

Playbill



Volume 14 Issue 12
December 2020

May all that is beautiful, meaningful, and brings you joy be yours this Holiday Season and throughout the coming year!

Sending wishes to you and yours for a beautiful Holiday Season and a peaceful New Year!

As the holidays approach, it is a great time to remember those who are close to us, helping to bring love and happiness to our lives.

Wishing you a happy Holiday Season.

- BROADWAY PROMENADE STAFF

ANNUAL MEMBERS MEETING

JANUARY 20, 2021—5:00PM

VIA ZOOM—Details to come

Merry Christmas
Happy Hanukkah
Happy Kwanzaa

HAPPY HOLIDAYS!

THE BEST WAY
TO CHEER YOURSELF UP
is to try to
CHEER SOMEBODY
ELSE UP.

Mark Twain



Message from Broadway Promenade Board President:

Dear Fellow Neighbors and Owners,

A summary of what has been an incredibly challenging year for us all . . . some positive things have been accomplished here at Broadway.

We have, with an incredible amount of work by our manager, Jodi, had (as required by law), a new reserve study done that will guide our contributions for the Reserve part of our monthly maintenance fees. Passed the 2021 Budget with the first increase in several years at 6% and were able to renew all our insurance policies with about a 9% increase. We also added a health insurance program for our employees.

The Board approved 3 major improvement projects. A new "cool roof" that will be coated with a white silicone (energy saving) coating. A relining of the pool that will mean it will be out of use for 3-4 weeks and an order to replace the 2 air handlers that pump fresh air into the building. These projects will be paid for from our Reserve account.

We continue to follow the City of Sarasota's Covid 19 guidelines . . . and expect them to be in place at least till the end of the year. Everyone's cooperation, wearing a face mask when social distancing isn't possible, along with the other guidelines we all now know so well, has made all of our time dealing with this virus, at least a little more tolerable.

Finally, a lot of what makes living at Broadway Promenade so wonderful, along with the new friends we've made, neighbors we've gotten to know better, a big THANK YOU to our staff that keeps everything working so well . . . and a THANK YOU to all the residents that contribute their time and efforts on all of our behalves in so many ways.

Let's all have a Happy Holiday Season and New Year!

Bob Pirollo, President

Message From the Social Committee

REMINDER

The Social Committee is again collecting money to give to our great staff who do so much for us throughout the year. We will have envelopes in the 6 story mailroom in our staff gift basket. Please place your money in the envelope with your name on the outside and place in the Committees' Box found on the wall in the mailroom by December 6th. If you would like to mail your gift please make the check payable to **Broadway Promenade Social Committee. If you need to send a check, please mail to Zada Pirollo, 1064 N. Tamiami Trail, Unit 1333, Sarasota, FL., 34236.** If you would like to leave a gift for Lorraine, our great mail lady, please leave it in your mailbox with her name on it.

Please make ALL checks payable to Broadway Promenade Social Committee. Thank you,

The Social Committee

For more info contact **Zada Pirollo** zpirollo@yahoo.com



TO ALL OWNERS: 2021 MAINTENANCE FEES/COUPON BOOKS

COUPON BOOKS HAVE BEEN ORDERED FOR ALL UNIT OWNERS THIS YEAR.

THE COUPON BOOK WILL REFLECT THE 2021 MONTHLY MAINTENANCE FEE.

IF YOU ARE SET UP ON ACH THROUGH SABAL PALM BANK OR ON AUTO /BILL PAY WITH YOUR BANK, YOU WILL NOT NEED TO SEND IN THE COUPON EACH MONTH.

HOWEVER, THE COUPON BOOK IS A GOOD WAY FOR YOU TO KEEP TRACK OF YOUR MONTHLY PAYMENTS BY TEARING OUT OR CROSSING OUT YOUR COUPON EACH MONTH.

FOR THOSE THAT ISSUE CHECKS EACH MONTH FOR YOUR MAINTENANCE FEE PAYMENT YOU WILL HAVE YOUR COUPON BOOK BEFORE THE END OF DECEMBER. YOU CAN MAIL YOUR COUPON AND PAYMENT DIRECTLY TO SABAL PALM BANK TO THE FOLLOWING ADDRESS:

SABAL PALM BANK
C/O BROADWAY PROMENADE
PO BOX 3769
SARASOTA, FL 34230-3769



MAKE SURE TO CHANGE YOUR 2021 FEE AMOUNT WITH YOUR BANK IF YOU ARE SET UP WITH BILL PAY THROUGH YOUR BANK.

IF YOU SIGNED UP FOR ACH THROUGH THE ASSOCIATION AND SABAL PALM BANK, THE BANK WILL AUTOMATICALLY UPDATE YOUR FEE AMOUNT FOR 2021.

THANK YOU to everyone who donated to the Goodwill. The donation drive was a great success! Thank you to our very own unit owner, Jo Rita for setting this up!! She is an excellent Goodwill Ambassador!

Way to go generous people at Broadway Promenade!!!



THANKS FOR GIVING!!!!

Management Report: DECEMBER 2020

NOTE: THE CONSENT FORM FOR ELECTRONIC VOTING IS DUE BACK TO THE OFFICE BY DECEMBER 14, 2020 (See email sent to owners on December 2, 2020) This is required of all unit owners.

Management:

Working on set up of e-voting roster and platform with Becker Ballots—Administrative backend work—Still in process

Processed proper documents for approved silicone roof coating project with Unicoat & coordination of work to be done starting in December

Processing proper documents for AAON replacements in February

Orders placed for pool liner—January/February timeframe for new liner

Meeting with landscape owner regarding property and their need to improve on quality and service

Set up USI/National Flood Experts to receive all flood declaration requests

Updated website with new flood declaration

Updated all unit owners maintenance fees for 2021 on spreadsheet

Processed & Ordered Coupon books for all owners

Worked with Sabal Palm Bank on updating all current ACH accounts for new fees

Prepared and sent 1st notice for Annual Meeting

Worked with Becker Ballots to get voting roster information set up in their system and Broadway Promenade system—In Process

E-voting consent form sent and official records set up to track and document all returned consent forms

Meeting with Atlas Insurance—Florida Blue Health Benefit meeting with staff

Condo Manager and QuickBooks are being worked on to enter all 2021 maintenance fees for each unit

Administrative:

Paid Invoices

Payroll

Rental applications & Estoppels, Questionnaires completed for units up for sale

Employee Reviews

Email blasts/notifications to owners/residents

Financials & Banking

Vendor Contacts

Work Orders & Status Reports

Management Report/Maintenance Report: DECEMBER 2020 (cont.)

Landscaping:

Weekly Maintenance

Annual Tree Trimming completed

Plants added at 4-story & 6-story

Mulch at 4-story & 6-story in process

Maintenance Projects: (Larger sized projects/Capital Projects)

Roof Silicone Coating - Starting 1st week of December

AAON's—Replacement to take place in February

Pool Liner Replacement to take place in January/February

Maintenance Items recently completed:

Front drive way/circle power washed and pavers sealed

Door painting on first and second floor—Working on third floor currently

New grill installed at pool (old one broke-replacement parts not available)

Permanent lights installed on 2 palms in front island of 6-story

Holiday decorations put up through building

Maintenance Projects Pending

Place carpet in office (excess from clubroom)

Maintenance Projects Scheduled:

Painting of the doors—Ongoing project

Bicycle Audit in process—Final stages—Next steps— bikes that are not registered will be go to the jail in the garage for approximately 4 weeks.

COVID-19 GUIDELINES

It is extremely important to continue to follow the Broadway Promenade guidelines and the mask requirement set forth by the City of Sarasota. This is for the protection and safety of all! We are all in this together and need to do our best to protect each other. Please comply! If you have any questions, please contact the Broadway Promenade office.

Key Points:

Masks are to be worn in all common areas, hallways, elevators, etc.

Only owners and residents are allowed in the pool, gym, courtyard and common areas. No guests are allowed in the pool, gym, courtyard or common areas.

Returning owners and residents must quarantine for 14 days upon their return to Broadway Promenade.

Guest Suites will remain closed.

What is the City of Sarasota's mask requirement?

The City of Sarasota's temporary mask requirement took effect July 1 and has been extended through December 27, 2020.

City Ordinance 20-5329 requires that face coverings be worn in indoor and outdoor public locations and businesses within the City of Sarasota in order to help slow the spread of COVID-19.

In short, if you are inside or outside at a public place in Sarasota, can't physically or socially distance and do not fall within one of the exceptions listed in the ordinance, you need to wear a mask.

You can read the [full text of the ordinance](https://www.sarasotafl.gov/DocumentCenter/View/10000/Full-Text-of-the-Ordinance) online at SarasotaFL.gov.

Requirements specific to condominiums:

Inside your home or residence (masks should be worn in common areas of condos and other multi-family communities)

Inside a hotel room or other place of lodging (masks should be worn in lobbies or common areas)

According to the Centers for Disease Control and Prevention, everyone should wear a face covering when they have to go out in public. You could spread COVID-19 to others even if you do not feel sick, and the face cover is meant to protect other people in case you are infected, as well as protect you from others carrying the virus. A cloth mask is recommended for comfort and protection, but a traditional surgical mask is also sufficient.

Masks should be worn in common areas of condos and other multi-family communities

Masks should be worn in lobbies or common areas

In order to continue to make Broadway Promenade as safe as possible during these continuing difficult times, please observe the following guidelines out of respect for all of our residents, especially those who are the most vulnerable.

Face masks, while in the building, everyone is asked to follow the City Ordinance and guidelines requiring face masks to be worn. See City of Sarasota website for more information. Guests and vendors are required to wear face masks and to use hand sanitation and or gloves. Masks will be supplied at the front desk if necessary. PLEASE CONTACT THE OFFICE IF YOU NEED A COPY OF THE BROADWAY PROMENADE COVID GUIDELINES.



TIME TO SPREAD SOME HOLIDAY CHEER AND MAKE BROADWAY PROMENADE AS FESTIVE AS POSSIBLE FOR THE HOLIDAYS!

2020 has been a hard year for everyone with the COVID-19 pandemic!! It has been a year of many changes and challenges. It has been hard for us all as we have not been able to spend time with family, friends, and all of our loved ones in order to stay healthy and protect ourselves and those dear and close to us.

After the Board meeting on November 4th, there were a few people and Board members discussing how hard this year has been and how nice it would be to bring as much Holiday cheer and joy to Broadway Promenade this season and to lift the spirits of so many and spread as much happiness as we can through the building!

A majority of Board members approved and agreed for this exception for this year and felt it would be a great thing for all of the owners/residents at Broadway Promenade to allow decorations on the doors for this Holiday Season!! It is a hard year and so many people will not be able to travel this season and see family, friends and loved ones. So, let's bring as much Holiday cheer and festivities to Broadway Promenade!

The Holiday decoration guidelines are as follows:

- Holiday Decorations are allowed on the **DOORS** only.
- **NO** items will be permitted in the alcove/entryway/floor area, this includes door mats.
- No Live Wreaths or any live plants.
- One hanging door decoration will be allowed.
- Decorations on the doors will only be allowed from December 8th — January 8th.
- ALL Holiday decorations on the doors MUST be removed by January 8th.
- After January 8th, NO decorations are allowed on the door! The office will be monitoring all items on the doorways and will be addressing any item that are on the doors after January 8th.

This is **only** a temporary exception to spread Holiday cheer this year due to the COVID-19 pandemic! The purpose of this is to smile, feel joy, be thankful and grateful and to be as happy as you can be! It is a time of year to reflect upon all of our many blessings and express happiness and thankfulness! Happy Holiday Season!



Hope House Donations

Although 2020 is a difficult year for most of us, it has been more challenging for shelter families. We can give them hope by donating clothes (infants to teens), household items, books, pillows and blankets, personal care items and toys for the holiday season, etc.

Broadway Promenade residents have been very generous in donating various items to Hope Family Services for many years. Let us continue this tradition so this year can end on a positive note!

There are collection boxes in the mailroom to place donations. If you want to write a check, please make the check out to Hope Family Services and put it in the envelope in the office. Susan Wilner will collect the checks and ensure they get to the appropriate people at the Hope Family Services organization.

If you prefer a contactless way to purchase items and have them delivered directly to their agency go to:

<https://www.amazon./hz/wishlist/ls/2QZTXONJAHF31?ref=wlshare>

Their mailing address is:

Hope Family Services
P.O. Box 1624
Bradenton, FL. 3405

If you want more information about this organization go to:

www.hopefamilyservice.org.

Thank you in advance!

Sincerely,
Susan Wilner Apt. 1608
941-952-3033

GIFTS OF HOPE!!



Good Job Nathan on power washing and sealing the pavers!! They look shiny and new! The sealer really brings out the brightness of the pavers.





COMMITTEES

Tree House— Jo Rita Stevens

joritas@comcast.net

Social— Zada Pirollo

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Jane Witz

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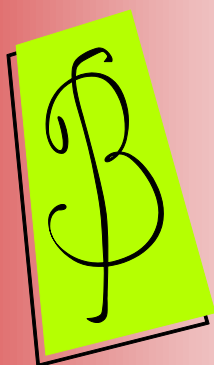
WiFi—Bob Pirollo

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BROADWAY
PROMENADE



Cast and Crew

BOARD OF DIRECTORS

Bob Pirollo - *President*

bpirollo@yahoo.com

Jonathan Whitney-*Vice President*

jonathanpwhitney@gmail.com

Marilyn Chapman- *Treasurer*

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Lynne Sheldon-*Director*

RxToFitness@aol.com

Ruth Firth— *Secretary*

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STAFF SUPPORT

Jodi Sondergaard— Property Manager

jodi@broadwaypromenade.net

Ariana Peralta- Front Desk Supervisor/Office Administrator

Ana Montilla—Front Desk Associate

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– Assistant Maintenance Manager

Luis Salaman—Maintenance/Housekeeping

Sue Simoneau– Housekeeping Supervisor



Visit our webpage! www.broadwaypromenade.net