



2016

www.broadwaterfl.org



The Broadwater Breeze

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

17th Annual Broadwater Family Picnic

What a perfect day it was for the longest running Annual Broadwater Event on April 24th. A crowd of 180 enjoyed the beautiful atmosphere as well as complimentary massages from Stern to Stem Massage (thanks Jeff!). Thanks to **all of volunteers lead by Evelyn Hill, Gia Ockuly and Kristie Wagner**. Our chefs (**Ray Ockuly, Mike Zito, Roger Sheahen, Mike Pezze & Mike Roesner**) served hamburgers, hot dogs, and Johnsonville brats from the grill and as usual our residents brought some great dishes to share. TASCOCO once again entertained with music and games and inflatables for the kids. We also had door prizes that were donated by 40 of our generous local 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 for the 17th straight year:

Edie Creter & Chuck Goes (our photogra-

phers), **Jana Amsler, Dana Ando, Paula Briggs, Melanie Diaz, Mark & Patti Ewin, Linda Farden, John Ferguson, Deb Kedersha, Vivian Linden, Vicki Linkovich, Lee & Paul Krueger, Kristen Mory, Maria Roesner, Tim Stevenson & Tim Wagner** and the 9 awesome members of the TASCOCO Team led by **Yoser Pacheco**. Thanks also to



all our 2016 Association members and our advertisers who support our social events all year. Continued on page 2 and 5.

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

Skyway Marina District Movie Night



A crowd of 150 joined us on Friday the 13th of May at the St. Petersburg City Theater for a showing of "The Princess Bride". The evening started at 6:30 PM as Heavy D's Barbecue served up some great BBQ enjoyed by many of the movie patrons. Some great prizes related to this fan favorite movie were raffled off just before the movie started at 8 PM. Be sure to attend the next movie night and support this wonderful community theater all year round (www.spcitytheatre.org). Follow the Skyway Marina District on Facebook for all the latest event news.



SAVE THE DATE

General Meeting

Thursday June 9th 7:00 PM

Grand Villa

3600 34th St. S

(come at 6:30 PM for appetizers)

Featured program

Clean Canals &

St. Pete Walking & Bicycle Safety

Jul 28: Board of Directors Meeting

Aug 5: Fall Broadwater Breeze Deadline

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From The BCA Board

There is much going on in and around Broadwater in 2016. The Broadwater Picnic and Garage Sale along with numerous Skyway Marina District events and developments have the area buzzing! This buzz seems to be spurring a desire to live in Broadwater and I say why not? As I find out about new residents and why they have moved here I hear a common theme, many of them know someone who lives here. This is a testament that everything we do here sells Broadwater and attracts new good neighbors who improve their property benefiting all of us. At Muriel Moreau's going away party, her buyers were there to see how cohesive their new neighbors were and felt like they made a great decision to buy in Broadwater. We also need to thank the many realtors who live in Broadwater for doing their part. It wasn't always easy in the past as Broadwater had little identity. Our neighborhood plan improvements put us on the map and our residents have further advanced us as one of the best neighborhoods in St. Petersburg! We will continue to improve with the push to beautify the 38th St S connection from 46th Ave S to 48th Ave S in a public/private funding project. This project along with the Maximo Marina renovations should be have that area looking great and further increase our property values. Please continue to support our local businesses and get involved in Broadwater and Skyway Marina District activities that keep our area active and relevant. I hope to see you at our General Meeting on June 9th at Grand Villa. Our featured speakers will focus on keeping our waters clean and bike/pedestrian safety. See you there!

Tom Ando
BCA President



Lynne Moore has joined our Welcome Aboard representatives replacing Kris Holtman. We wish to thank Kris for her time devoted to Welcome Aboard! Lynne will be working with Maria Roesner and Mary Lisan 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 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

- Rob & Jana Amsler 3778 42nd Ave S
- Marko Berkenbusch & Valerie Briston 4380 45th St S
- Mona Martin 3875 40th Way S
- Randal & Andrea Oversby 4312 46th Ave S
- Dave & Martina Clements 4060 40th Cir. S
- Erik Fak & Teresa Menendez 4050 43rd St S
- Ken & Lisa Smaga 4310 40th St S
- Blane & Dena Huegel 4026 42nd Ave S (moved from 40th St)
- Ronald & Dee Ann Feick 4000 40th Cir S
- Lawrence & Jessica Marchione 3831 38th St S
- Maryann Marnell & Mike Rabenau 4401 37th St S
- Tom Milano & Brian Shiely 4443 37th St S
- Cecilia Allen & Cyrus Mallory 4400 44th St S (welcome back)
- Richard Sorenson 3888 46th Ave S



Debris In Our Waters, Are You Aware?

With the rainy season upon us we need to be sure to keep trash and yard waste from entering our waterways. Pick up trash as you walk the neighborhood and keep yard waste out of the gutters. Make sure your lawn service knows that you are aware of the Best Practices guidelines. In order to protect our waters let's be proactive and make sure that we and our lawn services are aware of and follow these practices. If you observe illegal activity you should make the person aware and if it continues you should report it to Pinellas County. Together we can keep our waters clean. For more information go to www.broadwaterfl.org. Don't let this end up in the canal!!

Neighborhood Garage Sale

It was another great day for our annual garage sale on March 5th. Thanks to all who participated as well as Mike Roesner, Marty Lisan, Brian Dault and Rob Amsler for patrolling 46th Ave S to keep traffic flowing nicely! Next year we intend to coordinate with Maximo Moorings so our sales are on consecutive weekends.

Thank You!

Thanks to the following merchants who donated Door Prizes to the Please remember these supportive merchants when shopping or dining in our community
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Blue Parrot Bar & Grill
Domino's
Fantastic Sam's
Gulfport Family Restaurant
Habana Cafe
Johnsonville Brats – Tony Schott

Kissin' Cuzzins
* **Kokomo Salon & Spa**
Kopper Kitchen
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Peninsula Inn and Spa
* **Pinch-A-Penny Pools**
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Scallywags Design – Paula Briggs
Sea Hags
Selene Restaurant
* **The Simms Team**
Skyway Diner
* **St Pete Team Realtors–Debbie Zito & Lee Krueger**
Smokin J's BBQ
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Saying Goodbye to Long Time Neighbor

submitted by Valerie and Janice who will miss her dearly

After 23 years it is going to be bittersweet to see Muriel Moreau leave Broadwater. We are sad to see her go, but know that she will be happy being closer to family. She was the glue on our street being there for everyone. She was a straight talker, always loyal and had her heart in the right place. To many of the kids on our street she was Mimi a second grandmother, a special bond that she says she will miss the most. Even our dogs knew where to go to get a special treat. We hate to see her go, we are going to miss her, but understand that there is no place like being with your family as you get older. When she was selling her home she boasted how wonderful it was to live here in Broadwater. She rallied to get a "nice" family to move in. She felt it was her responsibility. We welcomed the new family, Wes and Tracy, to the neighborhood at Muriel's going away party so that they could meet everyone. We think they are going to love it here and be great neighbors! Thanks Muriel for all you brought to all of us on the west end of 42nd Ave S!



Wes, Muriel & Tracy



Muriel, Valerie, Janice & Mary Kate



The Skyway Marina District

May Day Race Showcases the Skyway Marina District!

The May Day Race was a huge success with nearly 500 registrants (including many Broadwater residents) for the scenic 5k, 10k and Kids Dashes. The weather was perfect, the course was beautiful and the competition was tight! A big thank you goes out to all of the volunteers who made this event a success, especially those from Broadwater. This event would not be possible without great support from our local businesses as sponsors, especially Ceridian which hosted the pre and post-race activities. Proceeds from the race will benefit the Skyway Marina District and the Fund a Classroom Project for Pinellas County Schools. To view race results, you can visit www.coolrunning.com and photos can be viewed on the Skyway Marina District and May Day Race Facebook pages. Perhaps most importantly, we have gained many more fans of the district and our beautiful Clam Bayou! Hope to see you again next year! Thanks to the following Broadwater volunteers who helped make this event a success: Mike Milvain, Dick Collins, Jana Amsler, Tom Ando, Kristen & Evan Mory, Kris Holtman, Vicki Linkovich, Lynn Hanshaw, Gia Ockuly, Phil & Sandy Spence, Hunter Whittle and Kathy Farmer.





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THE Real Estate Report

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

Second Quarter 2016

Reduce Your Flood Insurance Premium!

The Pinellas REALTOR® Organization and the Florida Association for Insurance Reform invite all Tampa Bay area residents to a community forum where you'll learn about new laws and regulations that may affect your policy. There will also be Certified Floodplain Managers on hand to review your current Elevation Certificates and flood insurance policies to see if you can lower your premium.

**Monday, July 11, 2016
6:00 - 9:00 p.m.**

at the Pinellas
REALTOR® Organization
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(Plenty of parking onsite)

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or call 856-723-3666

*Bring your elevation certificate and
current flood insurance policy*

It's Heating Up . . .

As summer approaches, it's a good time to have your A/C equipment serviced. It's a good idea to have routine maintenance done, and an annual check at least, to ensure that you won't have a breakdown when you need cool air the most! If you're

Continued next page

FROM THE STATISTICS

Broadwater has only a 3 month supply of waterfront homes - the strongest sellers' market of other waterfront neighborhoods in the area. The Snell Isle/Coffee Pot area, in contrast, has a 29.6 month supply of waterfront homes. Broadwater waterfront has had no bank owned sales in 2016 and only 1 short sale. That home went to contract in June 2013, so the short sale was anything but short in time. There was one bank owned non-waterfront sale, and there is one other under contract.

Waterfront sales were brisk with 14 sales so far this year. The Simms Team listing that sold at 4026 42nd Ave S sold for the highest price per square foot this year, \$337/sq ft. The Petersens are

happily downsized in their Eagle Crest home that we helped them purchase.

13 of the 14 sales were through the MLS. The 13 MLS-sold homes were represented by 11 different listing agents and there were 13 different selling agents, 3 of whom live in the neighborhood. The 5 non-waterfront homes had 5 different listing agents and 5 different selling agents. 5 of the 14 waterfront sales were cash (36%); 8 were financed (57%) and 1 was shown as "Other" (7%). 2 of the 5 non-waterfront sales were cash (40%). 🏠



SHARON SIMMS
Waterfront Specialist
Your neighbor at
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REAL ESTATE ELSEWHERE

DOWNTOWN: For any of you looking to downsize or urbanize: downtown St Pete is hot, hot, hot! You may have read about the recent \$6,900,000 condo sale in downtown St Pete. Yes, most of the Beach Drive condos are above \$1,000,000 but the hottest section of the market is off Beach in the \$300,000 - \$400,000 range. Townhomes are sprouting up all over. New homes in the Old Northeast (generally in the \$1 Million to \$1.25 Million range) are also popping up like dandelions.

COSTA RICA: The northwest Pacific coast of Costa Rica is thriving. We continue to have happy clients buying there, which we do through a trusted colleague with "boots on the ground" since Sharon and team are busy selling real estate here in St. Pete. We have a condo in a gated community that we rent out, so if you're looking for a vacation rental, we'll put you in touch with our Property Manager there.

Call or email us if we can help with your real estate needs, in Broadwater or anywhere else in the world! 🏠

THE
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TEAM



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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.

Broadwater:						Waterfront					Non-Waterfront				
	#	\$ Low	\$ High	Average	\$/SF	#	\$ Low	\$ High	Average	\$/SF	#	\$ Low	\$ High	Average	\$/SF
Avail 5/23/16	6	589,000	1,500,000	870,600	288-345	4	320,000	427,000	349,180	132-201					
Pndg 5/23/16	4	535,000	650,000	612,500	275-361	1	169,600	169,600	169,600	64					
Sold YTD '16	14	285,000	785,000	593,271	208-337	1	370,000	370,000	370,000	159					
Sold 2015	26	400,000	1,100,000	586,142	142-349	7	179,000	305,000	234,143	64-140					

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	Active/Pending as of 5/25/16				Sold YTD 2016		Sold 2015		
NEIGHBORHOOD	#	\$ Low	\$ High	#	\$ Low	\$ High	#	\$ Low	\$ High
Broadwater	10	535,000	1,500,000	14	285,000	785,000	26	400,000	1,100,000
Bayway Isles	12	930,000	4,995,000	3	350,000	1,025,000	8	605,000	1,370,000
Causeway Isles	5	499,900	849,000	6	375,000	1,145,000	20	325,000	650,000
Pasadena Yacht/Country Club	22	625,000	3,000,000	8	595,000	1,366,500	13	641,200	3,275,000
Pinellas Point/Bahama Shores	2	1,698,000	4,200,000	2	1,075,000	1,325,000	8	465,000	1,400,000
Snell Isle/Coffee Pot/Old NE	25	1,100,000	4,150,000	4	1,550,000	2,900,000	13	842,000	3,300,000
St. Pete Beach/Pass-a-Grille	51	550,000	3,750,000	20	485,000	1,215,000	50	380,000	2,150,000
Tierra Verde	30	499,900	6,400,000	6	630,000	1,700,000	24	630,000	1,875,000
Treasure Island	41	400,000	3,900,000	15	545,000	1,470,000	66	350,000	3,700,000
Venetian Isles/Arrowhead	17	432,000	1,799,000	15	326,000	904,700	34	515,000	2,100,000
Yacht Club Estates	11	499,000	1,749,000	6	450,000	1,500,000	16	480,000	1,550,000

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



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THE
SIMMS
TEAM

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

Continued from page 1

thinking about replacing and/or upgrading your A/C, look into the options - spending a little more on a higher rated unit can save you big dollars in the long run on cooling costs, and it can certainly minimize mechanical noise intrusion.

Team News:

Although you may not have seen many Simms Team signs in the neighborhood, it doesn't mean that we haven't been selling in other areas. In fact, for real estate sales in 2015, Sharon was one of the top selling agents for Coastal/Christie's, earning the **Chairman's Circle Award**, Coastal's highest designation.

Coastal Properties Group was the top company in Pinellas County for marketing listings over \$1 Million, with 61 sales, followed by Coldwell Banker with 47, then Smith & Associates with 38. Coastal also had the highest percentage of their sales being waterfront countywide, with 35%, followed by Coldwell Banker and Century 21 each with 26%. **Christie's International** globally sold \$119.4 BILLION in real estate in 2015!

MEET THE TEAM:

Sharon Simms,
Team Leader

Tami Simms,
Director of Marketing
& Concierge Services

Amy Dinovo,
Strategic Execution Officer
& Client Care Manager

Rob Johnson,
Certified Residential Specialist





MEMBERSHIP 2016

Your dues support this publication and all of the social activities of the Broadwater Civic Association. Thanks to our 265 paid members (50%) so far in 2016. If you have not paid in 2016 you should have received a member form in the mail. You may also download the form at www.broadwaterfl.org under the Contact Us Tab. **Please be sure to fill it out completely even if your information has not changed.** This will insure that we have your information up to date. Please mail or drop it off to Vicki Linkovich or bring it with to the General Meeting on June 9th.

BROADWATER REFERRAL LIST

Connie Beckman now maintains a list of referrals from Broadwater Residents for various home services. The list, which is available at www.broadwaterfl.org, is updated regularly. We are tracking the number of positive referrals for each contractor. **We ask that you review the current list and email Connie at conbek@kenbek.com with the name of any of the contractors on the list that you have utilized and would recommend.** You may also email her with any new referrals for home services you have utilized and would recommend. Please include the company (or individual's) name, phone number, and service type. You may still request referrals via

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NEXTDOOR BROADWATER

Nextdoor is a great site when used for what it intended for. When abused it will lose subscribers and become another social media site that turns people off. Don't let this happen to Nextdoor Broadwater!! 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 an 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.

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BLOCK CAPTAINS

We are still looking for a new Block Captain for the north end of 45th St S (4200-4388). If you live in or near this block and would like to be a Block Captain please contact Tom at t.ando@turtlese.com or 727-638-1421. 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. Block Captains also hand deliver the Broadwater Breeze and can collect your 2016 membership dues.

Thanks to all of our Block Captains for their time and efforts to make Broadwater a great place to live!! If you do not know who your Block Captain is, go to www.broadwaterfl.org for a complete list.

BROADWATER NEIGHBORHOOD WATCH

We have very little crime to report in the past few months but keep in mind that schools are out for the summer starting June 7th. Please be extra observant for any potential criminals looking for opportunity. Do not leave valuables in your vehicle overnight and continue to lock your vehicles and garage door when unattended. We also ask that you do not give work to individuals that solicit door-to-door. You are taking a risk if an uninsured person is injured on your property. **Report anything suspicious to the police at 893-7780 (store this number in your cell phone).** Remember if calling the police even crosses your mind, do so! More crime prevention and reporting tools can be found at www.stpete.org/police.

The Broadwater Neighborhood Watch provides a presence that helps deter crime as well. Thanks to Brian Dault and all of our volunteer patrollers for giving their time to help keep Broadwater safe! If you wish to join please contact Brian at bdaultgbc@gmail.com or 727-424-9696.

There have been some changes to our CSO program recently. We now have a team of Community Service Officers that can be reached at 727-551-3181. You will need to leave a message and an officer will respond to you. Officer Stanley Maybell is our direct contact for the team. We wish to thank our past Community Service Officer Dennis Kelly for being a vital part of making Broadwater safe!! Dennis went above and beyond to make a huge difference in Broadwater and all of the neighborhoods he served. He has also been a champion in making the Skyway Marina District a success. We will sure miss you Dennis!!!!



Contact Information

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MARK EWIN	866-3254	ewinml@msn.com



Kornell's Korner

Here are updates on some important projects that are in various stages of completion. **As always, please feel free to contact with concerns or needs at skornel@stpete.org or 727-893-7117.**

Skyway Marina District

All of our hard work is starting to pay off with several million dollars of new construction ongoing or scheduled to start soon in the Skyway Marina District. This includes a new Burger King and a new Publix under construction. Wendy's will soon start building a new store at its current site. This shows that businesses are willing to invest money in the district and the cumulative effect of all the new construction is a much improved look on the corridor. The new gateway signs are installed adding to the improved look for the corridor. The new construction inspired the city council to allocate \$5,000 to hire a consultant to develop design guidelines for the district. The consultant has been hired and the guidelines are in the process of being developed. Hundreds of new employees have moved into the Skyway Marina District, with Jabil Circuit and Kobie Marketing now leasing space on the Ceridian campus. The importance of creating a Southside employment center cannot be overstated. Jabil Circuit and Ceridian have agreed to participate in a pilot employment program for low income youth. In addition to work experience at the respective company, St. Petersburg College will develop a curriculum specifically designed in partnership with the two companies to teach the youth specific technical skills that will make them more employable when they complete the program. This training will take place at the Allstate Campus of St. Petersburg College.

Area Master Plan

While the Skyway Marina District plan is starting to bear fruit, there are still many issues that need to be addressed in other parts of my council district (5) and in the adjoining council districts (6, 7). In order to accomplish these goals and clarify priorities I have teamed with neighborhood presidents, the Skyway Marina District, Bethel Community Church and the Alliance for Bayway Communities to request that the city council allocate monies to do a master plan for the area. This would be similar to the waterfront master plan that was recently completed for the downtown St. Petersburg. My request for this plan was heard at our city council meeting that was held on May 5, 2016. City Council voted unanimously to send it to a Committee of the Whole for further discussion. It is important that we have this discussion before the 2017 budget is finalized so we have a chance for funding this year. This plan would involve extensive public involvement, but some of the issues to potentially be addressed would include empty retail spaces throughout the area, multi-family developments in the area, and protection of environmentally sensitive areas, just to name a few. I will keep you updated as this idea moves forward. As always, your support will make a major difference in whether or not this initiative is funded.

Reminders

- Please clean up after your pet. It is against city ordinance to not pick up their waste so carry a bag and help keep Broadwater Beautiful!
- By city ordinance (Sec. 27-471), customers may place both trash and recycling containers at the curb by 7 PM the night before collection and must be moved from the street by 7 PM the same day following collection.
- Please discourage your dock company from using 38th St S (46th Ave to 48th Ave) to load materials

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38th St South Improvements

submitted by Mike Zito, project information coordinator

Investigative work is well underway to replace and beautify the unsightly decayed and unsafe concrete bollards that line the 175 feet of roadway on 38th St S. between 46th Ave S to 48th Ave S. A group of Broadwater volunteers have been meeting with city officials, engineers, FDOT, and landscapers in order to come up with an approved replacement. After nearly a year working through much red tape, we are ready to unveil our options. All options consider safety first, then beautification. Broadwater residents will be receiving information about a survey via an infolink email or you may go to www.broadwaterfl.org and click on the 38th St Beautification rotator. Your participation in this survey is very important to help this project move forward. Our timing is excellent as we will be doing our part to help enhance the area bordering the marina renovations, beautifying Broadwater and improving the Skyway Marina District.

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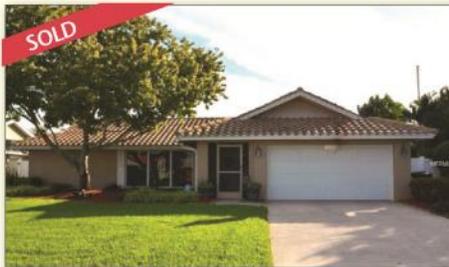
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