

SPRING



2024

The Broadwater Breeze

www.broadwaterfl.com

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



BROADWATER COOKOUT AND EASTER EGG HUNT

SATURDAY MARCH 30TH 11 AM – 4 PM

The 3rd Annual Broadwater Cookout and Easter Egg Hunt will take place on Saturday March 30th at the Canizares property! We will have a 50/50 raffle along with inflatables and other activities for the kids and an Easter Egg hunt around 11:30 AM. Residents can attend the event at any time.



The Association will provide hamburgers, hot dogs, brats and sides so no need to bring a dish. We will also provide soft drinks, water, beer, wine, champagne, and a few mixed drinks. We love this location

(which is the same as the Halloween Party) and can't thank the Canizares Family enough for sharing it with us. We are seeking volunteers to help make this a memorable event for kids of all ages!!



If you would like to help, please contact Mel Moss at melmoss@M2Promo.com or 727-276-9345 text or call. RSVP by March 23rd at www.broadwaterfl.org or by scanning the QR code below. If you do not have internet access, you may

RSVP to Mel Moss at 727-276-9345.



March 9th

On March 9th, we will hold our annual Broadwater Neighborhood Garage Sale starting at 8 AM. We will run ads in the Gulfport Gabber and on Craigslist so be ready for throngs of shoppers. A map of participating homes will be available at www.broadwaterfl.org on March 8th for shoppers to print. **Email your name and address to infolink@broadwaterfl.org** to get your home on the map. If you do not have internet access, please call Tom at 727-638-1421 by March 7th to register. You may want to place a sign on the end of your street to direct folks your way. In order to keep travel lanes clear on 46th Ave. we ask that you inform shoppers not to park on the north side of 46th Ave S. We will be proactive in trying to control the traffic on 46th Ave S but we ask that you be patient on March 9th as you drive through the neighborhood. **The event will be moved to March 10th if we have inclement weather.**



RUNNING LATE FOR WORK?
Speeding **20 m.p.h. over**
for **10 miles**
saves **4 minutes**
& costs a **\$281 ticket**

IS IT WORTH IT?

Please do your part by observing the speed limit on the roads and canals in Broadwater.

There is too much to lose by saving a small amount of time!!

SAVE THE DATE

- Mar 6: Hump Day Happy Hour Red, White & Booze
- Mar 7: General Meeting 7 PM at SPC 3200 34th St. Update on the Skyway Marina District
- Mar 9: Neighborhood Garage Sale
- Mar 9: Skyway Marina District Cleanup
- Mar 20: Hump Day Happy Hour Hookin' Ain't Easy
- Mar 30: Cookout & Easter Egg Hunt



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HOMEOWNER TIPS

Got spiders? Mix in some peppermint oil with water in a squirt bottle and spray where the spiders are

Look for our ad every issue to receive a tip that you might use around your house!



BEAUTIFICATION AWARD SPRING 2024

Congratulations

Steve & Tina Yakel 3920 46th Ave S.



The Yakel's will receive a \$50 gift certificate compliments of

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HUMP DAY HAPPY HOUR

If you are looking for an opportunity to meet your Broadwater neighbors, please attend Hump Day Happy Hour. This casual group was created by two neighbors that wanted to meet and socially connect with other Broadwater neighbors. The group has grown in popularity and is a fun time for all, especially if you are new to Broadwater. The group moves around to support local businesses and meets every other Wednesday from 5:45pm - ?.

Apr 3: Red, White & Booze

Apr 17: Hookin' Ain't Easy

May 1: The Deck

May 15: Red, White & Booze

Stay tuned for more 2024 dates and locations to be announced via the usual information outlets.

BROADWATER HELPING HANDS



If you or a neighbor in Broadwater needs a helping hand or you would like to be a Helping Hands volunteer, please contact Kristen Mory at 727-688-9597 or kristenmory@yahoo.com

**Please Remember To
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13th Annual Broadwater Boat Parade

What a perfect night it was for a boat parade!! Thanks to **Sean Nyitray & Kevin Lampman** for coordinating this fun event and our 10 well decorated boats for putting on an enthusiastic show! Thanks to **John & Teresa Harris** for hosting the post party with help from **Mike & Debbie Zito**. Thanks to **The Canizares Family** for opening up their property for public viewing. Thanks to **Tiki Docks** for hosting the pre-party, **Maximo Marina** for providing dock space, **Sunshine Liquors** (formerly Tosti's Spirits & Fine Wine) for 2nd & 3rd place prizes. Thanks to all who watched from the shore and voted. Thank you to our photographer **Erkki Taada** and **Lisa Mets** for the video. Email broadwaterholidayboatparade@gmail.com to get notified for 2024 parade entry. View and download pictures & videos at www.broadwaterfl.org

The top vote getters were:

3rd Place Tie: #6 "Rudolphin" Jerry Williams & Crew
3rd Place Tie: #21 "Christmas Tribute to Jimmy Buffet" Bill Mills & Crew



2nd Place: #14 "Barbie & Ken Christmas" Kevin Lampman & Crew



1st Place: #22 "Ru-dolphin Visits Broadwater" Joe & Christine Cassara & Crew



FROM THE BCA BOARD

We had a busy December with our Annual Meeting, Boat Parade, Holiday Party and Golf Cart Parade to close out 2023. These festive activities define what makes Broadwater a special place! Thanks go out to all of our awesome volunteers and participants who made these events great! At our Annual Meeting on December 7th, we welcomed **Amanda Long, Melissa Webb, and Tom Vorjohan** to the 2024 Board of Directors and we thanked departing Board Members **Judith Schleicher, Jeff Case and Richard Aaron** for their service to Broadwater!

Be ready to sell or buy at our Annual Garage Sale on March 9th. We will once again hold our Cookout and Easter Egg Hunt on March 30th in Broadwater!

Our bi-weekly Hump Day Happy Hours are well attended and a great opportunity to meet more of your neighbors.

Plan to attend the next General Meeting at SPC on March 7th to hear more about what is happening in the Skyway Marina District and how you can be a part of it. I hope to see you there!

Everything we do in Broadwater is made possible by our volunteers, membership dues and advertisers/supporters. At \$50 per year, Broadwater Membership is the best value out there!! Join today!!!

On a sad note, we were recently saddened by the loss of Jim Hill (Evelyn's husband). Jim was a staunch Broadwater supporter and volunteered for most social events in the last 20 years. In honor of Jim, we ask those who are able, to volunteer to continue to make Broadwater a great place to live!!

Tom Ando
BCA President



Mary Lisan, Maria Roesner, 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

- * Chad Biller 3912 39th Cir S
- * Alexander & Kathleen Leblanc 3749 42nd Ave S
- * Joseph & Shawna Taylor 4391 38th Way S
- * Nick Gaydos & Jen Richardson 3901 40th St S
- * James & Celia Martin 4081 39th St S
- * Christopher & Alicia Sorenson 4179 48th Ave S
- * Casey & Emily Cureton 4122 38th St S
- * Erkul & Berke Yuksekkaya 4419 46th Ave S



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CAGE Code: 9AFM8

UEI: C1TZPL42NXP1

20th Annual Broadwater Holiday Party

Despite the weather, 240 attended our Annual Holiday Party on December 16th!! The Armory was very festive thanks to lighting supplied by **Kevin Lampman (Molecular Media)** and table decorations by **Melissa Webb**. The appetizers, main course and desserts were catered this year, the DJ kept the dance floor buzzing, and the photo booth provided some entertaining holiday pictures. The food was great thanks to **Cibo Delizioso** and our servers **Bailey, Caton & Reagan**. Our bartenders **Corey, MJ & Will** kept our cups full all night. Thanks go out to **Charlie & Jaime Wubbena** for donating bar mixers and fruit and **3 Daughters Brewery** for donating some great beer and vodka drinks.

We were able to reduce the admission price to \$5 thanks to our wonderful Gold & Platinum sponsors: **Moore Resources, Red, White & Booze, King Contracting, Coastal Christie's (Maribeth Rainwater), Coastal Christie's (Mike & Debbie Zito), Gulf & Bay Marine, Vaughn Law, Modern Medical Aesthetics, MB Marine Construction, Double Time Charters, Bell Bank Mortgage and Marsalisi Law.**

The 50/50 raised \$330 for our National Guard Families and the four basket raffles raised \$500 for **Ready for Life Pinellas**. Thanks to our raffle donors: **Shireen Granger, Tom Ando, Hookin' Ain't Easy, Portofino, Tiki Docks, Kokomos Salon & Spa, The Deck and The Crafty Squirrel!** The 50/50 Raffle was won by **Kevin McAdams** and the raffle prizes were won by **Heather Lawley, Becky Plummer, Mark Rodriguez** and **Scott & Sarah Thomas**.

Thanks go out to our residents for their very generous donations to our National Guard families with \$1250 raised and matched by the Broadwater Civic Association and adding the 50/50 proceeds for a grand total donation of \$2830!! Thanks to all who donated items to the **Kind Mouse Food Drive** as well. It was a great night of giving and partying!!

Special thanks to **Kelli Lorino** and **Anne Gottlieb** for organizing this great event along with: **Anthony Lorino, Sean Gottlieb, Ryan & Shelley DeBerry, Mike Zito, Mike & Maria Roesner, Tom Hobgood, John Rude, Tom & Dana Ando, Paige Riveron, Jaime Wubbena, Melissa Webb, Jeremy & Maribeth Rainwater, Amanda Long, Luz Sackett, Charlotte & Christopher Gottlieb, Will Seeley, Bill Bergeron, Jean Sheahan, Mark & Patti Ewin, Jon Kind** and our photographer **Chuck Goes**. We need to also thank **Sgt Richard Allee** and the National Guard for their partnership with Broadwater. We couldn't do this without them!! **View and download pictures at www.broadwaterfl.org**



Scan QR Code to view photos from all Broadwater 2023 Events



BW events 2023





MEMBERSHIP 2024



Your dues support this publication and all the great social activities of the Broadwater Civic Association. **Thanks to our 206 paid members (39%) so far in 2024.** If you have not joined yet, you can 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 Jon Kind or bring it to the General Meeting on March 7th. **If you are not sure if you have paid your dues, email your name and address to infolink@broadwaterfl.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 inshore 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

THE SKYWAY MARINA DISTRICT



Now that the Ceridian lot construction is underway, we have learned that the last large piece of property in the Skyway Marina District is for sale. St Petersburg College plans to build a new training center on the east lots bordering I-275 and sell the lots where the college stands now for future development. We are hoping for some much needed retail and will need to voice our opinions to help guide the prospective owners. Stay tuned!! Learn more about what is happening at our March 7th General Meeting. **The District relies on volunteers and your support of local businesses. To volunteer for the Board, a committee, or any future events, contact Misty at director@skywaymarina.org or 727-466-7173. Stay connected via the Facebook Page or at skywaymarinadistrict.org**

BROADWATER CIVIC ASSOCIATION 2024

BOARD MEMBERS	PHONE	E-MAIL	ADDRESS
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THE Real Estate Report

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

First Quarter 2024

Popular Home Wellness Trends

Incorporating wellness features into the home design process is not only becoming more mainstream, it's becoming more expected in homes, especially in the luxury market. The foundation of health and wellness begins at home, so it's no wonder that these features are becoming more conventional. Below are some home wellness design trends expected to become increasingly more prevalent.

- **Home Air Purifiers:** Air purification systems can be installed into HVAC systems and take the form of stand-alone units
- **Touchless Appliances:** From motion-activated toilets, kitchen faucets, bathroom faucets, light switches, locks or garage door openers
- **At-Home Fitness:** Heated yoga studio, meditation room, massage studio
- **Embracing Minimalism:** A clutter-free home creates a stress-free oasis that is so important for mental clarity and health
- **Enhanced Outdoor Living:** From full outdoor kitchens to enhanced lounging areas to additional protection from the elements

Source: RISMedia



MARKET MUSINGS ...

So far this year there has been one waterfront sale, at \$1,550,000. The same period last year had no sales. It was a cash sale. It sold for 97% of list price. Days from listing to contract was eight days. \$705/sq ft. As of February 15th there were three active waterfront listings, ranging from \$1,199,000 to \$3,200,000.

This year there has been one non-waterfront sale, at \$725,000. The same period last year there were no sales. It was a cash sale.. Days from listing to contract was eight days. As of February 15th there were no active listings. There was one contract pending, listed at \$799,000.

In 2023 there were 12 waterfront sales, ranging from \$1,000,000 to \$3,111,143, with an average sale price of \$1,436,304. 67% were cash sales. Average time on the market was 106 days, with a range of 0 days to 292 days.. Average sale to last listing price was 89%, sale to original listing price was 82%.



TAMI & SHARON SIMMS

Average price per square foot was \$581 with a range of \$397/sf to \$809/sf.

In 2023 there were 11 non-waterfront sales, ranging from \$560,000 to \$1,165,000, with an average of \$771,036. 45% of the sales were cash. Average days on the market was 51, with a range of 1 day to 256 days. Average sale to last listing price was 98%, sale to original listing price was 95%. Average price per square foot was \$401, with a range of \$30/sf to \$499/sf.

Prices are skyrocketing for insurance, both homeowners and flood. Property taxes for a new

See Musings, next page



The SIMMS 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 \$/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 2/15/24	3	\$1.199M	\$2.95M	\$2.1M	706	0				
Pnd 2/15/24	1	\$2.25M			895	1	799,000			386
Sold YTD 24	1	\$1.15M			705	1	725,000			292
Sold 2023	12	\$1.0M	\$3.11M	\$1.43M	581	11	560,000	1.165M	771,036	393

Many people ask us about market activity in neighboring communities as well. Here is a look at what’s happening on the waterfront (navigable to the Gulf) in some other popular areas.

Active & Pending as of 2/15/24

Sold YTD 2024

Sold 2023

Neighborhood	#	\$Low	\$High	#	\$Low	\$High	#	\$Low	\$High
Broadwater	4	1,199,000	2,949,999	1	1,550,000		12	1,000,000	3,111,143
Bayway Isles	9	1,988,000	7,500,000	0			7	1,240,000	6,300,000
Causeway Isles	10	1,049,900	4,500,000	1	615,000		11	1,050,000	2,850,000
Pasadena Yacht & CC	4	1,950,000	5,100,000	0			11	1,750,000	5,200,000
Pinellas Point/Bahama Sh	1	4,750,000		0			8	940,000	2,612,000
Snell Isle/Coffee Pot	16	2,600,000	12,000,000	2	4,000,000	4,100,000	19	1,650,000	9,000,000
St. Pete Beach/PAG	40	1,200,000	7,975,000	8	1,000,000	3,437,300	48	630,000	6,950,000
Tierra Verde	11	1,999,998	13,000,000	4	1,900,000	2,850,000	17	1,475,000	5,765,000
Treasure Island	41	849,900	5,750,000	6	850,000	2,750,000	55	938,000	5,375,000
Venetian Isles/Arrowh.	15	1,250,000	5,795,000	6	1,050,000	5,800,000	35	915,000	9,200,000
Yacht Club Estates	7	1,550,000	3,395,000	2	1,060,000	1,999,000	13	1,350,000	4,310,000

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

Musings (cont’d from page 1)

owner without Save Our Homes Cap can be shockingly high. Remember that if you have Save Our Homes on your current home, you can take some or all of that tax savings with you to a new homesteaded property anywhere in Florida. See www.pcpao.gov for details.

Have you been getting letters advising you that a company can monitor your deed for a fee? Save that money because the Pinellas County Clerk of Court will notify you for free of any documents filed with your name in Pinellas county records. This won’t prevent fraudulent documents, but will give you an early warning. You can sign up at <https://www.propertyfraudalert.com/select> or through the Pinellas appraiser’s site or the county clerk’s site.

Happy Spring - I’ll be glad when we’re done with the cold days we’ve had this winter!

- Sharon

MEET THE TEAM

Tami Simms
CIPS, CLHMS, CRS

Sharon Simms
CIPS, CLHMS, CRS

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Amy Dinovo
Team Transaction Manager

BROADWATER NEIGHBORHOOD WATCH



Volunteer to be part of the Broadwater Neighborhood Watch. We Need You Now! All that is required to be part of the watch program is to contact Mark Ewin at ewinml@msn.com or calling or texting 727-804-3825.

All Broadwater residents need to remember – “if you see something out of the ordinary, say something” by calling the Police non-emergency at 727-893-7780. “Don’t Feed the Bears” - Keep the garage doors down and secure your cars and home when unattended.

Mark Ewin
Broadwater Neighborhood Watch Coordinator

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 2024 membership dues. If you do not know who your Block Captain is, click on the Contact Us Tab at www.broadwaterfl.org.

We need a Block Captain for 38th Way S North side. If you or someone you know may be interested, please contact Tom at 727-638-1421 or tandol1@tampabay.rr.com.

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

5th Annual Broadwater Holiday Golf Cart Parade

We had 16 carts, including several from Maximo Moorings, and beautiful weather for parade viewers who lined the Broadwater streets on December 23rd. There were so many great parties along the route including some giving out spirits to our well decorated carts!! The parade culminated at **Tiki Docks** with the awarding of the trophy and prizes for our top 3 vote getters. Thanks to **Jeff and Alicia Joyner** for organizing another great event, all of our participants for putting on a great show and the 298 people along the route who voted in person for their favorite cart. Thanks to **David Smith** for sharing some great photos! Email aliciajoyner727@gmail.com to get notified for 2024 parade entry. View and download pictures and videos at www.broadwaterfl.org

The top vote getters were:

3rd Place: #6 Rudolphin Jerry Williams



1st Place: #2 God Bless America Tony Wolz



2nd Place: #1 Peppermint Paige & Puppies
The Joyners



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Gateway to the Gulf

Broadwater Website:

www.broadwaterfl.org should be your first stop if you are looking for event information and answers to neighborhood or city questions. The Resources and Useful Links Tabs is a great place to start when you need answers.

Nextdoor

Nextdoor is a social media site that connects Broadwater neighbors as well as other nearby neighborhoods. 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.

Broadwater Infolink

Infolink is an email service used to communicate information to residents of Broadwater usually once or twice a week. Infolink emails are sent via Mailchimp which is a mass email service that allows us to reach over 600 subscribers in one shot. To subscribe email your name, address, phone number to infolink@broadwaterfl.org.

SCENE IN BROADWATER

Thanks to Erwin Danneels for this great photo of **Birds in Helping Hands** volunteer Fred Albert rescuing a bird! 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!



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 Shelley 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/>

Visit Patty Fernandez at our new location in St. Petersburg at 4301 34th St. S.

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Please support Tampa BayWatch. Go to www.tampabaywatch.org to see the many programs they have to preserve and restore our waters.



38th St S Beautification

To those residents who were not living here back in 2015, the area on 38th St S between 46th Ave S and 48th Ave S was once a very ugly site with broken concrete bollards and rusted rebar (see photo). With the help of a matching grant from the City of St Petersburg and private donations from over 155 Broadwater residents, we were able to transform the area into a thing of beauty! Under the supervision of John Sokol and Mike Zito, the area is maintained (by Al Mills) with continued donations from residents. **If you would like to donate to the fund, please mail your donation to our Treasurer Jon Kind at 4179 38th Way S. Make your check payable to Broadwater Civic Association and please write in your info line "for 38th St S. Beautification.**

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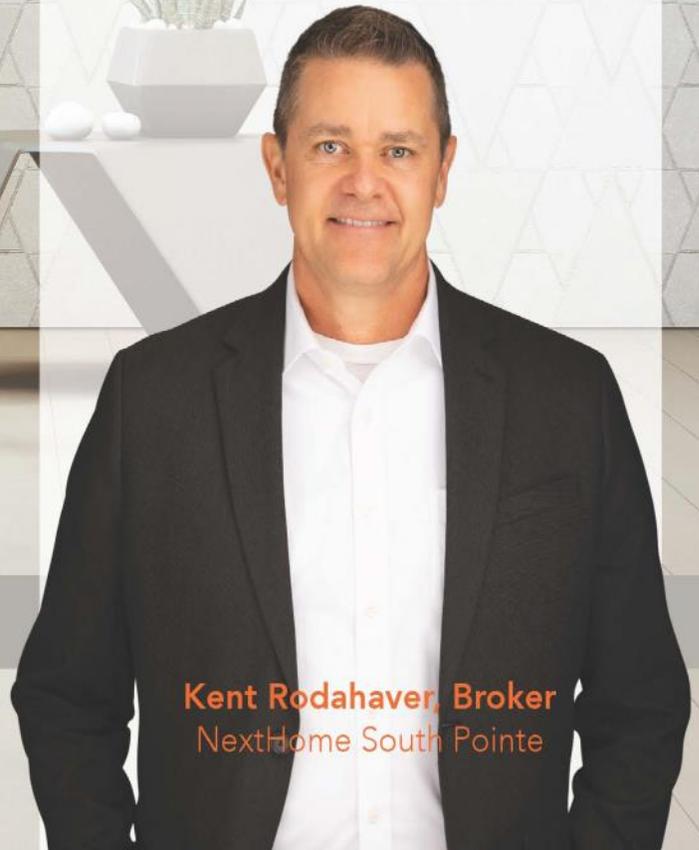
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