

FEBRUARY 2024

PULSE

PLACIDO BAYOU NEWSLETTER



EMPLOYEE NEWS

WATER SAVINGS FOR
YOU

INSIDE THIS ISSUE

GATE ACCESS
APP

PEDESTRIAN ID'S

PBCA OFFICERS & DIRECTORS

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PRESIDENTS DAY REMINDER

The PBCA office will be closed on Monday, February 19th in observance of Presidents Day. **NO CONTRACTORS OR COMMERCIAL WORK** are allowed in Placido Bayou on this federal holiday. Trash will be picked up on Wednesday and Friday of that week.

A NEW FACE IN THE NEIGHBORHOOD

Please join us in welcoming the newest member of our Placido Bayou office team. Dennis Gilley joined our staff in late November as our maintenance supervisor. His last position was at the Villas on Point Brittany condominiums, where he maintained the property for 2 ½ years. An Iowa native, Dennis has lived in Florida for seven years and says he loves it here. He is Papa to his three grandchildren who live in Iowa. When he's not working or spoiling his grandkids, Dennis enjoys fishing, cooking, and grilling. Give him a big Placido hello when you see him.

CONTACT INFORMATION:

PBCA OFFICE: 4691 LAUREL OAK LANE
PHONE: 525-1147 **EMAIL:** PBCAMAIL@GMAIL.COM
FAX: 528-0385 **WEBSITE:** WWW.PBCA.INFO
GATE ACCESS: VM 527-4590
OFFICE HOURS: MONDAY - THURSDAY
7:30AM - 3:30PM · *CLOSED FRIDAYS*

DISCLAIMER: PLEASE NOTE PLACIDO BAYOU DOES NOT WARRANT OR RECOMMEND ANY VENDORS/REALTORS. THE ADVERTISERS IN THE PULSE ARE PAID ADVERTISERS AND PLACIDO BAYOU COMMUNITY ASSOCIATION DOES NOT WARRANT THEIR LICENSING OR INSURANCE REQUIREMENTS. IT IS THE OWNER'S RESPONSIBILITY TO MAKE SURE THEIR VENDORS HAVE LICENSES, WORKERS COMP INSURANCE AND LIABILITY INSURANCE. PLEASE MAKE SURE YOUR VENDORS ARE FOLLOWING THE PBCA RULES (NO PARKING ON THE LOOP, NO TRAILERS OVERNIGHT, ETC.)



JOHN MCCOY'S RETIREMENT

One of Placido Bayou's most venerable guards, John McCoy, retired effective December 31, 2023. John began his evening stint at the gatehouse in 2001 and quickly became a favorite of many. He had a knack for remembering the names of residents as well as their families. And he earned their trust and respect. Johnnie was known to crack a joke or two as well.

Placido Bayou contracted with many security companies over the years that John worked here, but his loyalty was to Placido, and here he stayed. As he told one of his coworkers when Meridian was hired, "you just change shirts".

Sadly, retirement didn't come at a time of John's choosing. He was recently diagnosed with cancer and is undergoing treatment. Please join us in wishing John well and thanking him for a job well done. If you'd like to send him your personal well wishes you can drop off a card at the PBCA office, and we'll make sure it gets to him.

Goodbyes are never easy.
We will miss you, John.



Book + Bottle is a bookstore serving coffee, wine, and beer by the glass, and wine bottles to go. Come work from our cute shop, bring your bookclub, or pick up the latest new release!

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Tues-Wed 10-7; Thurs-Sat 10-9; Sun 12-7;
closed Monday

HOLIDAY VENDOR



Access to Commercial vehicles related to commercial work within Placido Bayou is prohibited on Sundays and holidays, and before 7 a.m. or after 7 p.m. (7:30 p.m. daylight savings time).

Holidays are defined as

New Year's Day

Presidents' Day

Memorial Day

July 4th

Labor Day

Thanksgiving Day

Christmas Day

Driver's License will be required before entering the community.



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Helping Good People Through Tough Times

ID FOR PEDESTRIANS AND CYCLISTS

Heading out for a walk, jog, or bike ride? Be sure you can get back into the community easily by showing the guard your nifty Placido pedestrian ID! It's quick, it's easy, and you'll be home in a flash. Stop by the office today and purchase yours. Much like the decal for your car, the pedestrian ID speeds you through the gate.

And yes, there is a rule for this:

1.1.2.6. Pedestrian traffic (i.e. walkers, joggers, bicyclists, skaters, etc.) will be required to show either photo identification OR a resident identification tag/decal to verify residency. The name shown on the photo identification must match the gatehouse resident list.



I SHOULD'VE USED THE APP!

Fed up with trying to authorize your guests when the VoiceServer is down? We hear you! It's annoying when that Spectrum phone line goes out, but there's an easy solution.....

GATEACCESS.NET APP



Download the FREE app that comes with our gatehouse software. It's by far the easiest and most reliable means for authorizing guests. Plus, you can send your guest a QR code FastPass which speeds them through the check-in process. Who doesn't like a quick visitor's lane?

Call the office for your login credentials and for help in learning to use it. The app makes it so easy to get your guests in quickly. What are you waiting for? Download the app today and skip the frustrating phone lines.

TOILET REBATE AVAILABLE

Tampa Bay Water Wise is offering a rebate when you replace your water-guzzling toilet with a more efficient one. Check and see if you're eligible for a rebate by visiting their website: <https://tampabaywaterwise.org/en/toilet-rebate/>

Don't flush money down the toilet. Every drop counts!



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IMPORTANT PHONE NUMBERS

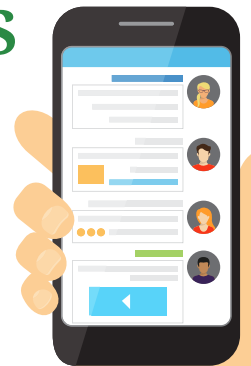
Guardhouse – 727-525-1147, ext. 1

Voice Server – 727-527-4590

Duke Energy – 1-877-372-8477

City of St. Pete (Sanitation) – 727-893-7398

Oates Energy – 800-717-9811



Listed in Placido Bayou!

List with a Placido Bayou expert who has a proven record in our community.

Here is a collection of my recent Placido Bayou sales, pending listings, and active listings.

With over 13 years of experience, and hundreds of homes sold, I would love for you to be my next happy client!



New Price!

PLACIDO BAYOU
1219 DARLINGTON OAK CIR NE
5 BED | 4.5 BATH | 3788 SQFT
POOL & SPA | 3 CAR GARAGE
NEW ROOF | CANAL
OFFERED AT \$1,839,000



New Price!

PLACIDO BAYOU
595 QUINTANA PL NE
3 BED | 2 BATH | 1537 SQFT
POOL & SPA | 2 CAR GARAGE
CANAL
OFFERED AT \$735,000



Under Contract!

PLACIDO BAYOU
511 PADUA CIRCLE NE
3 BED | 2 BATH | 1636 SQFT
POOL | 2 CAR GARAGE
LAKEFRONT
OFFERED AT \$649,000



Just Listed & Just Sold!

PLACIDO BAYOU
417 RED CEDAR COURT NE
3 BED | 2.5 BATH | 2312 SQFT
2 CAR GARAGE
LAST OFFERED AT \$700,000
REPRESENTED SELLER

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*Just Listed &
Just Sold!*

PLACIDO BAYOU
748 CATTAIL COURT NE
4 BED | 3 BATH | 2808 SQFT
POOL & SPA | 3 CAR GARAGE
LAKEFRONT
LAST OFFERED AT \$1,050,000
REPRESENTED SELLER



Just Sold!

PLACIDO BAYOU
1247 DARLINGTON OAK CIR NE
5 BED | 3.5 BATH | 3188 SQFT
POOL | 3 CAR GARAGE
LAKEFRONT
LAST OFFERED AT \$1,200,000
REPRESENTED SELLER



Just Sold!

PLACIDO BAYOU
595 QUINTANA PL NE
3 BED | 2 BATH | 1537 SQFT
POOL & SPA | 2 CAR GARAGE
CANAL
LAST OFFERED AT \$768,000
REPRESENTED BUYER AND SELLER



Just Sold!

PLACIDO BAYOU
763 LIVE OAK TERRACE NE
3 BED | 3 BATH | 2003 SQFT
POOL & SPA | 2 CAR GARAGE
CORNER LOT
LAST OFFERED AT \$915,000
REPRESENTED BUYER AND SELLER



Just Sold!

PLACIDO BAYOU
570 QUINTANA PL NE
4 BED | 2 BATH | 1680 SQFT
POOL & SPA | 2 CAR GARAGE
CORNER LOT
LAST OFFERED AT \$775,000
REPRESENTED SELLER

AMANDA BURSİK



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CALL OR EMAIL TODAY TO TAKE THE FIRST STEP TOWARD HOMEOWNERSHIP!

**During the loan process, once a property has been identified or if the loan is a re-sale then a hard credit pull will be done.
Not available on FHA or USDA loans.*



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take your time back, and go enjoy the benefits of your investment

current properties for rent



100 17th Ave N
2 Bed | 2 Bath | 1,843sqft
Offered at \$3,700/month
LEASED
Old Northeast



470 3rd St S #619
1 Bed | 1 Bath | 798sqft
Offered at \$2,150/month
LEASED
Downtown St Pete



7042 Hibiscus Ave S Unit 2
2 Bed | 2 Bath | 1,965sqft
Offered at \$2,400/month
LEASED
Pasadena

470 3rd St S #406
2 Bed | 2 Bath | 1,045sqft
Offered at \$2,650/month
LEASED
Downtown St Pete

470 3rd St S #515
STUDIO | 1 Bath | 473sqft
Offered at \$1,650/month
LEASED
Downtown St Pete

470 3rd St S #912
1 Bed | 1 Bath | 799sqft
Offered at \$2,250/month
LEASED
Downtown St Pete



837 42nd Ave N
2 Bed | 1 Bath | 1,808sqft
Offered at \$1,800/month
LEASED
Allendale

470 3rd St S #909
2 Bed | 2 Bath | 1,045sqft
Offered at \$3,500/month
LEASED
Downtown St Pete

470 3rd St S #305
2 Bed | 2 Bath | 1,045sqft
Offered at \$2,650/month
LEASED
Downtown St Pete

about us

The Key Group offers over two decades of combined Property Management experience. We have an impeccable record when selecting the right tenant for your property, consistent and thorough property inspections, attention to detail, and care for all managed properties. Our office is conveniently located in Downtown St Petersburg.

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You'll never be just one in an overwhelming rental pool. As a true family business, with deep roots in St Petersburg, we always have, and always will, remain focused on staying small enough to provide 100% personalized service and focused attention to every one of our homeowners, tenants, and handpicked homes.

what we offer

- Full-Time Property Management which includes marketing, finding and screening tenants, collecting and disbursing rent, managing maintenance, addressing tenant issues, enforcing the lease, and handling the bookkeeping. All while keeping you informed about your property.
- One-Time Property Leasing
- Investment Property Sales

contact us

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4691 Laurel Oak Ln NE
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MEETING CALENDAR

FEBRUARY 2024

Due to the present circumstances, you should contact your neighborhood association or property manager for meeting details.



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A graphic with a watercolor background of orange and teal. The text 'Your Ad' is in a black cursive font, 'HERE' is in large, bold, black-outlined block letters, and the email address is in a black sans-serif font at the bottom.

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A circular image of a large white house with a full-screen enclosure. To the right is the St. Screen Inc. logo, which includes a BBB logo. The background is blue and yellow.