary at 215-962-8814. If you are new to Broadwater and have not been formally welcomed by Welcome Aboard, please email infolink@broadwaterfl.org so that we can let you know about all of the things that make Broadwater such a great neighborhood and provide you with some welcome gifts.

A Warm Welcome to our Newest Neighbors

- ☞ Rose & Phillip Lucarell 4041 39th St S
- ☞ Andy Eversole & Gary Nalls 4100 40th Way S
- ☞ Justin & Meghan Briggs 4068 38th Ave S
- ☞ Matthew & Tracie Marone 3885 39th St S
- ☞ Lori & Fred Krull 4179 38th Way S

15th Annual Broadwater Family Picnic (cont from pg 1)

Many thanks to the following merchants who donated Door Prizes to the 15th Annual Broadwater Family Picnic. *Please remember these supportive merchants when shopping or dining in our community*

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Health and Wellness Column

submitted by Kristen Mory

Are you a Race Car or a Jalopy? Article #2 - Time for a Tune Up

In sticking with the race car theme, this article will focus on the need for regular maintenance on your vehicle. Let's check in to see how you are doing.

In the last year have you: 1. Had your oil changed? 2. Gotten the recommended preventative maintenance for your car (based on its type/age)? 3. Washed and waxed your vehicle?

How about in the last year have you: 1. Gotten a physical/blood test? 2. Had a yearly check up with all of the specialists that are recommended for your age/gender? 3. Adequately protected your skin from sun damage?

If you said yes to more of the car-care questions, what does that tell you about how you are caring for yourself?

If you want your body to operate and look like a race car, it is imperative that you treat it like one. First, a yearly physical with your primary physician is so important for several reasons including, but not limited to, checking your blood work, getting proper preventative referrals, and the ability to address any health concerns and/or changes that have come up in the past year.

Second, preventative maintenance appropriate for your age group is so important for disease/problem prevention and early disease detection. Do you know of anyone who has put off going to the dentist or other specialist and regretting this later? If you are not following your body's regular maintenance schedule, I challenge you this month to find out what is recommended for you (according to your age/gender and risks and upon your primary physician's recommendations) and schedule all of those appointments for the year. After that, your yearly appointments should be easier to maintain.

Last, but not least, the need to protect your skin from sun damage cannot be ignored. Melanoma, which is generally preventable, is the most common of all cancers; affecting nearly one out of five people.* The odds are clearly against your skin in our beautiful sunshine, but with proper education and care, you can reap all of the Vitamin D and other wonderful benefits of the sun without the harmful effects. Easy prevention methods include wearing sunscreen (to protect against UVA and UVB), avoiding sun burns, wearing protective clothing, staying out of the sun during peak times, and avoiding tanning beds. A yearly check up with a dermatologist is recommended for adults or if you notice any issues of concern. To educate yourself about skin and what to look for, contact your dermatologist or visit <http://www.epa.gov/sunwise>.

None of this is news to you; but hopefully is a helpful reminder or a wake-up call. The next time you take your car in for maintenance think about whether you have booked that yearly check-up for yourself!

*Statistics referenced on http://www.epa.gov/sunwise/doc/fl_facts_print.pdf

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

Broadwater Website

Our website at www.broadwaterfl.org is full of useful links, information and details of past and future Broadwater events. This should be your first stop if you are looking for answers to neighborhood or city questions. The Resources area can direct you to city codes, street light outage reporting, trash & recycling pick-up schedules and much more. If you would like to see a useful link added please let us know via email ksessionscrowley@gmail.com

www.Broadwaterfl.org
2014 Resources:

[Contractor List](#)
[Report Street Light Issues](#)
[Pet Registry](#)
[Board Members](#)
[Block Captains](#)
[Advertiser Form](#)
[The Island Reporter](#)
[City Codes Department](#)
[City of St. Petersburg Official Info](#)
[Florida Fish and Wildlife Commission](#)
[Helping Hands](#)
[Emergency Hurricane Info](#)
[Trash Pick-up Holiday Schedule](#)
[Curb Side Recycling Holiday Schedule](#)
[Watering Restrictions](#)
[Grant Update](#)
[Nextdoor Broadwater](#)

KEEP YOUR GUTTERS CLEAN

As a responsible homeowner you are required to maintain the gutter line in front of your property. Keeping the gutter clean not only enhances the look of your property but also keep water flowing to the storm drains. Standing water promotes algae growth and mosquito breeding. Yard clippings should not be left in the gutter or swept into the storm drains as they will end up in the canal. If you use a lawn service please remind them of these important points.

THE Real Estate Report

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

Second Quarter 2014

ONLINE REAL ESTATE RESOURCES

The top spots on Google and other search engines now tend to be the national consolidators rather than strong local agents. The top three are **realtor.com** (30 million unique users per month); **Zillow** (77 million unique users per month) and **Trulia** (35 million unique users per month).



Realtor.com has the most accurate and up to date information – the others are good at adding information, but not deleting it, so they may show a property as available that has already been sold or show a property as pre-foreclosure that is not available for sale.

Zillow's "Zestimates" of home values, though fun to peruse, can by their own admission be 20% or more off in either direction in this area. We all know that using a zip code or radius for comparable sales in Broadwater will bring in lots and lots of NON-

(Continued next page)

Storm Preparation

There are lots of publications that tell you how to prepare your home and ground for a storm, from trimming branches and shrubs that could damage your home to removing extra "stuff" that could become projectiles. Other publications tell you about energy improvements and strengthening the components of your home: windows, doors, roof attachments, etc. You can access many of these online.

What you should have ready at all times are the documents you need to take with you when you leave the house.

Be sure to have your insurance policies (both homeowners and flood) and the contact information for your insurance agent. To save space and always have the policies accessible, you can scan them and save them online (free) with Dropbox or Evernote. You can also copy them onto a flash drive that you can take with you. If you don't have a scanner, you can call us and then come in to the office with your home insurance policies and we'll scan them for you.

Be sure to have an inventory of everything in your home. It would be nice to have information on date and cost of each purchase, and receipts, but few people have all of these. At least, keep an inventory of everything you have (you'd probably miss a lot if you were asked to write everything down from memory), preferably with photos. Having a smart phone can make this really easy. The inventory can also be uploaded to Dropbox or Evernote and stored there. There are many Apps designed

for a home inventory as well. They let you take photos, then add information like serial numbers, purchase amounts and descriptions. Some will sync your information and store your data free on their server, password protected. Some will connect warranty information as well.



SHARON SIMMS
Waterfront Specialist
Your neighbor at
4372 48th Avenue S.

Take or scan your medical documents. This should include a list of medications your family is taking, and prescription information. Do you have a power of attorney, medical directives, and/or instructions on your care if you're incapacitated? Make sure these are available.

Consider this an ongoing project. Add photos, receipt and descriptions as you buy furnishings, accessories and collections. Update new prescriptions and medical alerts. It's important to be prepared. Know where you're going to go if you need to evacuate. Plan your route, determine the timing.

Also – before you leave, let people know where to contact you. Your family should know, of course, but it can be helpful for a neighbor or two to know as well. 🏠



THE
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CHRISTIE'S
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This great water view belongs to a home we have listed for sale in nearby **Skyview Shores** - another of south St. Pete's hidden waterfront communities that we love. (Check it out at www.SkyviewShores.com.) There's very little inventory in Broadwater at the moment, but we've got listings in several other neighborhoods, including the **Old Northeast**, **Snell Isle** and several **downtown condominiums**, too. You can always see our Featured Properties online 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 5/16/14	4	599,000	1,295,000	787,000	248-448	2	287,000	294,900	290,950	133-191
Pndg 5/16/14	3	489,000	3,200,000	503,500*	150-165	1	275,000	275,000	275,000	108
Sold YTD '14	3	305,500	520,000	379,991	165-269	4	168,000	273,000	229,500	73-155
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 5/16/14			Sold YTD 2014		Sold 2013			
	#	\$ Low	\$ High	#	\$ Low	\$ High	#	\$ Low	\$ High
Broadwater	4	599,000	1,295,000	3	305,500	520,000	21	260,000	720,000
Bayway Isles	9	749,000	2,580,000	2	1,150,000	1,810,000	8	430,000	1,725,000
Causeway Isles	11	200,000	965,000	8	285,000	830,000	13	250,000	775,000
Pasadena Yacht/Country Club	21	714,900	4,900,000	6	590,000	1,900,000	15	530,000	2,350,000
Pinellas Point/Bahama Shores	11	489,900	1,799,000	4	575,000	763,000	6	560,000	2,600,000
Snell Isle/Coffee Pot/Old NE	25	1,275,000	4,250,000	6	885,000	2,250,000	26	675,000	3,600,000
St. Pete Beach/Pass-a-Grille	43	472,000	6,495,000	12	429,000	2,550,000	42	330,000	1,900,000
Tierra Verde	29	719,900	3,899,900	27	425,500	3,500,000	24	425,500	3,500,000
Treasure Island	43	372,000	2,999,999	16	300,000	1,525,000	45	300,000	1,200,000
Venetian Isles	13	530,000	2,599,000	8	350,000	1,750,000	25	370,500	1,485,000
Yacht Club Estates	13	530,000	1,775,000	9	455,300	1,300,000	26	375,000	1,652,000

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

THE SIMMS TEAM
www.SimmsTeam.com

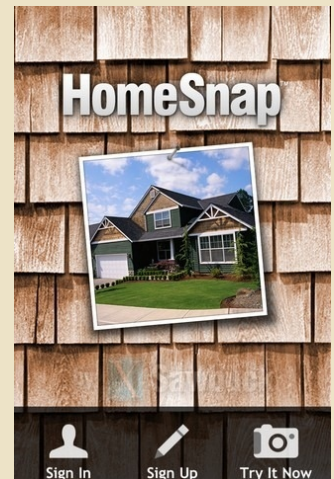
COASTAL
PROPERTIES GROUP INTERNATIONAL

Sharon Simms sells real estate, and she's good at it. Just ask your neighbors!

(Continued from page 1)

comparable properties. Nonetheless, many people like the ease of use, so they go to Zillow or Trulia first. Thorough buyers seem to go to all of them.

For iPhone and iPad users (smart phone and tablet users), there are lots of fun apps. **Homesnap** lets you snap a picture of a home you're passing and get information on it, whether it's on the market or not. **Pinterest** will show you lots of interior and exterior photos of homes and areas. **Houzz** gives you lots of interior design ideas. **HGTV** lets you tour homes in various parts of the country and the world. 🏠



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
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HURRICANE SEASON AND YOUR POOL

Submitted by Darlene Ladous, Pinch-A-Penny Pools

Yes, it is that time of the year again- Hurricane Season. In the newspaper and on television, you will learn how to prepare your family and home for a storm. However, what about your pool? We wanted to offer some simple tips that can help!

Before a storm, remove all patio items to prevent them from becoming projectiles in strong winds. Do NOT throw these items in the pool, as chemicals can damage these items and removal is difficult. If there is a chance the pool motor or other permanently plumbed electrical equipment could be submerged, shut down the power at the breaker panel. Sandbag the equipment if possible. Shock the pool before the storm (preferably with Liquid Chlorinating Shock), and have extra shock so that you can easily shock the pool after the storm passes. Try to circulate the water as much as possible before the storm, but leave enough time to turn the pump off at the circuit breakers before the storm hits. Adding a floating chlorinator with tablets is a good idea in case you lose power and cannot run the pump. An extra dose of All in One Algaecide is a good idea as well to further prevent algae. If your pool overflowing from heavy rains is a concern, drain some water from the pool before shutting down the pump. However, don't drain below the bottom of the skimmer.

After the storm, immediately remove branches and other debris that may have fallen in the pool to prevent clogged lines. If you lost power during the storm, remember to reset your circuit breaker and timer when electricity is restored. Empty the pump and skimmer baskets, and return the pool water to its proper level. Clean your filters, shock the pool, and circulate continuously until the water clears. Bring a water sample to Pinch A Penny to have it analyzed and re-balanced as soon as possible. We do not advise using the pool until you have it tested, because heavy rain will dilute sanitization chemicals and can wreak havoc on the pH which can cause eye and skin irritation.

At this time of the year, we all hope for a quiet hurricane season. However, a severe storm can happen and we must all be prepared. A few simple steps in Pool Preparedness can save a lot of time and money after the storm. We wish you all a wonderful and safe summer season, and call 727-866-0464 or stop by at 4102 34th St S if you have any questions.



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



Membership 2014

Your dues are appreciated and support the many activities of the Broadwater Civic Association. We currently have 207 paid members (39%) and are 82 members short of last year's total. If you have not sent your 2014 dues in, you may pay at the June 5th General Meeting, mail it to Vicki Linkovich, or drop it to your Block Captain. If you received a dues letter in the mail, your 2014 dues have not been paid. Please fill out the member form (also 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 you may contact your Block Captain or email infolink@broadwaterfl.org to verify.



Nextdoor Broadwater is a free private network that connects Broadwater neighbors. It is billed as Facebook for Neighbors and is limited to just Broadwater subscribers. **You are able to post events, items wanted or for sale, crime and safety alerts, recommendations for local businesses and more. Infolink does not post items wanted or items for sale any more. Nextdoor is your tool for buying and selling in Broadwater.** To join, request an invitation by emailing your name and address to t.ando@turtlese.com. Check it out at www.nextdoor.com and see why 200 neighbors have already joined. For tips on how to adjust your Nextdoor settings go to www.broadwaterfl.org.



2014 Board of Directors Contact Information


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EXPANDED **EXPANDED**

SCENE IN BROADWATER

This sunset and yard decoration on 44th St S show off “Life in Broadwater” If you have a picture to share, please email it to infolink@broadwaterfl.org and we will add it to our picture section on the Broadwater website.



BLOCK CAPTAINS

Broadwater has 23 Block Captains who are your street level representatives in Broadwater. Each street or area has a Block Captain assigned to be **your first contact for neighborhood questions or concerns as well as lost and found pets.** Block Captains also hand deliver the Broadwater Breeze and can collect your 2014 membership dues. Thanks to all of our Block Captains for their time and efforts to make Broadwater a better place to live!! If you do not know who your Block Captain is, go to www.broadwaterfl.org for a complete list. **We are looking for new Block Captains for 38th St S & 38th Way S north of 42nd Ave S. If you reside in or near either of these two blocks and wish to join this great group, please contact Tom at 638-1421 or t.ando@turtlese.com**

NEIGHBORHOOD GARAGE SALE MARCH 8TH

It was a beautiful day for a garage sale for over 50 participating homes and plenty of bargain hunters kept the streets busy. **Ted Seefeldt** marked existing and added a few No Parking signs on 46th Ave S to remind drivers Our traffic control volunteers **Jeanne Rittinger** and **Mike Roesner** helped to keep 46th Ave S clear for cars to pass. Thanks to these three for volunteering their time to keep traffic flowing.



BROADWATER HELPING HANDS

If you or a neighbor in Broadwater needs a helping hand, please contact Kristen Mory at 727-688-9597 or kristen-mory@yahoo.com. We have a wonderful group of volunteers and professionals who can assist you with a wide range of services. If we are not able to provide you with the needed services, we can at least help you find the resources you need. If you would like to be a Helping Hands volunteer, please contact Kristen. Broadwater Cares!



BROADWATER NEIGHBORHOOD WATCH NEIGHBORHOOD WATCH

Keep in mind that schools are out for the summer starting June 4th. Please be extra observant for any potential criminals looking for opportunity. Report **anything** suspicious to the police at 893-7780. Thanks to all of our volunteer patrollers for being a presence and helping to keep Broadwater safe! If you wish to help participate in the Neighborhood Watch Patrol, please contact Ted Seefeldt, the Broadwater Neighborhood Watch Coordinator, phone: 727-421-1201 or Email: Seefeldt@TampaBay.rr.com



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Broadwater Family Night at Beef O'Brady's

Thursday June 19th 6:30 PM

Join us this evening for a Broadwater Family Fun Night at Beef O' Brady's. We will have games, prizes and cookies for the kids and bingo for the adults. Get ready for some fun family competition and help out a good cause!

All proceeds will benefit Broadwater's Helping Hands program. See you at Beef's!



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- ◆ Swim out of the current, then to shore
- ◆ If you can't escape, float or tread water
- ◆ If you need help, call or wave for assistance



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Beautifully Remodeled
2BR/2.5BA/3CG, TH, Wood
Burning Fireplace, African
Cherry Plank Flooring, Lg.
Balcony Overlooking Pool



\$425,000



Boaters Paradise
3/2/2CG SF Pool Home w/
40ft Boat Slip and separate
16K Lift, Direct Gulf Ac-
cess, Formal Living Room,
Dining Room, Florida Room

\$309,000



Grand Isle Townhome
3BR/3BA/3CG
Open Plan, Split BR,
Overlooking Pass A Grille
Channel, Workshop, Boat
Slip w/Lift

\$628,000



Boca Sands
3/3/2 CG. Amazing Sunrise/
Sunset Gulf Views, 2490 Sq. ft.
End Unit, Bay Front, Great
Room, Bonus Room, Dining
Room, East & West balconies

\$726,000



Tierra Shores
3/3 spacious townhome. Great
open floor plan. Luxurious
master suite, bath, Close to
beaches & Airports
CONTRACT PENDING

\$59,000



Exquisite Penthouse
Harbor Watch on Tierra
Verde's Grand Canal. 3/3/
Corner PH, Formal Dining Rm,
Lanai, Cabana Room, Garage
Boat Slip

\$179,000

Cove on the Gulf
3/2 Corner Penthouse,
Spectacular Sunset Views,
Direct Access to the Gulf,
Boat Slip. 2 balconies



\$409,000



344 7th Ave N.
3BR/2BA/2CG, Light, Bright,
Open & Ainy, Breakfast Bar,
Covered Patio, Solar Pool,
Fenced Yard
CONTRACT PENDING

\$700,000



Villeggio Penthouse
3BR/3BA/2CG Magnificent
Sunsets, Fireplace, Marble
& Bamboo Flooring, High
Ceilings, Plantation
Shutters, Unfurnished

\$885,000



Hidden Lagoon
3/3/2, 036 Sq. Ft Condo,
Gated Community, Furnished
Formal Dining Room, Open Floor
Plan, Covered Parking, 2 Pools,
Fitness Rm. Available 8/15/14

\$1,300,000



Moonings
Beautifully Remodeled
2/2, X-Lg. Stone room,
2 car covered Parking. Great
Water Views, Updated Kitchen,
Boat Slip, No Bridges to Gulf

\$379,000



Behia Del Mar
2/2 + Murphy Bed setup
Over \$50,000 in upgrades,
Granite countertops, New
Appliances Great View, Pool,
Club House for Sale or Rent

\$379,000

Holiday Island Rental
2BR/2BA, Furnished, Pool
Tennis Court, Clubhouse

Ask about 1BR/1BA in
same complex
For Sale

\$149,000



Marina Bay
3/2.5/2 Furnished, open
floor plan, balcony over-
looks lake & fountain
Granite counters, solid
wood cabinets,
SS Appliances

\$2,400,000



Cove on the Gulf
2/2, Furnished 1250sf. Fabulous
views from your large balcony.
Large breakfast bar and dining
room overlooks a waterfront
paradise. W/Burning Fireplace
Boat slip. Small pet allowed.

\$2,400,000



\$1,000,000