

DECEMBER 2024

PULSE

PLACIDO BAYOU NEWSLETTER



HAPPY HOLIDAYS

GUEST AUTHORIZATION

INSIDE THIS ISSUE

FUN DECEMBER FACTS

RULE REVISION

AUDIT INFORMATION

PBCA OFFICERS & DIRECTORS

PRESIDENT

CHRIS PATTON, NEIGHBORHOOD F
415-7628
CPATTON24@GMAIL.COM

VICE PRESIDENT

JANE WARREN, NEIGHBORHOOD B
698-0377
JANE.WARREN.HOME@GMAIL.COM

SECRETARY

JEAN SCHRAMM, NEIGHBORHOOD J
452-3629
JEANSCHRAMM@YAHOO.COM

TREASURER

FELIX SAWICKI, NEIGHBORHOOD I
244-5960
FELIX@SAWICKI.ORG

DIRECTOR

LARRY KORTH, NEIGHBORHOOD A
575-7237
LJKORTH@MINDSPRING.COM

DIRECTOR

WILLIAM BACKER, NEIGHBORHOOD CII
LAWBACKER@YAHOO.COM

DIRECTOR

BETTY TRUDELL, NEIGHBORHOOD CI
B52CHUCHU@YAHOO.COM

DIRECTOR

VACANT SEAT, NEIGHBORHOOD D

DIRECTOR

DEBRA HENDREN, NEIGHBORHOOD E
901-481-4642
DEBRAHENDREN@GMAIL.COM

DIRECTOR

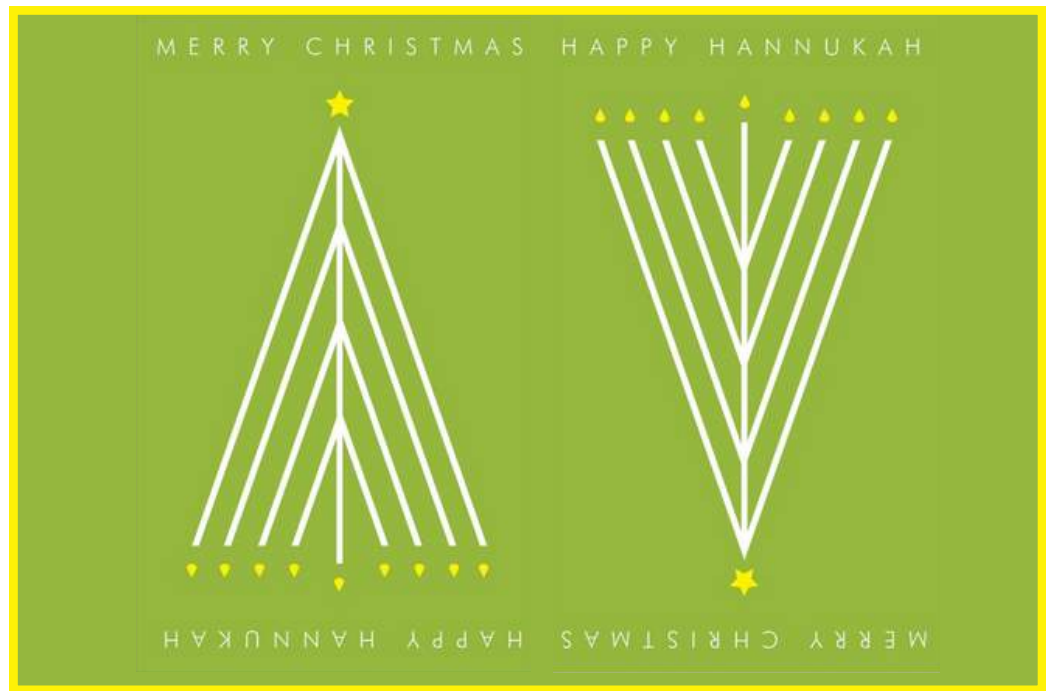
TERRY ROY, NEIGHBORHOOD H
434-0891
TDJR215@GMAIL.COM

DIRECTOR

AMANDA BURSIK, NEIGHBORHOOD G
515-3735
AMANDA@AMANDABURSIK.COM

COMMUNITY ASSOCIATION MANAGER

FRAN STIFEL, LCAM
727-525-1147
PBCAMANAGER@GMAIL.COM



PBCA OFFICE HOLIDAY HOURS

The PBCA office will close at noon on Tuesday December 24 and reopen at 7:30 am on Thursday December 26. We will also be closed on Wednesday January 1. Trash collection days will remain the same, Tuesday and Friday of both weeks.

From all of us to all of you, may your holidays be merry and bright.

PBCA Staff

Fran Stifel, Manager, Julia Toomanjanian, Admin,
Dennis Gilley, Maintenance

Pennine Gate Staff

Tabitha Lee (aka Tabi), Brian Guedesse,
Alicia Evans, Anterius Stanley, Gabriell Gajan (Gabi)

CONTACT INFORMATION:

PBCA OFFICE: 4691 LAUREL OAK LANE

PHONE: 525-1147 **FAX:** 528-0385

EMAIL: PBCAMAIL@GMAIL.COM

WEBSITE: WWW.PLACIDOHOME.COM

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.)

EXPECTING GUESTS THIS HOLIDAY SEASON?

In the hustle and bustle of the holiday frenzy, don't forget to authorize your guests. As a reminder, the guards cannot detain your guests at the gate while calling you. This causes big backups and bah humbugs at the front gate. **If not on your authorized guest list, your guest will be turned away and instructed to have you call for entry authorization.**

You can add guests to your list using the gateaccess.net app on your phone or computer or by calling the automated voice server at 727.527.4590. And even better - send your guests the QR code gate access pass and they'll arrive at your door quicker than you can say jingle bells! As always call the office if you need assistance with the app or voice server.

Our elves are standing by to help.

PBCA FINAL AUDIT

Section 720.303(7) of the Florida Homeowners' Association Act provides that homeowners' associations with annual revenues of \$500,000.00 or more must prepare audited financial statements each year. In compliance with this law, the PBCA 2023-2024 final audited financial statement is available to all members of the association. You can find the audit on our website at www.placidohome.com. It is also available at our office.

REVISED RULE

PBCA rule 1.4.1 specifies the holidays observed by PBCA when no commercial work is allowed in our community. At the November board meeting, the board voted unanimously to remove Presidents' Day from the list. The revised rule states:

1.4 Commercial Vehicles Related to Work

1.4.1 Commercial vehicles related to commercial work within Placido Bayou are 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, Memorial Day, July 4th, Labor Day, Thanksgiving, and Christmas Day.

Commercial work includes, but is not limited to, such activities as painting, pool cleaning, pest control, landscaping, tree trimming, roofing, tile and pavers delivery.

Commercial vehicles relating to work when responding to emergency situations are always allowed. Emergency situations are generally limited to A/C, plumbing, electrical, weather damage, propane gas, cable, or telephone.

A complete list of the PBCA Rules and Regulations is available for your review on our website.

And as we end the year...

A few reminders for spreading peace and goodwill to all:

- **Please pick up after your pet. It's the right thing to do!**
- **Please stop for pedestrians at the crosswalks.**
- **Please obey the posted speed limit signs.**
- **Please come to a complete stop at the 4-way stop.**
- **Please accompany your guests when they are fishing from the common areas.**
- **Please authorize all of your guests and vendors.**
- **Please continue to enjoy life in the BEST neighborhood ever!**

The last few months were challenging for our community, to say the least. No one was left untouched by the storms. But we rallied by coming together, helping each other, and striving to get back to normal as quickly as possible. I want to thank everyone who worked so hard to achieve this goal.

Our landscape crew worked six days a week cleaning up the debris. Bay City Tree service was on site Thursday morning after Milton clearing the roadways, and their crews have worked for the weeks after to finish the job. Our guards worked 24 hours a day even when the guardhouse was demo-ed and restored, and they never complained. Advanced Aquatics-our lake maintenance company - was on the property as soon as power was restored to assess the damage to the pond aerators (bubblers) and to order needed replacements. Accurate Electronics is working to amass all the new equipment needed to get our front gate back fully operational again.

The flood insurance claim is processing, and we received reimbursement from our insurance carriers on the auto and wind damage claims.

We still have work to do but look at how far we've come! Thank you for your support and patience during this process. You make Placido Bayou the BEST place to live.

-Fran



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!

We're excited to become your favorite local shop!

17 6th Street North

727.240.7448

info@bookandbottlestpete.com

www.bookandbottlestpete.com

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

Memorial Day

July 4th

Labor Day

Thanksgiving Day

Christmas Day

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



OWENS

Same Location Since 1989
Licensed - Insured - Bonded

Lic. #RC0054620

TILE ROOF SPECIALIST

578-2641

Replacement & Repairs

RjOwensRoofing.com

We Cover Your Investment



BLANCHARD LAW, P.A.

- Business Litigation
- Bankruptcy
- Contract Law
- Foreclosure Defense
- Tax Law

www.jakeblanchardlaw.com

Telephone: (727) 531-7068

Facsimile: (727) 535-2086

Email: info@jakeblanchardlaw.com

Helping Good People Through Tough Times

Did You Know....??

December is the 12th month (and last month) in our modern-day Gregorian calendar (as it was in the preceding Julian calendar).

However, it was initially the 10th month of the Roman calendar (until 153 BC). Hence, “December” comes from the Latin *decem*, meaning “ten.”

In Roman times, the calendar only had ten months and began with March! The winter period was not even assigned months because it was not an active time for military, agriculture, or civil life.

The month of December originally consisted of 30 days. After January and February were added to the calendar (around 700 BCE), December was shortened to 29 days. Then, two days were added to December in the subsequent Julian calendar, making it 31 days long.

December Holidays

- December 1 is the [First Sunday of Advent](#), marking the beginning of the Advent season.
- December 6 is [Saint Nicholas Day](#). The patron saint of children is the model for Santa Claus and gift-giving.
- December 7 is [National Pearl Harbor Remembrance Day](#).
- December 8 is Bodhi Day in the Buddhist calendar, celebrating Buddha’s enlightenment; it’s celebrated in a way that’s similar to how Christians celebrate Christmas to honor Jesus Christ.
- December 13 is [St. Lucia’s Day](#), which has long been associated with festivals of light. Before the Gregorian calendar reform in 1752, her feast day occurred on the shortest day of the year (hence the saying “Lucy light, Lucy light, shortest day and longest night”).
- December 15 is [Bill of Rights Day](#).
- December 17 is [Wright Brothers Day](#).
- December 21 is the [Winter Solstice](#)—the astronomical day when the Earth is farthest away from the Sun. Starting in ancient times, people celebrated the rebirth of the Sun event through [Yule](#).
- December 25 marks the beginning of [Hanukkah](#) this year, the eight-day Jewish festival of lights.
- December 25 is [Christmas Day](#), a Christian holiday commemorating the birth of Jesus Christ. Learn more about [American Christmas traditions](#).
- December 26 is [Boxing Day](#) (Canada, UK) and the first day of [Kwanzaa](#).
- On the last evening of the year, December 31, kiss the person you hope to keep kissing!

**from almanac.com*

Listed in Placido Bayou!

List with a Placido Bayou expert who has a proven record in our community. Here is a collection of some of my recent listings and sales within Placido Bayou. With over 14 years of experience, and hundreds of homes sold, I would love for you to be my next happy client!



Under Contract!

PLACIDO BAYOU
745 WHITE SAND DR NE
3 BED | 2 BATH | 1763 SQFT
2 CAR GARAGE
LARGE YARD
OFFERED AT \$725,000



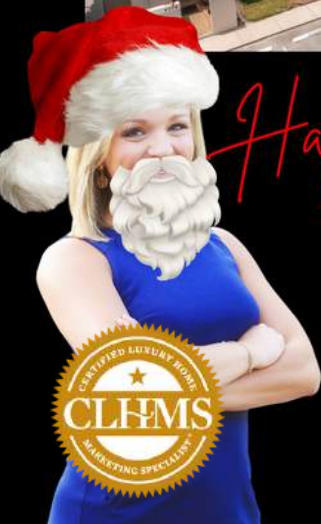
Under Contract!

PLACIDO BAYOU
477 GENOA CIR NE
3 BED | 2 BATH | 1558 SQFT
POOL | OUTDOOR KITCHEN
CANAL | 2 CAR GARAGE
OFFERED AT \$735,000



Just Sold!

PLACIDO BAYOU
4908 MILANO CT NE
3 BED | 2 BATH | 1308 SQFT
FIREPLACE
COMMUNITY POOL
LAST OFFERED AT \$393,000



Happy Holidays!

AMANDA BURSİK

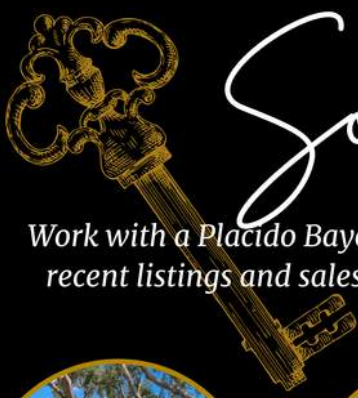


THE KEY GROUP
FLORIDA'S FINEST HOMES

Call, Text, or Email Anytime!

727/515-3735 . Amanda@AmandaBursik.com . AmandaBursik.com





Sold in Placido Bayou!

Work with a Placido Bayou expert who has a proven record in our community. Here is a collection of some of my recent listings and sales within Placido Bayou. With over 14 years of experience, and hundreds of homes sold, I would love for you to be my next happy client!



Just Sold!

PLACIDO BAYOU
781 LIVE OAK AVE NE
3 BED | 2 BATH | 1655 SQFT
POOL | 2 CAR GARAGE
THE MANGO HOUSE
LAST OFFERED AT \$789,000
REPRESENTED SELLER



Just Sold!

PLACIDO BAYOU
890 LIVE OAK AVENUE NE
4 BED | 3 BATH | 2236 SQFT
POOL & SPA | 2 CAR GARAGE
LARGE LOT
LAST OFFERED AT \$890,000
REPRESENTED SELLER



Just Sold!

PLACIDO BAYOU
581 RED CEDAR COURT NE
3 BED | 2.5 BATH | 1940 SQFT
FIRST FLOOR MASTER
LAST OFFERED AT \$650,000
REPRESENTED SELLER



Just Sold!

PLACIDO BAYOU
4844 NAPOLI COURT NE
SCREENED PORCH
2 BED | 2 BATH | 1065 SQFT
LAST OFFERED AT \$385,000
REPRESENTED SELLER



Just Sold!

PLACIDO BAYOU
5070 WHITE PINE CIRCLE NE
3 BED | 2 BATH | 2085 SQFT
POOL | 2 CAR GARAGE
SINGLE STORY
LAST OFFERED AT \$769,000
REPRESENTED BUYER



SOLD!
PLACIDO BAYOU
1219 DARLINGTON OAK CIR NE
5 BED | 4.5 BATH | 3788 SQFT
LAST OFFERED AT \$1,799,000
REPRESENTED BUYER & SELLER



SOLD!
PLACIDO BAYOU
595 QUINTANA PL NE
3 BED | 2 BATH | 1537 SQFT
LAST OFFERED AT \$735,000
REPRESENTED SELLER



SOLD!
PLACIDO BAYOU
511 PADUA CIRCLE NE
3 BED | 2 BATH | 1636 SQFT
LAST OFFERED AT \$649,000
REPRESENTED BUYER & SELLER



SOLD!
PLACIDO BAYOU
417 RED CEDAR CT NE
3 BED | 2.5 BATH | 1901 SQFT
LAST OFFERED AT \$700,000
REPRESENTED SELLER



SOLD!
PLACIDO BAYOU
748 CATTAIL CT NE
4 BED | 3 BATH | 2808 SQFT
LAST OFFERED AT \$1,050,000
REPRESENTED SELLER



SOLD!
PLACIDO BAYOU
1247 DARLINGTON OAK CIR NE
5 BED | 3.5 BATH | 3188 SQFT
LAST OFFERED AT \$1,200,000
REPRESENTED SELLER



SOLD!
PLACIDO BAYOU
763 LIVE OAK TERRACE NE
3 BED | 3 BATH | 2003 SQFT
LAST OFFERED AT \$915,000
REPRESENTED BUYER & SELLER



SOLD!
PLACIDO BAYOU
570 QUINTANA PL NE
4 BED | 2 BATH | 1680 SQFT
LAST OFFERED AT \$775,000
REPRESENTED SELLER



SOLD!
PLACIDO BAYOU
595 QUINTANA PL NE
3 BED | 2 BATH | 1537 SQFT
LAST OFFERED AT \$768,000
REPRESENTED BUYER & SELLER



SOLD!
PLACIDO BAYOU
851 LIVE OAK AVENUE NE
4 BED | 2 BATH | 2100 SQFT SQFT
LAST OFFERED AT \$950,000
REPRESENTED SELLER



AMANDA BURSİK



Call, Text, or Email Anytime!

727/515-3735 . Amanda@AmandaBursik.com . AmandaBursik.com



THE KEY GROUP
FLORIDA'S FINEST HOMES



"Wishing You Peace and all the Joys of The Holiday Season"



As the holidays approach, this season might look different for many of us. Many have faced unimaginable challenges, and yet our resilience shines brighter than ever.

May this time bring you comfort, the warmth of community, and the small joys that make this season so special.

Happy Holidays and warmest wishes from my heart to yours.

Lari Averbeck,
RE/MAX Metro
727-641-3841



"Connecting life transitions and real estate ventures"

Lariaverbeck.com



Roofing Repair and Replacement
GAF Timberline Solar Roof Specialist

LIC#: CCC1329814
www.drewroofing.com

727-522-3739
727-522-DREW

Your Ad
HERE

advertising@keygroupflorida.com

Professional-Reliable-Quality Service

Taulbee's Mobile Detailing Services
MOBILE DETAILING
— Insured —

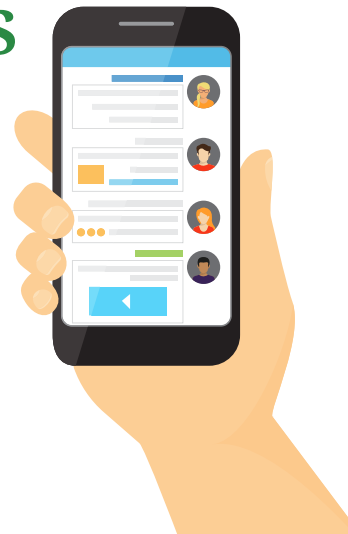
Eric Taulbee/ Owner
(727)-732-7091
www.MobileDetailingFL.com

Mention the Placido Pulse and receive 10% your first full detail!



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



RESCREEN

YOUR FIRST RESPONSE FOR SCREEN REPAIR



RESCUE

*FREE
Quotes!*

SCREEN REPAIR

For Pool Enclosures
Patios, Lanais & Windows. Whether
it's panel replacement, or rescreening
the full enclosure - we can help!

RESTORATION

Want the "Brand New" Enclosure feel
without the "Brand New" Price?
Ask us about rescreening, painting &
replacing all of the hardware - will
look good as new!

LICENSED & INSURED

Fully licensed (C-11226) & Insured for
the safety of you, me & our crew!

WE ARE:

Rescreen Rescue - a highly rated, family owned
screen repair company located in Pinellas
County, FL. We specialize in pool, patio and
lanai enclosures for your home, business, or
other facilities in the Tampa Bay Area.



*SCAN
ME!*





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

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.

smaller by design

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

featured property for rent



470 3rd Street S #701

2 Bed | 1 Bath | 983sqft

Offered at \$2,950/month | Downtown St Pete

This condo is the definition of perfection! This stunning 2 bedroom corner unit features a rare, completely private, wrap around balcony with floor to ceiling sliding glass doors looking out to fantastic city and partial water views. The views continue throughout the condo, to be enjoyed through walls of brand new floor to ceiling windows. No detail has been overlooked in this one of a kind condo that has been beautifully renovated with custom finishes throughout. Each feature in the kitchen and bath are truly high end and classically done. This practical layout offers a large living space, separate dining area, a large walk in closet that accompanies several other custom closet spaces. In the second bedroom you'll find beautiful french doors that let in light, fantastic views, and give you endless options as to how to use your space! You're going to love this property and its second to none outdoor space. The Beacon is conveniently located just steps away from all of your wants and needs including shopping, restaurants, bars, and parks. This property offers many highly desired amenities: rooftop deck for entertaining, pool with cabanas and grilling station, night security, secured entry, 24 hour fitness center, and designated and guest parking.

contact us

☎ 727.894.5454

✉ manager@keygroupflorida.com

📍 470 3rd St S, #101,
St Petersburg, FL 33701



THE KEY GROUP
FLORIDA'S FINEST HOMES



Supercharge your homebuying power!

TBD Underwriting is the next best thing to paying cash!

We send your info through underwriting at the beginning of the process so you can shop with confidence:

- You'll know exactly how much house you can afford.
- Your conditional approval becomes a full approval after a suitable property is selected and an acceptable appraisal is completed.
- Everything is buttoned up early so there's less chance of your loan falling through (assuming there are no changes to your credit, income, or assets).
- You can possibly close more quickly!

Contact me today to get started!

TAMMY BOLDT

NMLS#659559

Branch Manager, Licensed Mortgage Professional

(727) 452-9594

tboldt@homeownersfg.com

Text **tammyb** to 88500



homeownersfg.com/tammyboldt | 150 2nd Avenue North, Suite 730 | St. Petersburg, FL 33701

Homeowners Financial Group USA, LLC | NMLS#93718 | MLD1602, L-166403, MLS 93718, GA Residential Mortgage Licensee #53577, 93718 | Equal Housing Lender | nmlsconsumeraccess.org | This is not a commitment to engage in a loan transaction. All loan products and loan amounts may not be available in your area and are subject to credit and property approval pursuant to agency and investor guidelines. Information, rates and programs are subject to change without prior notice. Some products may not be offered directly by Homeowners Financial Group USA, LLC (HFG) but are offered through a lender with whom HFG has a business relationship. This may be intended for industry professionals only. Other restrictions and limitations may apply.



PLACIDO BAYOU

4691 Laurel Oak Ln NE
St Petersburg, FL 33703

MEETING CALENDAR

DECEMBER 2024

Meetings are posted on the events calendar at www.placidohome.com, however you should verify the date and time with your neighborhood manager and/or board.



TKG IS THE PROUD DISTRIBUTOR OF THE PULSE. ALL ARTICLES AND INFORMATION PROVIDED BY PBCA. FOR MORE INFORMATION ON ADVERTISING IN THE PULSE, PLEASE CONTACT US AT ADVERTISING@KEYGROUPFLORIDA.COM OR 727/894-5454.

Your Ad
HERE
advertising@keygroupflorida.com

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.

YOUR SCREEN ENCLOSURE
Specialists
St. Screen Inc.
Screen Enclosures & Hurricane Window Protection

We Specialize in the Rescreening of:

- Pool Enclosures
- Screen Lanias
- Porches
- New Construction

CALL TODAY FOR YOUR FREE ESTIMATE 727.224.6999

A banner advertisement for St. Screen Inc. It features a circular image of a large house with a white screen enclosure. The text is in various colors and fonts, including a blue header, yellow and red text, and a BBB logo.