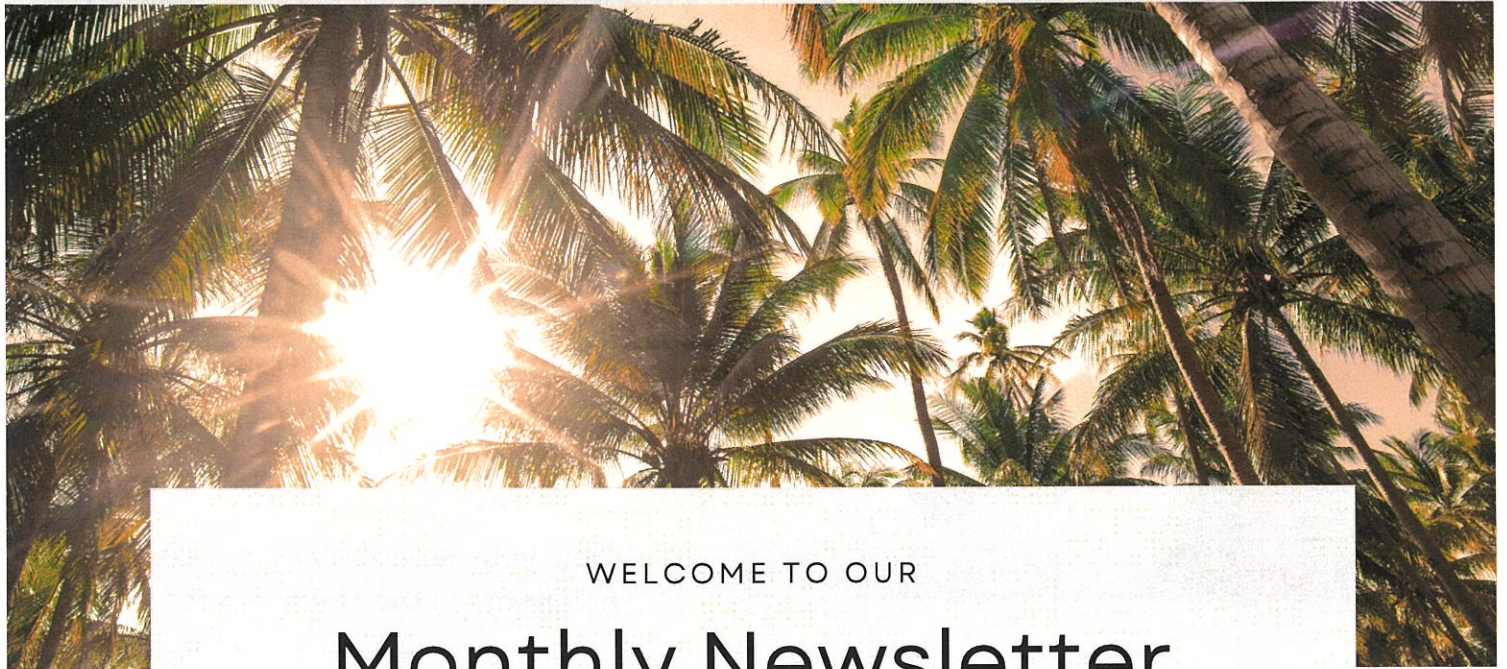


#01

BROADWAY PROMENADE

AUG '25



WELCOME TO OUR

Monthly Newsletter



August 2025



Broadway Promenade

Condominiums are located in the middle of everything the City of Sarasota has to offer. Downtown restaurants, boutiques, theaters and cultural events are just minutes away. Additionally a Publix grocery, UPS store, and two salon and spa locations are located on-site for the ultimate in convenience for daily living. Leisure and outdoor activities are also within walking and biking distance with Sarasota's finest beaches, parks and harbors nearby.



In this newsletter you will find:

Community notices and updates, local events, and a tasty summer recipe.
Keep Reading!



Happy Hour!

AUGUST 15TH 5-7 PM

Join your Broadway Promenade neighbors in the clubroom for a BYOB Happy Hour!

H06 Insurance

DUE SOON!

Hello Broadway Promenade Residents

It's that time of year again, we need an updated copy of your Condo Insurance (also known as HO6.) You can submit it via email, fax or mail it to the office.

If you have any questions or concerns, please reach out to Mariah or Kirill

kstanek@broadwaypromenade.net

mbland@broadwaypromenade.net



Broadway Promenade Residents

Residents and Owners Group for Broadway Promenade.

 facebookapp

Facebook

JOIN THE DISCUSSION

Open to current owners & residents only. To be accepted, you **MUST** answer the questions and agree to the group rules.

<https://www.facebook.com/groups/508492505855006/?ref=share&mibextid=NSMWBT>

Condo Watcher

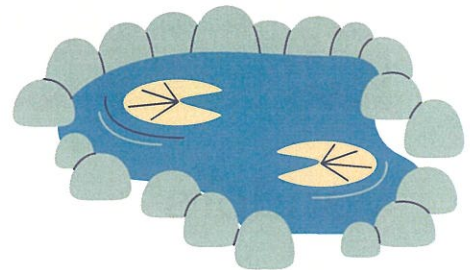
GOING AWAY FOR A WHILE?

Prepare your condo for hurricane season!

Visit the “Owners & Resident Info” tab on the Broadway Promenade website for hurricane prep guides & condo watcher forms.

It is important to have a condo watcher in the event you should need someone to access your unit, such as bringing balcony items indoors, moving a vehicle, etc. Your condo watcher is the one responsible for this while away.

Have an amazing fun-filled summer! We can't wait to see you here again soon!



We Love Pets!

IS YOUR PET REGISTERED WITH US? PLEASE VISIT THE OFFICE FOR A REGISTRATION FORM.

Household pets will be limited to two (2) domestic dogs with a combined weight under 100 lbs. or one (1) domestic dog 100 pounds or less, or (2) domestic cats, or two (2) caged birds, or one (1) fish tank not to exceed fifty-five (55) gallons, provided said pets are not kept, bred, or maintained for any commercial purpose and do not become a nuisance or annoyance to neighbors. No dangerous breed dogs, including but not limited to pit bulls and rottweilers shall be maintained on the Condominium Property.

No dog or cat shall be permitted outside of its Owner's Unit unless attended by an adult and on a leash not more than six (6) feet long, provided posted rules are observed. Pets may not be kept in a Limited Common Element. No reptiles or wildlife shall be kept in or on the Condominium Property (including Units).



Vendors

MON-FRI, 9AM-5PM

Vendor hours are Monday through Friday between the hours of 9AM and 5PM.

Please inform your vendor of this when scheduling any work.

No exceptions will be made unless the Office or Board has been notified of an emergency and instructed the front desk to authorize entry.

This includes set-up, estimates, and furniture deliveries.



Publix Carts

Please return grocery carts to Publix after use. Do not leave carts in the garage or the hallways.

If you will not be returning the cart immediately, please keep it inside your unit.



Decorating Committee

MEMBERS

Wendy Abramson, Joel Aronchick,
Jerome Chesley, Susan Friedman,
Sam Garapolo, Tom Gause, Lauren
Miller, Linda Moss, Peggy Mummert,
Mary Poese, Christine Sable,
Susan Wilner

Need a Hotel Room?

BOOK A GUEST SUITE!

Guest suites can be booked no sooner than 90 days before the check-in date. Suites are \$130 per night. Check-in is after 2PM, check-out is before 11AM.

All four suites have been renovated to include a king size bed, 50-inch flat screen TV, mini fridge and laminate flooring as well as new furniture.

No pets are permitted inside the guest suites.



Celebrate!

AUGUST BIRTHDAYS

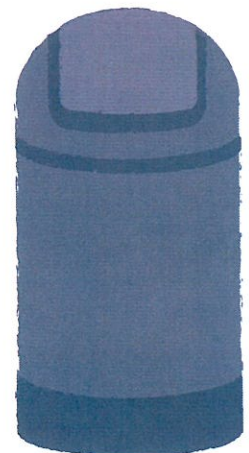
Broadway Promenade would like to wish a Happy Birthday to Tony S. & Luis (maintenance), and Eirec (overnight front desk).
HAPPY BIRTHDAY!

Trash Chute Etiquette

COMMUNITY MAINTENANCE

Please ensure your trash bags are tied before depositing inside the trash chute. No cardboard boxes inside the trash chute. Please break down all cardboard and drop off inside the blue bin, located in the first floor recycling room.

To avoid violation of noise regulations, use of garbage chutes is prohibited between the hours of 11:00 p.m. and 6:00 a.m.



Blackberry Cobbler

SERVE WITH A SCOOP OF VANILLA ICE CREAM

I'm going to tell you something that I've learned about cobbler over the years. Everyone has their own idea of what cobbler really is. Some top theirs with pie crust. Some folks top theirs with sweet biscuits. Some cobblers start with a batter that the fruit gets baked into. They're all delicious in their own right, but this is my favorite version. It's sweet and rich and the blackberries are bursting with juiciness. It can really stand on its own without a creamy accompaniment such as ice cream or whipped cream, but it's really good with either one... or both. Go ahead and grab yourself a big honkin' spoonful. As far as fruit dessert recipes go, this one is absolutely perfect for summer!



INGREDIENTS

- 1/2 cup (1 stick) butter
- 1 1/4 cups granulated sugar, divided, plus 1 tsp. for sprinkling (optional)
- 1 cup self-rising flour
- 1 cup milk
- 2 cups blackberries (frozen or fresh)

INSTRUCTIONS

1. Melt butter in a microwavable dish. Pour 1 cup of sugar and flour into a mixing bowl, whisking in milk. Mix well. Then, pour in melted butter and whisk it all together.
2. Butter a baking dish. Rinse and pat dry the blackberries.
3. Pour the batter into the buttered baking dish. Sprinkle blackberries over the top of the batter; distributing evenly. Sprinkle 1/4 cup sugar over the top.
4. Bake in the oven at 350°F for 1 hour, or until golden and bubbly. If you desire, sprinkle an additional teaspoon of sugar over the cobbler 10 minutes before it's done



WHAT FRUIT BESIDES BLACKBERRIES CAN YOU USE IN THIS COBBLER?

Swap in blueberries, raspberries, peaches, or pitted cherries if you want. A mix of a few fruits like blueberries and blackberries would be divine!

<https://www.thepioneerwoman.com/food-cooking/recipes/a10191/blackberry-cobbler-recipe/>

Tampa Bay Comic & Pop Culture Convention

AUGUST 1ST-3RD

It's the Tampa Bay Comic Con, a huge event for fans and aficionados of everything comic books! The weekend will be filled with celebrity guests and appearances. various prices and packages with single day tickets from \$35.



Marie Selby Botanical Gardens 44th Annual Juried Photographic Exhibition

SUBMISSIONS AUGUST 4TH THROUGH 11TH
PHOTOS ON VIEW AUGUST 28TH -
SEPTEMBER 30TH

Marie Selby Botanical Gardens will present its 44th Annual Juried Photographic Exhibition. Photographs that are entered for consideration for the show must have been taken at or of either Selby Gardens campus—Downtown Sarasota or Historic Spanish Point

Sarasota Sailing Squadron (SSS) Hosting the 77th Annual Labor Day Regatta

AUGUST 30TH - SEPTEMBER 1ST

The Labor Day Regatta is the longest running annual regatta in the southeast since 1946. The signature event for the SSS, the regatta draws hundreds of competitive sailors from across the U.S. and Canada. It's their biggest event of the year, drawing about a thousand visitors. It's free viewing for spectators.



Board of Directors

RUTH FIRTH, PRESIDENT
ruthparrfirth@gmail.com

BOB PIROLLO, VICE PRESIDENT
bpirollo@yahoo.com

TIM WITZ, TREASURER
tim.witz@gmail.com

ERICA GAUSE, SECRETARY
ericagause1@gmail.com

JIM HAERLE, MEMBER AT LARGE
jghaerle@gmail.com



JANE WITZ, SOCIAL
COMMITTEE
janewitz54@gmail.com

JAMES HEARLE, WIFI
jghaerle@gmail.com

Staff

SUE SIMONEAU, HOUSEKEEPING

TONY SUAREZ, FACILITIES MANAGER

LUIS SALSMAN, FACILITIES

ISAIAS GOMES, LANDSCAPING

KIRILL STANEK, PROPERTY
MANAGER
kstanek@broadwaypromenade.net

MARIAH BLAND, OFFICE
ADMINISTRATION
mbland@broadwaypromenade.net

FRONT DESK

BETH SHAW

CARL JACKSON

TONY WONDERLY

BILL BERGER

DENNIS SHEEHAN

EIREC MIDDLETON

941-951-0260