

NO. 07

# BROADWAY PROMENADE

FEB '26

WELCOME TO OUR

## *Monthly Newsletter*



### About Us

Broadway Promenade Condominiums are located just minutes from the heart of Downtown Sarasota, as well as beautiful Lido and Bird Keys. Enjoy cultural venues such as the Van Wezel, Sarasota Opera House, Florida Studio Theatre, Marie Selby Gardens and so much more.

A Publix grocery, UPS store, and two salon and spa locations are located on-site for the ultimate in convenience for daily living. Just across the street, Pioneer Park features tennis and basketball courts plus a playground.

### In this newsletter:

Events, Recipes and  
Community Notices inside.  
Keep Reading!

### Add to your calendar:

1. Holiday Decor Deadline: 2<sup>nd</sup> Feb
2. Bicycle Audit: 2<sup>nd</sup> - 4<sup>th</sup> Feb
3. Super Bowl Party: 8<sup>th</sup> Feb
4. Happy Valentine's Day: 14<sup>th</sup> Feb
5. Happy Hour: 20<sup>th</sup> Feb

# Reminder

From: kstanek@broadwaypromenade.net <kstanek@broadwaypromenade.net>  
Sent: Tuesday, January 20, 2026 12:51 PM  
To: Kirill Stanek <kstanek@broadwaypromenade.net>  
Subject: Bike Registration Reminder & Upcoming Bike Storage Audit – February 2

Hello Broadway Promenade Residents,

This is a friendly reminder that all bicycles stored in the community bike racks must be registered with Management.

To ensure our bike storage areas remain organized, safe, and available for active use, Management will be conducting a bike audit on February 2. Any bicycles that are not registered at that time will be removed from the bike racks.

Removed bicycles will be securely stored by the Association for a period of up to sixty (60) days, during which time the owner may contact Management to reclaim their bicycle. Bicycles that are not claimed within the 60-day holding period will be donated.

Please ensure your bicycle is properly registered with the Management Office prior to February 2.

#### White-Glove Bike Removal & Donation Option:

Following the audit, Management may also reach out to residents who have bicycles that appear unused (for example, dusty, flat tires, or in visible disrepair).

For those residents, we will be offering an optional white-glove removal and donation service at no cost. This service will only be performed with the resident's written authorization and is intended to help free up space for active use of the bike racks.

Our goal is to keep the bike storage areas functional, accessible, and well-maintained for everyone.

If you have any questions or need assistance with registration, please contact the Management Office.

Sincerely,

Kirill Stanek, LCAM  
Broadway Promenade Condominium Association, Inc.  
Property Manager  
1064 N. Tamiami Trail  
Sarasota, FL 34236  
941-951-0260 PH



**TOUCHDOWN!**



**2026  
SUPER BOWL PARTY**

Join us in the clubroom for a  
BYOB Super Bowl celebration!

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**FEBRUARY 08 AT 6 PM**

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*An assortment of chilis and toppings will be served.*

*Please bring a dish to share- wings, subs, hotdogs,  
mini meatballs, rice, pizza etc.*



**Bring cash to participate in the 50/50 raffle!**





## Chocolate Martini

Chocolate syrup, for drizzling • Ice, for shaking • 4 oz. vodka  
4 oz. Baileys Irish cream • 4 oz. Godiva chocolate liqueur  
Chocolate shavings

Place two martini glasses in the freezer to chill for 15 minutes before serving.

Drizzle the insides of the glasses with chocolate syrup. In a cocktail shaker filled half full with ice, combine the Bailey's, chocolate liqueur, and vodka. Shake well to chill and combine. Strain the mixture and divide between the 2 martini glasses.

Top with chocolate shavings, and serve immediately.



<https://www.thepioneerwoman.com/food-cooking/recipes/a38583386/chocolate-martini-recipe/>

## Bee's Knees

1/4 cup honey • 1/4 cup hot water  
2 oz. gin • 1 oz. honey syrup • 1 oz. lemon juice  
Edible flowers or a lemon twist

**For the honey syrup:** In a liquid measuring cup, combine the honey and hot water. Whisk to combine. Set aside to cool to room temperature. Refrigerate until ready to use.

**For the cocktail:** In a cocktail shaker, combine the gin, honey syrup, and lemon juice with ice. Cover and shake vigorously for about 10 seconds. Strain into a chilled coupe glass and serve with a lemon twist or edible flower.



<https://www.thepioneerwoman.com/food-cooking/recipes/a44602709/bees-knees-recipe/>





# HAPPY *Hour*

Raise Your Glass  
Happy Hour  
Awaits!

**FEB 20<sup>TH</sup>**  
**5:00 PM**



**BYOB**  
IN THE  
CLUBROOM



## Sarasota Opera House Centennial Celebration

CONCERT, COCKTAILS, AND DINNER  
SATURDAY, APRIL 11, 2026

A festive event celebrating the 100 year anniversary of the Sarasota Opera House. Single Reservations are available as well as Table Sponsorships for groups of ten.

### Concert

SARASOTA OPERA HOUSE  
61 N PINEAPPLE AVENUE | 2:00 PM

Join us for a spectacular evening as we commemorate the 100th anniversary of the historic Sarasota Opera House. The celebration will feature a concert that highlights the Opera House's colorful and storied history, showcasing memorable performances and milestones. Following the concert, guests will enjoy a dinner at the beautiful Selby Gardens.

### Cocktails and Dinner

MICHAEL'S ON THE BAY AT SELBY GARDENS  
811 S PALM AVENUE | 5:00 PM

After the concert, continue the festivities with a gala dinner at the beautiful Michael's on the Bay at Selby Gardens. Join us for an elegant evening of music, fine dining, and tributes celebrating a century of the Sarasota Opera House.

[@sarasotaopera](#) | [SOAEvents@SarasotaOpera.org](mailto:SOAEvents@SarasotaOpera.org)

[HTTPS://WWW.SARASOTAOPERA.ORG/2024-25-SIGNATURE-EVENTS](https://www.sarasotaopera.org/2024-25-signature-events)

BROADWAY PROMENADE

# JAZZ IN THE COURTYARD

THURS 12 MARCH  
7PM TO 9:30PM

**COVER CHARGE \$5**

Join us in the Courtyard  
for food, friends and a  
Saxophone Performance  
by fellow resident  
Mike Tribuzzi

**BRING A DISH TO SHARE**

MICHAEL TRIBUZZI

• BYOB • BYOB • BYOB •

## Avocado Salsa

2 avocados, peeled and diced  
1 cup cherry tomatoes, cut into quarters  
¼ red onion, finely chopped  
1 poblano pepper, seeded and chopped  
1/2 cup diced jicama (optional)  
1/2 cup chopped fresh cilantro  
Juice of 2 limes, divided  
1/2 tsp. garlic salt  
1/4 tsp. ground black pepper  
Kosher salt, to taste



In a medium bowl, combine the avocado, tomato, red onion, poblano, jicama, if using, cilantro, juice of 1 lime, garlic salt, and pepper. Taste the mixture for lime juice and salt, adding more as necessary. Serve immediately with tortilla chips.



## Blue Cheese and Pear Flatbread

2 Tbsp. olive oil, plus more for the pan  
1 lb. pizza dough, at room temperature  
1 small garlic clove, grated  
1 tsp. fresh thyme leaves, plus 1/2 tsp. chopped  
1/2 tsp. kosher salt  
3/4 tsp. black pepper  
1 1/2 cups grated monterey jack cheese  
1 firm-ripe pear, thinly sliced

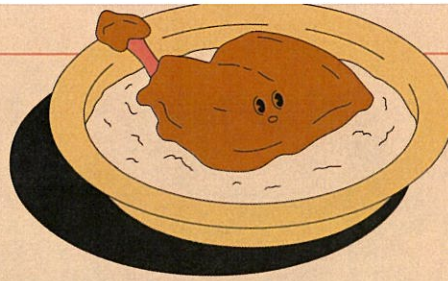
1. Preheat the oven to 425° Lightly brush a large rimmed baking sheet with olive oil. Add the dough and stretch it into a very thin rectangle on the pan, about 11 by 15 inches. If the dough springs back when stretched, let it rest a few minutes and try again.
2. Mix the olive oil with the grated garlic and chopped thyme and evenly brush over the dough. Sprinkle with the salt and ½ teaspoon pepper. Evenly top with the jack cheese and pear slices. Dot the blue cheese over the top and sprinkle with the thyme leaves and the remaining ¼ teaspoon pepper.
3. Bake until the crust is golden brown and crisp, 20 to 25 minutes. Let cool for about 5 minutes. Loosen the flatbread from the pan with a metal spatula and slide onto a cutting board. Cut into pieces.

<https://www.thepioneerwoman.com/food-cooking/recipes/a62801805/blue-cheese-and-pear-flatbread-recipe/>  
<https://www.thepioneerwoman.com/food-cooking/recipes/a46056858/avocado-salsa-recipe/>



YOU ARE INVITED TO

# INTERNATIONAL DINNER



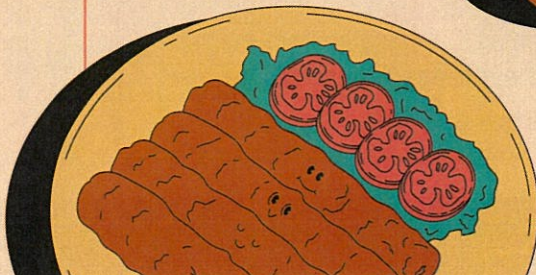
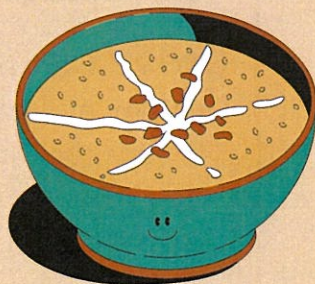
BRING YOUR FAVOURITE DISH  
TO SHARE WITH EVERYONE!

• STARTS 6 PM •  
IN THE BROADWAY COURTYARD

**15**  
**APRIL**

SIGN UP OUTSIDE MAILROOM  
PLEASE NO TBD'S - THANK YOU

BYOB • BYOB • BYOB  
SEE YOU THERE!





## Reminder

### ASSOCIATION EMPLOYEES

Employees of the Association are not to be engaged by Unit Owners during employees' work hours for personal errands which are not within the scope of the applicable employee's duties.

The Board of Directors, through an employed manager or through a management company engaged by the Association, if any, shall be solely responsible for directing and supervising the Association's employees.

Full Rules and Regulations available in the Owner's Portal, located on [broadwaypromenade.net](http://broadwaypromenade.net)



## Holiday Decor

FEBRUARY 2<sup>ND</sup>

The deadline for holiday decor removal is February 2<sup>nd</sup>. Management will be walking the premises to ensure all holiday decor has been taken down.



## Common Areas

NO PETS are permitted in the common areas. Common areas include the Club Room, Library, Social Room, Business Center, Gym and Pool.

Questions, please contact the management office.

# *Coalition of City Neighborhoods Association (CCNA) Needs a Broadway Alternate*

We would like to share that Michael Hassett has stepped up as the Broadway Promenade delegate for the CCNA. Michael has been a resident of Florida and Broadway Promenade since December 2021. Michael enjoys involvement in the community and is an excellent choice to represent our association.

Thank you Michael and we look forward to your updates.

**We still need to identify 1 or 2 alternates to ensure we cover the monthly meetings (no meetings July & August). This is an opportunity to participate in the discussions of neighborhoods with the city. Please consider if you're interested in the issues of the neighborhoods - parks, traffic calming, tree canopy, building development, etc.**

As a reminder, the CCNA was formed in 1990 to "preserve, protect and enhance city neighborhoods and to address the needs of neighborhoods and stand in support of those needs" and is now celebrating 30 years of successfully serving its mission for the city neighborhoods through the dedication of member neighborhoods and their representatives.

Their website is <https://sarasotaccna.org>.

## **DELEGATE RESPONSIBILITIES:**

(Alternate covers for the Delegate but both can attend meetings.)

- The strength of the CCNA lies in the collective efforts of our neighborhood leaders, who concentrate on issues that preserve and enhance our city's neighborhoods, both individually and community wide. Delegates can be more effective when they maintain communication with their neighborhood's Officers, Board of Directors, resident members, and other individuals who live, work, or own property in the area.
- Attending Monthly CCNA Meetings and sharing updates on issues or matters of concern, upcoming events and other neighborhood news. Meetings are held the first Saturday of every month at 9am with the exception of July and August.
- Sharing information from CCNA with your neighborhood, Officers and Board Members. You may have seen Charlie's posts on the Broadway Facebook page.
- Seeking opinions on pending CCNA motions, position statements, and resolutions with your Officers and Board Members.
- Updating any changes in your neighborhood information (President and CCNA Delegates and Alternates names, email addresses and phone numbers, both with CCNA and with the City of Sarasota.

Please consider this opportunity to get more involved in the Sarasota and Broadway Promenade community.

**All interested please contact Erica Gause at (317) 502-8414 or  
[ericagause1@gmail.com](mailto:ericagause1@gmail.com)**

# The Bay Park Sarasota

SOME ACTIVITIES REQUIRE PRE-REGISTRATION

Enjoy these fun fitness activities offered by The Bay Sarasota.  
Visit the website for details and more events!



**Mat Pilates at The Bay**  
MONDAYS, 6PM

theBay BODYBAR



**Primetime+**  
TUESDAYS & THURSDAYS, 7:30AM

theBay



**Intro to Pickleball**  
WEDNESDAYS, 10AM

theBay



**Bootcamp**  
TUESDAYS, 6PM & SATURDAYS, 8:00AM

theBay



**Namaste at The Bay Yoga**  
THURSDAYS, 6PM & SATURDAYS, 9AM

theBay



**Tai Chi | Qigong**  
WEDNESDAYS, 8AM

theBay



**Run & Walk Club for All**  
EVERY SATURDAY, 7:30AM

theBay



**Ride & Paddle at The Bay**  
Free Guided Kayak Tour  
FRIDAYS & SATURDAYS

theBay | RIDE & PADDLE

[HTTPS://WWW.THEBAYSARASOTA.ORG/CALENDAR/](https://www.thebaysarasota.org/calendar/)

**BROADWAY PROMENADE**



## Sarasota Shell Show

SARASOTA FAIRGROUNDS  
FEBRUARY 6<sup>TH</sup> & 7<sup>TH</sup>  
\$5 ADMISSION

Enjoy exotic, common and rare shells, rocks and minerals on display and for sale; shell-inspired jewelry; clothing; a wide variety of shell crafts for sale; educational programs; and scientific and artistic exhibits.

Enjoy a raffle for shells and coastal-inspired prizes. Guests receive a free bag of shells with their \$5 paid admission fee.

<https://sarasotashellclub.com/2026-shell-show/>

## Spring Training

### **February 21<sup>st</sup>**

**The Baltimore Orioles** will play the first of their home Spring Training games at 1:05 p.m. against the New York Yankees at Ed Smith Stadium, Bradenton FL

### **February 21<sup>st</sup>**

**The Tampa Bay Rays** will play their first home Spring Training game of exhibition season at 1:05 p.m. against the Atlanta Braves at Charlotte Sports Park, Port Charlotte FL

### **February 21<sup>st</sup> & 22<sup>nd</sup>**

**The Atlanta Braves** will celebrate the opening of Spring Training season at 1:05 p.m. against the Tampa Bay Rays at Charlotte Sports Park, Port Charlotte FL. The Braves will play their home opener on February 22<sup>nd</sup> against the Twins at 1:05 p.m. at CoolToday Park, Venice FL

### **February 21<sup>st</sup> & 22<sup>nd</sup>**

**The Pittsburgh Pirates** will celebrate the opening of Spring Training exhibition season on the road in Sarasota with a game against the Baltimore Orioles at 1:05 p.m. at Ed Smith Stadium. The Pirate's home opener will be February 22<sup>nd</sup> against the Tampa Bay Rays at 1:05 p.m. at LECOM Park in Bradenton FL

## Board of Directors

TIM WITZ, PRESIDENT

President@broadwaypromenade.net

JOSEPH NIZIOLEK, VICE PRESIDENT

VicePresident@broadwaypromenade.net

ERICA GAUSE, TREASURER

Treasurer@broadwaypromenade.net

STEVEN GEISENBERGER, SECRETARY

Secretary@broadwaypromenade.net

JIM HAERLE, DIRECTOR

Director@broadwaypromenade.net

JANE WITZ, SOCIAL  
COMMITTEE

janewitz54@gmail.com

JIM HEARLE, WIFI

Director@broadwaypromenade.net

## Decorating Committee

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

## Staff

SUE SIMONEAU, HOUSEKEEPING

TONY SUAREZ, FACILITIES MANAGER

LUIS SALSMAN, FACILITIES

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**