

Broadway Promenade

Condominium

Association

# Playbill

VOLUME 12, ISSUE 7

July 2019

## Fun Facts About Fourth of July

1. Benjamin Franklin proposed the turkey as the national bird but was overruled by John Adams and Thomas Jefferson, who recommended the bald eagle.
2. In 1776, there were 2.5 million people living in the new nation. Today the population of the U.S.A. is 316 million.
3. Fireworks are part of the tradition of celebrating this national holiday. The U.S. imported \$227.3 million worth of fireworks from China in 2012. U.S. exports of fireworks, by comparison, came to just \$11.7 million in 2012, with Israel purchasing more than any other country (\$2.5 million).
4. Barbecue is also big on Independence Day. Approximately 150 million hot dogs and 700 million pounds of chicken are consumed on this day.
5. The Declaration of Independence was signed by 56 men from 13 colonies.
6. Only John Hancock actually signed the Declaration of Independence on July 4, 1776. All the others signed later.
7. The Fourth of July was not declared a federal holiday until 1938.
8. The first White House Fourth of July party was held in 1804.
9. In 1781, the great state of Massachusetts became the first one to declare Independence Day a holiday.
10. Macy's Fourth of July Fireworks Display is the largest in the United States.

Happy Hour

Friday, July 12th

Bring a snack to share

Clubroom, 5pm-7pm

B.Y.O.B.



Happy July 4th

*In observance of Independence Day. Our office will be closed. Normal office hours will resume the following day.*

# Reminders

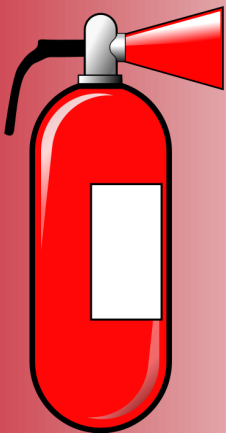
## Fire Extinguishers

Manufacturers say most extinguishers should work for 5 to 15 years, but you might not know if you got yours three years ago or 13 years ago. So how can you be sure it will fire away? Check the pressure gauge monthly. If the needle is green, it is functional. If it falls elsewhere, the extinguisher is unreliable and should be serviced or replaced. If the extinguisher is an older model, have it checked out by a professional. It is recommended to service your fire extinguishers annually.

**Replace or service an extinguisher right away if it's been used or if you notice any of the following:**

- The hose or nozzle is cracked, ripped, or blocked with debris.
- The locking pin on the handle is missing or unsealed.
- The handle is wobbly or broken.

The inspection sticker or hang tag, with a record of checkups and maintenance, is missing.



### How to Operate a Fire Extinguisher **ALWAYS Remember the word PASS:**

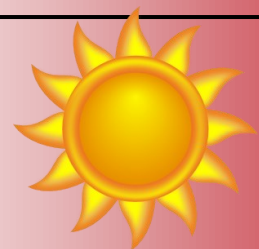
- Pull the pin. Make sure the nozzle is directed away from all individuals
- Aim low. Point the extinguisher at the base of the fire
- Squeeze the lever slowly and evenly
- Sweep the nozzle from side-to-side

For any suspicious activity, please call the police

non-emergency phone line 941-316-1199.



*Our maintenance staff  
Tony Suarez working  
hard on our pool in this  
hot summer sun!*



## Message from our Board President, Bob Pirollo:

### **Broadway Promenade Insurance Update**

Fellow owners: This is a breakdown of the insurance policies and premiums that Broadway Promenade purchases to assure that we are properly insured for a property of this size for the upcoming period 2019-2020:

Coverage	Estimated Annual Premium	Company	A.M. Best Rating
Property	\$79,857.00	American Capital	A- (Excellent)
Mold & Sewer	2,716.84	Aspen Specialty	A (Excellent)
Commercial Pkg.	13,278.33	Aspen Specialty	A (Excellent)
General Liability	Included	Aspen Specialty	A (Excellent)
Crime	Included	Aspen Specialty	A (Excellent)
Directors & Officers Liability	Included	Aspen Specialty	A (Excellent)
Umbrella	3,963.00	National Security	A+
Cyber Risk	442.00	Travelers	A++
Environmental Impairment	1,276.97	Indian Harbor	A (Excellent)
<b>Total:</b>	<b><u>\$101,534.14</u></b>		

Flood Insurance is due in October. We budget for a substantial increase due to the uncertainties of the market.

Workman's Comp is with Zenith Insurance. It covers all employees and association volunteers that are noted in board meeting minutes. Rates are set by the State.

The amounts of coverages are appropriate for a property of this size.

Details of coverages and status will be presented at our October board meeting and will be presented by our "agent of record" from Atlas Insurance.

The premium for the next insurance period is 5% higher than the previous billing period. (2018-2019 \$95,331.47)

Broadway Promenade finances the premium with a specialty insurance premium company at competitive rates.

Of the major responsibilities for the Board of Directors along with our annual budget, proper levels of insurance are one of our most serious responsibilities.

The Board of Directors will be meeting in October and will invite Tommy Kochis from Atlas Insurance to discuss the changes/updates to the policy. Tommy will also be able to answer any insurance related questions you may have at that time.

*Bob Pirollo - President, Board of Directors*



## "Management Report for July"



### **Management:**

- Met with the Paver Mac to discuss scope of work for paver project at pool
- Meeting held with insurance agent to discuss the renewal and changes of master association policy
- Met with a palm tree expert to discuss health and maintenance of palm trees
- Met with window cleaning company
- Walk thru with landscape vendor – discussing trimming, weeding & beautification/ maintenance plans for trees and plants – Increased the irrigation time and amount of days
- Met with insurance inspector – Yearly walk around common areas & pictures
- Met with workers compensation insurance auditor – annual audit
- Scheduled mosquito spraying with landscape vendor
- New owner & new tenant orientations
- Attended educational lunch & learn sessions

### **Pending:**

- ⇒ Setting up a site visit with an irrigation company to assess current irrigation and best practices for the health of our trees and plants
- ⇒ Working on bids for annual fire inspection of common areas and all units
- ⇒ Awaiting IT proposals for required computer changes by the end of the year
- ⇒ Bob Pirollo will be checking to see if Broadway network can be compatible with live streaming

### **Administrative:**

- Documented all entryway/alcove violations – Rugs, door hangings, items on floor
- Working on violation letters for those that have not removed items in entryways/ alcoves
- Paid Invoices
- Payroll & employee reviews
- Email blasts/notifications to owners/residents
- Financials & Banking
- Vendor Contacts
- Ordered Supplies
- Work Orders & Status Reports
- Estoppels completed – Units sold
- ARC requests processed



### **Pending:**

- ⇒ Awaiting IT proposals for required computer changes by the end of the year.

### **Anytime Fitness update:**

Pending litigation- In process – No new updates

### **Phillips Edison Update**

Awaiting status of payment for the share of Master Association costs for previous repairs.

**Maintenance Projects Completed:**

- AAON unit on roof repaired
- Power washing of 4 story walkways and stairwells
- Replaced 20 exhaust fans on the roof
- Converted parking lot lights to LED
- Annual roof inspection completed – A few minor findings
- Caulking work done around pool
- Some elevator repairs/maintenance

**Maintenance Projects in process/scheduled:**

- Power washing 6 –story courtyard
- Additional roof exhaust fans to be replaced
- Retiling elevator 3 & 4 – 6 story building
- Roof repairs resulting from inspection –1<sup>st</sup> week of July

**Maintenance Projects this summer: (Larger sized projects)**

- Replace pavers for the entire pool deck – Mid- July
- Plant barrier between Broadway Promenade & Publix – Pending proposals
- Enclosed gate at trash room – 11<sup>th</sup> street – TBD for install
- Garage/Structural Repairs- Pending Board Approval

**Owner Requests/Suggestions:**

Kayak Rack – Store in garage – No Board discussion until next meeting

On behalf of your Broadway Promenade team, we wish everyone a wonderful 4<sup>th</sup> of July! If anyone has any questions or needs anything, please do not hesitate to let us know. We are happy to help!



*Jodi Sondergaard,*

*Property Manager*



# Local Events

**July 4, 2019: Siesta Key:** The 29th Annual **4th of July Fireworks Display**. The annual community fireworks over the number 1 beach in the nation, Siesta Key, are blasted off just north of the volleyball courts, so viewing is good from anywhere south and along Crescent Beach.. Beach spectators are strongly advised to not bring their own fireworks. Fireworks at around 9 p.m. More info: (941) 349-3800.

**July 4, 2019:** Longboat Key: The Annual Freedom Fest and Hot Diggity Dog Parade begins at 9 a.m. at Town Hall, 501 Bay Isles Road. Put on your best red, white and blue and decorate your cars, floats, scooters, strollers, golf carts, bikes or wagons. Cannons Marina is offering a \$500 cash prize to the most patriotic business entry in the parade as long as there is a minimum of 10 business entries. Registration fee is \$25 for business floats and there is no charge for non-profit floats. Parade lineup begins at 8:30 a.m. on Bay Isles Rd. 9 a.m.. - 11 a.m. Longboat Key Chamber of Commerce for more information: 941-383-2466.

**July 5, 2019:** The Sarasota Power Boats Grand Prix Festival hosts its Boats on Main Block Party. The event lets you meet the race teams up close and see the powerboats on display and get some great photos plus there's also great food, drinks and live music. 6 p.m. - 10 p.m. Main Street, Sarasota.

**July 8, 2019:** The Jazz Club of Sarasota summer concert series continues at the Florida Studio Theatre Court Cabaret with Chuck Redd and La Lucha. La Lucha performed as the "house rhythm section" for the 2019 Sarasota Jazz Festival. Jazz Club members \$35; non members \$39. A full series subscription is \$165 for the five concerts. All concerts begin at 7:30 p.m. in the Court Cabaret Room at FST located at First St and Coconut Ave, Sarasota.

**July 11 - August 3, 2019:** The Ringling Museum presents their Summer Circus Spectacular. It's presented in collaboration with The Circus Arts Conservatory of Sarasota. The Summer Circus Spectacular highlights some of the finest circus acts from around the world .Tickets are \$16 Adults/ \$12 Children 12 and under. The Historic Asolo Theater, 5401 Bay Shore Road, Sarasota.

**July 12 - 14, 2019:** Get in on the hunt for the 6th Annual Sarasota Lionfish Derby sponsored by and based at Mote Marine Laboratory. Captain's meeting is July 12, Lionfish hunting derby is July 13 offshore from Collier to Escambia Counties. Weigh-in is July 14 at Mote Marie Laboratory and the public is invited. . Cost to participate in the Derby is \$120.00 per team (minimum 2 people per team, maximum 4 people). Mote Marine Laboratory & Aquarium, 1600 Ken Thompson Parkway, Sarasota.

**July 19, 2019:** Enjoy an evening on the bay front and some free live music at the 18th annual summer music fest, "Friday Fest", at the Van Wezel with Rebel Heart, featuring some of today's most popular country songs, mixed with a healthy dose of hits from pop, rock, dance and the blues! Bring your lawn chair or blanket, take in the music along with the beautiful Sarasota sunset and enjoy food from food trucks and drinks from local vendors. Outside food and drink is prohibited. This free concert series takes place rain or shine, it moves indoors in case of inclement weather. 5 p.m. - 9 p.m. The Bayfront Lawn, Van Wezel Performing Arts Hall, 777 N Tamiami Trail.

**July 27 - 28, 2019:** It's the 9th Annual Mystic Faire featuring everything metaphysical. Billed as the largest psychic fair in south-west Florida it will feature over 75 exhibitors and more than 25 psychics. Hear free lecturers and see psychics, healers and vendors of many kinds. Admission: \$7 for one day or \$10 for both days. 12 & under are free. Saturday 10 a.m. - 6 p.m. Sunday: 11 a.m. - 5 p.m. Sarasota Municipal Auditorium, 801 N. Tamiami Trail, Sarasota.

# July



## **COMMITTEES**

**Tree House**– Jo Rita Stevens

joritas@comcast.net

**Social**– Zada Pirollo

zpirollo@yahoo.com

## **Communications Committee**

Joe Niziolek - joe@pcichicago.com

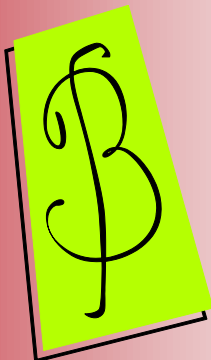
**WiFi**–Bob Pirollo

bpirollo@yahoo.com

## **Front Desk and Office**

Phone: (941) 951-0260

Fax: (941)953-3970



**BROADWAY**  
PROMENADE

## **Cast and Crew**

### **BOARD OF DIRECTORS**

**Bob Pirollo** - *President*

bpirollo@yahoo.com

**Jonathan Whitney**-*Vice President*-

jonathanpwhitney@gmail.com

**Marilyn Chapman**-*Treasurer*-

marilyn5136@gmail.com

**Lynne Sheldon**-*Secretary*-

RxToFitness@aol.com

**Chris Greenwell**- *Director*-

chris@greenwell.com

### **STAFF SUPPORT**

**Jodi Sondergaard**— Property Manager

jodi@broadwaypromenade.net

**Kaline Goveia**— Front Desk Associate & Of-  
fice Administrative Assistant

**Ariana Peralta**- Front Desk Associate/Team  
Leader

**Bill Berger** – Front Desk Associate

**Carl Jackson** – Front Desk Associate

**Kirill Stanek**– Front Desk (overnight)

**Logan Mathis**– Front Desk (overnight)

## **MAINTENANCE & HOUSEKEEPING**

**Nathan Walsh**- Maintenance Manager

**Tony Suarez**– Maintenance Manager's Assistant

**Sue Simoneau**– Housekeeping Supervisor

**Aland Negrin**- Maintenance & Housekeeping Assistant



**Visit our webpage: [www.broadwaypromenade.net](http://www.broadwaypromenade.net)**