

BROADWAY
PROMENADE

Broadway Promenade Condominium Association



Playbill

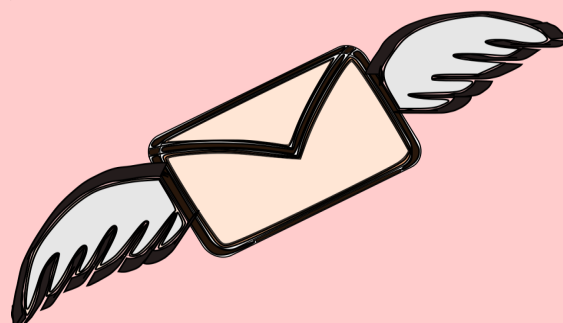
Volume 13, Issue 5 - May 2020

A Message From Broadway Promenade

At this time, Broadway Promenade will continue to follow the guidelines currently in place and continue to take the appropriate and necessary precautionary measures to do as best as we can to protect everyone here from COVID-19 and to keep everyone safe and healthy. I would like to thank the awesome staff of Broadway Promenade for all their hard work, commitment and dedication all year long & especially right now at this moment that we are in! They are so strong, so brave and I am so proud of all of them for their hard work, care and concern in keeping everyone and themselves safe throughout the uncertainty of the COVID-19 pandemic. Together we will get through this!

Stay healthy, safe & happy!

Jodi Sondergaard



Broadway Events

Meditation Sundays

Join Edward Russell every Sunday from 11am until 12pm in the Courtyard experience the practice of meditation.

Please bring anything to make yourself comfortable pillows and cushions are suggested. (limit of 10 people including instructor. Sign up sheet in the clubroom)



*In Memory of
JJ Ploquin. You will be
missed!*



Memorial Day, on May 25th, is a time to remember and honor those many heroes who have given so much to secure the freedoms we today take for granted here in the U.S. Have a safe, happy and meaningful Memorial Day weekend from your Broadway Promenade Staff.



Reminder

No Smoking **ALLOWED**
in common areas!



[COVID-19 UPDATE/INFORMATION]

At this time, everything remains the same at Broadway Promenade with regards to guidelines and restrictions in place and necessary precautionary measures to be taken due to the COVID-19 pandemic. We are so thankful and pleased to announce that all our owners, residents and staff have stayed healthy and 0 cases have been reported of COVID-19. This is fantastic! Do not let your guard down! Continue to take the appropriate action to protect yourself and others!

Our staff is doing everything we can to try and protect our owners and residents with the measures we are taking to clean and sanitize all common areas, furniture, floors, doors, counters, bathrooms, pool, and patio furniture, etc.

Please be very courteous and mindful of our staff. Please avoid in person visits if possible and call us instead. This will be helpful in minimizing exposure and supporting social distancing. We want to do everything to keep all our staff healthy and safe. We encourage you wear a mask in common areas. It is your responsibility to protect yourself. It is extremely important for you all to do everything you can to keep yourself safe and to be mindful of the safety of our staff and your neighbors who reside at Broadway Promenade as well. If you are not feeling well or you believe you may have been exposed to COVID-19, please avoid the pool, the fitness center, and any common areas. Please follow the direction of the CDC to quarantine yourself if you suspect you have it or may have been exposed to it.

To all residents if you have been away and/ or visited any "hot spot" areas of the city, county, state, or country or have traveled abroad - PLEASE self-isolate for 14 days.

While self-isolating, the pool, pool deck, gym, Club Room, courtyard etc. are all off limits.

Please always stay 6 feet apart from each other in common areas, pool, fitness center, etc. No parties or happy hours.

Only 3 people are allowed in the fitness center at a time. Sanitize before and after each use of equipment, dumbbells, etc.

Sanitize and wipe down pool furniture, tables, railings before and after use.

Limit the number of people in the elevator. Please be patient and wait for the next elevator.

Please avoid inviting guests to visit you in the community at this time.

We ask that you refrain from having non-essential vendors/contractors in the building.

We will continue to follow the guidelines/mandates set forth from the government and CDC in order to protect our owners, residents, and staff. We will continue to monitor and keep you informed on the status of the pool, gym, and all other pertinent and important updates. Keep in mind, YOU MUST DO YOUR PART! Please make sure to be looking out for yourself and your neighbors! It is important that you follow these guidelines in order to try and minimize risk and to prevent the spread of COVID-19 in this building. Again, DO YOUR PART! Outside visitors/guests are not allowed in the pool/patio area or in the fitness center. This is to help to prevent any spread of COVID-19 and to minimize the number of people at the pool or in the fitness center.

If you are ill or have any questions or concerns, please contact the Florida Department of Health's 24-hour hotline at 1-866-779-6121.

Please review the websites listed below for up to date information on anything related to COVID-19.

<https://www.cdc.gov/>

<https://www.who.int/>

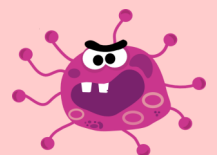
If you have any specific questions or concerns, please contact one of our staff and we will be happy to assist. Remember, it is your responsibility to take every precaution you can to keep yourself and others from risk. Make wise choices for the protection of yourself and your neighbors. We want our community to be healthy, happy, and safe!

We will continue to provide updates as needed and necessary.

Be safe, be wise, be healthy! We are all in this together. In taking care of yourself, you take care of those around you!

Thank you for your cooperation,

Broadway Promenade Board of Directors and your Management Team



Friendly Reminder:

When grooming your pets on your balcony/patio for those that face the courtyard, please make sure to dispose of any excess hair so that it does not blow in courtyard area.



A MESSAGE FROM THE BOARD PRESIDENT

While we go through these challenging times, I would like to thank the staff for the way they have been able to handle themselves in this situation in such a professional and caring manner.

Bob Pirollo

Board President

Follow-up from the Rules & Regs Committee

Thanks for the amazing community participation in our recent Survey on decorative items in our doors and alcoves! Our committee has now formulated some recommendations based on the responses to the first Survey. We are planning a Follow-Up Survey in the next couple of weeks to determine whether to move forward with these recommendations. Your response to the Follow-Up Survey will help us to decide whether there is enough support for these changes to go to a formal vote. If so, we will submit our recommendations to the Board and ask that they take a formal vote later this year. If you do not participate in the Survey, your non-response would be counted as a "No" to our proposed changes. Please watch your email for this Survey, and respond with your opinion.

On another note, will also be recommending that we allow doormats at exterior entryways. This would apply only to the 4-story building, and the exterior doors of the first-floor units in the 6-story building.

Thank you in advance for your continued participation!

Management Report: May 2020 Playbill

Management:

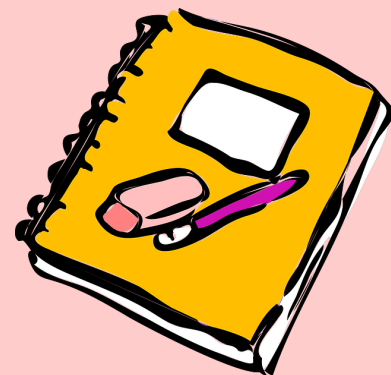
- 2 Employee Annual Reviews completed
- Email blasts and postings regarding COVID-19
- Prepped community for precautions for COVID-19
- Attended webinars on COVID-19
- Attended webinar on disaster preparedness – Hurricane season
- Server upgrade – migration in process – 95% complete
- 2019 Financial Audit – Completed 4-30-2020
- 2019 Tax Return-Filed
- Inspection done for Reserve Study update - Working with Sedgwick – Awaiting report – In the process of getting updated bids for Reserve Study budgeting and numbers
- Working with staff to monitor parking garage – permits, abandoned vehicles, etc.
- Working on competitive bulk pricing – Frontier – Pending
- Working on a plan to address possible abandoned bicycles in garage

Pending:

- Additional Supplies – COVID-19 – Awaiting arrival
- Various Bids

Administrative:

- Paid Invoices
- Payroll
- Board Meeting Prep
- Meeting Minutes
- Rental applications
- Email blasts/notifications to owners/residents
- Financials & Banking
- Vendor Contacts
- Work Orders & Status Reports
- Estoppels completed – Units sold
- ARC requests processed



Anytime Fitness update

- Pending litigation

Phillips Edison Update

- Pending litigation

Landscaping:

- Weekly Maintenance
- Mosquito Spraying
- Trimming/Edging
- Major Spring Cleaning and debris removal/overhaul
- Some new plantings will take place in the upcoming weeks

Maintenance:

- Maintenance Items recently completed:
- Roof Inspection – Roof assessment of barrel tile repair on 6-story – Repairs approved, waiting on scheduling
- Purchased new filters for pool
- Various drywall repairs and touch up painting in common halls
- Touch up paint in lobby and elevator frames
Actively disinfecting all common area touch points-multiple times daily
- Suspending any unnecessary vendor traffic
- Vent cleaning – Onsite maintenance

Maintenance Projects Pending/On Hold

- Pressure washing of the garage. TBD. ON HOLD.
- Sealing of pavers – On Hold
- Garage Door – We are addressing noises/banging sounds on garage door with the contractor – ETA on repairs (approximately 2 weeks for repairs to be completed- awaiting parts)
- Window Washing – Project may be delayed until late 2020 or at least until after the rainy season
- We may add some plantings around 4-story and in courtyard
- Paver walkway added between courtyard & 11th street+
- Exploring the options and execution for painting the exterior of all 6-story doors
- Maintenance Projects Scheduled:
- Pressure Washing of walkways/stairwells at 4-story scheduled for Friday, May 8th
- Shut down of fountain in courtyard to dry out for some necessary repairs

Maintenance Projects: (Larger sized projects/Capital Projects)

None at this time





Hello Broadway Promenade Residents,

If leaving for an extended period of time, please fill out either an “authorization to Hold Mail” form OR “Official Mail Forwarding Change of Address Order” form located at the front desk. Please mail or leave the form (s) inside your mailbox.



Mother's Day

Second Sunday of May

G	T	O	A	N	O	I	T	A	I	C	E	R	P	P	A
D	E	T	O	V	E	D	C	W	G	A	E	R	A	H	S
E	N	E	A	M	L	O	A	E	U	S	T	F	I	G	T
T	D	A	O	O	M	R	N	I	I	O	C	W	I	S	E
H	E	M	V	F	M	O	S	I	D	H	O	S	U	T	P
E	R	E	O	S	H	B	R	E	A	K	F	A	S	T	R
B	E	R	R	P	R	T	I	R	N	O	U	P	M	E	O
E	T	Y	E	G	R	E	M	A	C	H	E	O	L	T	T
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M	O	A	E	O	T	E	U	E	J	U	O	K	C	A	T
J	L	A	G	R	B	I	I	N	H	U	O	F	E	L	N

APPRECIATION
BEAUTIFUL
BREAKFAST
CANDY
CHARMING
COMFORT
DEVOTED
FLOWERS
FORGIVING
GIFTS

GUIDANCE
HUGS
JEWELRY
JOY
KISSES
LAUGHTER
LOVE
MATERNAL
MOM
MOTHER

NURTURE
PERFUME
PROTECTIVE
SHARE
TELEPHONE
TENDER
THE BEST
WARM
WISE



The Joker's Corner



What did Mr. and Mrs.
Hamburger name their
daughter?

Patty



How many tickles does it take
to get an octopus to laugh?

Ten Tickles



What do you get when
you cross a snowman
with a vampire?

Frostbite



Why aren't koalas actual
bears?

The don't meet
the koalafications.

What's a writing utensil's favorite
place to go on vacation?

Pencil-vania!



WHAT DID THE BLANKET
SAY TO THE BED?

DON'T WORRY, I'VE GOT
YOU COVERED!



WHAT DO YOU CALL A
FROZEN DOG?

A PUPSICLE



COMMITTEES

Tree House – JoRita Stevens

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Cast and Crew

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Ruth Firth– Secretary

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Kaline Goveia— Front Desk Associate &

Office 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 Supervisor

Tony Suarez– Maintenance Manager Assistant

Luis Salaman- Maintenance & Housekeeping Assistant

Sue Simoneau– Housekeeping Supervisor



Visit our webpage! www.broadwaypromenade.net