

Broadway Promenade Condominium Association, Inc.

PLAYBILL

Volume 7, Issue 2

February

Main Event

Manager's Report

On January 19th the Broadway Promenade began undergoing a very long awaited project, the exterior stucco renovation!!! We felt it was important to highlight the history of this project and why it is a celebrated event for many of us, and should be for you too! Since the Association took over control from the developer in 2007, the Board of Directors has been engaged in a legal battle with the developer to have them make right on some non-structural, but critical, construction defects. The biggest and most costly of which is the exterior stucco and paint of both buildings. These 558 Construction defect lawsuits although somewhat common, can take a very long time to settle and do not always end in favorable results for the Association. Thanks to the hard work and dedication by your Board, we now have settled the lawsuit with just about everything we asked for. Our building is going to be better than ever by the Fall of 2015.

Valcourt Building Services and Delta Engineering have been hired to execute the project. What we know about the process at this time is that it will be done section by section starting in the courtyard of the 6 story building; moving to the exterior of the 6 story building and finally the 4 story building. At each section, Valcourt will remove existing de-bonded stucco, repair any necessary stucco joints and then apply new stucco which will have the building color already infused in the stucco so no painting of the stucco will be needed. Estimated completion date is late August but is subject to change.

When they are working on the side of the building where your windows and balcony are, you will be required to remove all items off your balcony and remove screens from your windows. We will send out notifications prior to and give you time to arrange this. If you are going to be leaving your unit for an extended period of time, please remove these items BEFORE you leave.

Please keep in mind that the project is a major construction project. There will be dust, noise and some inconveniences. But the end result will be beautiful!!

- Stacia Scofero, Manager

Happy Hour

Friday February 13, 2015

5:00 pm - 7:00 pm

Club Room

B.Y.O.B.

And a Snack to share.





NATHAN'S MAINTENANCE TIPS:



- ⇒ Changing over to a CF light bulb vs. an incandescent bulb can be a huge money saver and it conserves energy. CF bulbs can be found at any store that carries bulbs. They can be found in a variety of colors.
- ⇒ Denatured alcohol is a great window and glass cleaner including your eyeglasses. It can also be used to clean some oil based paints.
- ⇒ Reminder - please bring all cardboard boxes to the trash room on the 1st floor. Putting cardboard boxes in the chutes can cause the chute to clog.

Friendly Reminders



SHOPPING CART COURTESY

It is very important to remember to return shopping carts to Publix.

Carts are being left in the common areas (especially the garage). An unattended cart can be dangerous to your neighbors. In case of emergency it blocks an open path and it is discourteous to the dedicated staff members who must return abandoned carts.

Thank you!

PARKING

Every unit at Broadway Promenade has at least one assigned parking space. Please be sure to use the space(s) exclusive to your unit every time you park.

Should you need additional parking, additional spaces may be rented or purchased by contacting the Cathy in the management office during business hours.

All vehicles must be properly registered and display the purple parking tag in the lower left windshield of the vehicle.

Thank you.

Please Clean Up After Your Pet

Several times this month pet droppings have been left out-side in the circular driveway and lobby front door area.

We are a pet friendly community but this practice is unacceptable and inconsiderate to the staff and your fellow neighbors.

Thank you for your cooperation and consideration.





Happy Valentine's Day!

**"Not all of us can do great things.
But we can do small things with
great LOVE."
- Mother Teresa**

Try this delicious Valentine treat for you or someone you love this month:

Red Coconut Snow Balls

Ingredients - Makes 6 dozen or 36 (2 snow ball) servings.

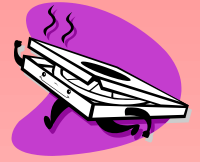
1 8oz package cream cheese, softened	2/4 cup mini chocolate chips
1/2 cup (1 stick) butter, softened	2 cups flaked coconut
1 cup confectioners' sugar	1 teaspoon red food color
2 teaspoons vanilla extract	

Directions

- * Beat cream cheese & butter in large bowl with electric mixer on medium speed until light & fluffy. Add confectioners' sugar & vanilla; beat until well blended. Stir in chocolate chips. Refrigerate 30 minutes.
- * Meanwhile, place coconut in large re-sealable plastic bag. Add food color and shake until coconut is evenly tinted. Place coconut in pie plate.
- * Scoop cream cheese mixture into 8 (1") balls with a melon baller. Place in pie plate and toss in coconut to cover. Reshape if needed - repeat with remaining cream cheese mixture & coconut.
- * Refrigerate at least 4 hours or overnight until firm. Store snow balls in airtight container in refrigerator up to 1 week.
- * Calories 103 (per serving), fat 7f, cholesterol 15mg, protein 1g, fiber 1g, sodium 54mg



PIZZA PARTY!



FEBRUARY 4th

Club Room at 6:30 pm

\$7 per person

B.Y.O.B.



Don't forget to bring some cash for the 50/50 drawing!



Please Remember

**ALL MOVE INS/OUTS AND DELIVERIES MUST BE
ARRANGED WITH THE FRONT DESK**

Please go to the Broadway website to schedule or call 941-951-0260

Please let the Front Desk know when you borrow the VALET CART and return it as soon as practicable so that others can use it.

Business with Manager - Please note Manager, Stacia Scofero, is on site on Mondays and Thursdays from 9 am - 4 pm. Business cards are at Front Desk.

ALL VENDORS must provide a CURRENT CERTIFICATE OF INSURANCE prior to performing any type of work. Please have your contractor or vendor FAX TO: (941) 953-3970 or E-MAIL TO: crunkle@broadwaypromenande.net

THANK YOU

February 2015 Sarasota Events

Every Saturday 7am-1pm Downtown Market, Lemon Ave. & Main

Every Wednesday 7am - 1pm - Farmers Market at 5 Points Park, Selby Library

Every Wednesday from Oct-May Phillippe Farm House Market

Every Friday 'Live from Downtown—It's Friday Night. Street performers
6 - 9 pm (rotating locations each week)



SAVE THE DATE

2/1 - 21st Annual Winterfest at the Mansion Arts & Crafts Show - Phillippi Estate Park - FREE

2/1 - Sarasota Ski-A-Rees Water Ski Team - 2 pm - 1602 Ken Thompson Parkway - FREE - Weekly

2/5 - Ringling Underground- regional live music, up and coming artists - Ringling Museum 8pm-11pm

2/5 -8 - 31st Annual Greek Festival, 7671 N Lockwood Ridge Road, 11am - 9pm - \$4

2/5-16 - Florida State Fair, Fairgrounds 4800 US 301 N, Tampa

2/7-23 - Circus Sarasota Winter Performance, Big Top at Tuttle and 12th

2/7-8 - Lido Tides Arts and Crafts Show, Lido Beach Pavilion 10 am - 4:30 pm

2/7-8 - Siesta Key Craft Festival, Siesta Key Village, 10 am - 5 pm

2/12 - Lifestyles after 50 Fun Fest - Renaissance on 9th, Bradenton - FREE

2/14 - Siesta Village Valentine Stroll, 5-8pm, parking 4:30 - 8:30 pm Public Beach Parking, free trolley

2/14- Renew your Wedding Vows, Siesta Beach, 4 pm, Call 861-5000 by 2/11, \$5

New this year a 2nd location - Maxine Barritt Park - must pre-register

2/14-15 - Sarasota Festival of the Arts, Main Street, 10 am - 5 pm

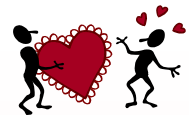
2/17 - Mardi Gras & Masquerade Parade - strut begins at 6pm around St.

2/19 - Ringling by the Bay - Ringling Museum grounds -5pm - 8pm

2/21 - Sarasota Exotic Car Fest, St Armand's Circle 10-3

2/21 - 4th Annual Arts & Crafts Show at J.D. Hamel Park - 10am - 4:30pm

2/27 - Free Music Friday Night - Centennial Park - 7 pm - 9 pm FREE



Armand Circle

ENJOY!

For more details on local events:

www.escapetosarasota.com - Click on the Event Tab and choose your month



Cast and Crew

COMMITTEES

Tree House - Jo Rita Stevens
joritas@comcast.net

Social - Zada Pirollo
zpirollo@yahoo.com
Susan Wilner
aaronsue69@gmail.com

Wish List - Joan Glidden
jiglidden@alumni.uottawa.ca

Fining Committee - Bob Shaffer
Rp_Shaffer@yahoo.com

Communications Committee
Joe Niziolek joe@pcichicago.com

Interior Design - Mimi Gunthart
mimigunthart@gmail.com

Wi Fi - Bob Pirollo
bpirollo@yahoo.com

Front Desk and Office:

Phone: (941) 951 - 0260

Fax: (941) 953 - 3970

**BROADWAY PROMENADE IS NOW ON
FACEBOOK!**

Please check us out and meet your
neighbors!

BOARD OF DIRECTORS

Dan Cerone - President - dtcerone@aol.com
Bob Pirollo - Vice President - bpirollo@yahoo.com
Aaron Wilner - Secretary - aaronsue69@gmail.com
Jonathan Whitney - Treasurer -
jonathanpwhitney@gmail.com
Marilyn Chapman - Director -
marilyn5136@gmail.com

STAFF SUPPORT

Stacia Searcy Scofero, LCAM, AMS, CMCA
Manager - stacia@cam-ss.com
Tomi Andrews - Office Manager
Tomi@broadwaypromenade.net
Cathy Runkle - Office/Front Desk
crunkle@broadwaypromenade.net
Darcie Borregard - Front Desk Associate
Carl Jackson - Front Desk Associate
Chuck Britton - Front Desk Associate
Jerry Hansen - Front Desk Associate
Bryan Bartholomew - Front Desk Associate

MAINTENANCE

Nathan Walsh - Maintenance Supervisor
Tony Suarez

Thank you Everyone!

