



Laurel Park News

VOLUME 29 • MARCH 2007

LPNA Announces 2007 Landlord Of The Year

On February 27, 2007, the Laurel Park Neighborhood Association announced the 2007 Landlord of the Year at the semi-annual LPNA General Meeting.

The award went to James and Helen Miller in recognition for their efforts in maintaining and preserving the historic Spanish Oaks Apartments on Oak Street and surrounding residences.

The LPNA created the Landlord of the Year award as an effort to involve more residents living in the neighborhood. Over the past four months, neighborhood residents (particularly renters) were encouraged to nominate and comment on landlords of multi-family rental properties in Laurel Park. Laurel Park is one of the more unique neighborhoods in Sarasota due to its mix of single family and multi-family properties, many of which have great historic value.

The amount of participation in the neighborhood vastly exceeded expectations. Written comments and emails were submitted by many residents in support of the Laurel Park landlords who were nominated for the 2007 award. Excerpts of these comments have been provided in the ensuing pages. They clearly illustrate the tremendous amount of mutual respect that exists in Laurel Park between the nominated landlords and their renters.

Though comments were re-



From left to right: Christine Fitzgibbons, Marshall Alexander, Beth Taylor, Bill Chodueski, Roberto Belott, Jim Miller, George Mathis, Colleen Beck, and Dan Kaplan.

ceived for nearly all nominated landlords, an overwhelming majority of comments were submitted on behalf of James “Jim” Miller. This was a major factor in his selection as 2007 Landlord of the Year. Jim Miller owns Spanish Oaks Apartments with his wife Helen and manages the historic complex of 24 townhouse apartments at 1637 Oak Street as well as several adjacent rental properties.

Spanish Oaks Apartments were constructed circa 1925. The name of the complex has changed over the years, but its use has remained largely the same (it was originally a resident hotel). Jim and his wife purchased the apartments in 1997 after moving to Sarasota from Washington, D.C.

The 2007 Landlord of the Year award was supposed to be announced and presented by City Commissioner Lou Ann Palmer at the LPNA General Meeting. Unfortunately, a scheduling conflict forced her to leave the meeting early before Jim Miller arrived. Therefore

the honor fell on your friendly Editor of the Laurel Park News.

In recognition of his achievement, Jim received a framed award certificate with a photograph of several Spanish Oaks renters. Our thanks go to professional photographer, Chris Fitzgibbons, who took the photograph and lives in Spanish Oaks (www.ChurchWalls.com). Jim also received a framed reproduction of an old news article from the Sarasota Herald describing the rush to complete the building now known as Spanish Oaks Apartments, as well as a new baseball cap embroidered with the designation “2007 Laurel Park Landlord of the Year.”

The LPNA believes that Jim and Helen Miller are setting an excellent example in Laurel Park and hopes that all Laurel Park landlords will look to them for inspiration. They have managed to preserve a vital piece of Sarasota history while maintaining its primary intended use. Moreover, they have kept the property attractive and kept its renters happy with relatively affordable rents and active and attentive property management.

A high standard has been set for the next Laurel Park Landlord of the Year!

– Chris Jaensch



Above: Jim Miller received a framed award certificate with a photograph of several Spanish Oaks renters.

PRESIDENT'S REPORT

As president of the Laurel Park Neighborhood Association I'd like to say hello and welcome to everyone but especially our new property owners and residents. This neighborhood is the BEST!

Laurel Park's neighborhood association is here for you and works to provide information to its residents through its website at www.historiclaurelpark.org and by posting information on the bulletin board at the neighborhood park on Laurel St. If you are not already a member of the LPNA, please consider joining. It is free to join but if you make a donation there are some perks! You can have a wonderful T-shirt and you can feel good that you are contributing to help cover the cost of the newsletter and mail outs that keep you up to date.

I encourage everyone to become a member. The larger the membership the greater Laurel Park's voice is when we need to speak out on civic matters and when we need to go before the City Planning Board and City Commission on issues that affect our neighborhood.

You don't have to be a property owner to join. So fill out the membership slip in this newsletter and join us today. You can even email your membership to me at artist@dagdart.com or fax it to me at 365-8906.

And when you join, Let us hear from you! The LPNA sponsors a number of events throughout the year and tries to keep a steady stream of helpful information coming your way. Is it enough? Too much? Do you want more email updates? Do you like the newsletter? Did you know we have a regular night at The Metro Café the first Monday of every month from 5:30 -7:00 pm? We gather with Laurel Park residents, introduce ourselves have a coffee or glass of wine, maybe a meal, and walk away having made new friends!

Would you like to help with events? Be involved? Please take a moment and drop me an email. I want to hear what is important to you in the Laurel Park neighborhood. I can easily be reached at artist@dagdart.com or drop me a note – Deborah Dart, 542 Ohio Pl, 34236 or leave a note for me posted on the bulletin board at the park!

Most of all, enjoy our historic neighborhood, use the park and think more about sharing your time and talents by getting involved with the activities and the issues.

Best regards,

Deborah Dart

ONE BRICK AT A TIME

In the October general meeting, LPNA membership voiced its support for preservation of the historic brick streets in Laurel Park. Since November, several residents and board members have attended meetings with the city to discuss this objective. At the request of the City Engineer, Alex Davis-Shaw, Deb Dart and I drafted a Brick Street Plan and Process, which is the first official step toward restoring our brick streets.

Prior to finalization of the plan and process, we experienced our first test. Repair of a utility line behind the Women's Exchange that would require excavation of Rawls Avenue. The notices posted at affected residences gave us just enough time to contact the city and ask them to salvage as many bricks as possible.

The next morning, as utility workers were placing barricades, I asked if they were aware of the neighborhood's desire to preserve any usable brick. They were. I was told their foreman would explain the details.

Pleasant and courteous, Johnnie Pate arrived a few minutes later and said they had been instructed to preserve as many bricks as possible, and, although a final storage location was yet to be determined, he was sure we'd have one by the end of the job.

Since I was feeling skeptical, I hung around and watched. After making cuts with a saw, the workers peeled back as much of the asphalt as possible using a backhoe and shovels. Amazingly, much of the asphalt practically fell off the brick. Digging progressed rather slowly because the workers had to switch to shovels. Gas and phone lines interfered with digging with the backhoe. Nevertheless, the crew repaired the sewer line and filled the hole by afternoon. I'm not sure if the homemade oatmeal cookies I brought them helped their progress or not. Since arrangements for storing the brick were not finalized, Johnnie told me they would leave the backhoe over the nearly complete patch and pick up the brick in the morning.

While I "supervised" the crew, Deb Dart called and emailed the city. At the end of the day, Deb confirmed the brick would be stored at 1761 12th Street, the Public Works yard.

The brick made it safely through the night and the crew began cleaning off as much of the remaining asphalt as possible. By noon, they had stacked and shrink-wrapped all of the salvageable brick, and delivered it to the yard.

I commend Johnnie Pate and his crew: Torrance Davis, Tim Hill, Jerry Dawson, Tom Smitley, Quentin Stanford, Patrick Brown and Rosan Allen. I'm not sure how they maintain their positive attitudes and professionalism. These guys have a demanding and sometimes not so pleasant job. They recovered as much of the brick as humanly possible and seemed happy to help LP's preservation efforts. I thank them for helping us save some of Sarasota's history.

—Suzy Hagglund

Neighborhood Comments on Landlord of the Year Nominees

JIM MILLER (SPANISH OAKS APARTMENTS)

From May Forsyth:

(Regarding) the Laurel Park "Landlord of the Year Contest"...how timely it is for us personally as (Jim Miller) just replaced our (on the fritz) washer and dryer with a shiny new Whirlpool set which of course has made us happy girls. Moreover as a landlord in our community... he maintains the gorgeous historical Spanish Oaks Apartments as well as two additional homes adjacent on Oak Street and our cottage at 1656 Cherry Lane.

All of the properties are beautifully maintained and more than reasonably priced for our area. The courtyard at Spanish Oaks is well manicured and landscaped complete with a fountain. Recently our friend Benjamin (a fantastic local chef) who lives at Spanish Oaks received permission to throw a Moroccan themed party in the courtyard at Spanish Oaks complete with filling the courtyard with Arabian décor, music, and yummy Moroccan foods! All the neighbors were invited... and Jim attended as well!

Also, Jim has an office onsite and is around Mon-Fri, 9-5 which is a great convenience and comfort. I see him once or twice a week and we gab... its great!

From Anna Currence:

Please accept this nomination of Jim Miller, owner of Spanish Oaks Apartments, as Laurel Park Landlord of the Year.

As everyone knows, Jim has done an exceptional job of restoring this beautiful historic apartment complex. In fact, our apartments were open to the public during the Historic Homes Tour, which was presented by the Sarasota Alliance for Historic Preservation, last March.

Every one of us who lives in Spanish Oaks enjoys Jim's company, and we appreciate what a unique situation that is.

From the Community Foundation, to the Chamber of Commerce, to the Downtown Partnership, the number topic of conversation in Sarasota is affordable housing. Of course they are primarily talking about home ownership, but for each one of us in Spanish Oaks, there's a reason for us (at this point in our lives) to rent, and this is truly affordable housing. Taxes, insurance and condo fees would probably equal our rent.

I, and all of my neighbors at Spanish Oaks, feel that Jim Miller is the best landlord in Laurel Park... and probably in all of Florida.

From Karen Price:

I would like to submit my support for landlord nominee, James Miller of Spanish Oaks Apartments at 1637 Oak Street, for Laurel Park Landlord of the Year.

I have been a current tenant of his for over a year now, and I can say without hesitation Jim Miller has been not only the best landlord I have had in downtown Sarasota, but also throughout all my other experiences as a tenant.

The reasons I believe Jim Miller to be an exceptional landlord include his prompt attention to any housing issues, no matter how large or small, critical or insignificant. He always responds and resolves the situation immediately and with an outstanding positive attitude. He also is committed to complete maintenance and upkeep of the entire residential complex from the inside-out. From monthly bug sprays to painting to landscaping, there is nothing left untouched or put aside in his daily, monthly, and annual maintenance routines.

Not only is his professional commitment to his tenants consistently upheld, but also he is personally considerate and invested in his tenants. Always making sure to connect in person with his tenants on a regular basis is one of his many strengths.

I also admire his commitment to the preservation and value of Spanish Oak Apartments to the neighborhood, Sarasota, and its residents. He could easily take the opportunity to sell the residential property, but instead proves his appreciation by providing superiorly-maintained and livable historic residences to his community through hard work and integrity. He does all this and still keeps the rent at a affordable rates so those of us who work here, can live here, too.

I am deeply appreciative of the opportunity I have to be able to live downtown where I also have worked at Florida Studio Theatre for six years. Anyone could live downtown, but when others find out I live in Spanish Oaks Apartments, I am often envied. Everyone states, "Wow! You live in those apartments? They are so beautiful and unique. Please notify me when a unit comes available! I wish I could live there." I re-



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Announcements

Upcoming Events in April

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April 14
and Tunes in the Park
April 21

spond with how fortunate I am that my landlord has affordable residences that he keeps it more than worthy for me to call it my home.

From Robert Trafton:

Please accept my nomination of Jim Miller as landlord of the year. I am the manager and renovator of Jim's properties here and know first hand how much we try to keep everyone happy and their apartments operating smoothly, I guess it shows!

From Brian Novak:

I'd like to take this time to vote Jim Miller for the Landlord of the Year award.

Jim does an outstanding job with providing affordable, desirable housing in the downtown area. Jim's passion for the job is evident in the quality of the products he offers the market.

As a resident of the Spanish Oaks building, and a member of the Laurel Park neighborhood, I'm honored to be a part of this thriving community. Thanks Jim!

From Benjamin Reef Wilkinson C.E.C.:

Spanish Oaks owned by James and Helen Miller gets my vote.

I have lived here over 4 years and was lucky to get in since they are some of the most looked for apartments in Laurel Park, (also because of)... the time and energy Jim puts into apartments [and because] things go wrong and Jim is always there to get them fixed and back on line. [Jim also] sponsored the Memorial Day party for the tenants in the courtyard for over a 150 people. Spanish Oaks rocks.

From Elizabeth Miller:

I would like to nominate Jim Miller at Spanish Oaks Apartments. He is very approachable and understanding, no problem is too big to fix, no matter how silly it may seem. He is very sympathetic [and] Jim is always finding ways to make Spanish Oaks a more beautiful place to live!

From Monica Yearwood:

I just wanted to mention that one of the quali-

ties that make Jim such a wonderful landlord is his genuine love for this building. He puts his heart into it and it so easy to see. He honestly tries to maintain the integrity and original art of Spanish Oaks, and it is obvious his effort comes from love rather than money. It's refreshing to be around that kind of care and attention.

From Associate Professor Margaret Eginton

I write to support Jim Miller's nomination as Landlord of the Year of Laurel Park. I live at Spanish Oaks and enjoy living here for the architectural significance of the buildings and for the great service which Mr. Miller provides his tenants. I commend Mr. Miller for going farther in his stewardship of these buildings than many people would. We enjoy a communal tropical garden and apartments of classical/tropical simplicity.

I choose to rent in Sarasota. As a college and graduate school professor (New College and FSU/Asolo) with a young son it makes sense for me to rent in this wonderful neighborhood, because I could not afford to buy a house in an area in Sarasota near to work in which I would want to live.

Mr. Miller provides service as a landlord that I have not encountered in my previous tenancies at Harvard, or in New York. When things need fixing he makes sure that they are attended to immediately. He is on the premises daily and is always available to the tenants needs.

In addition, and this is also very important to me, he respects the historical nature of the buildings he maintains and owns, and as tenants move out, he and his on-site carpenter repair and reconstruct the building's internal and external structures with historical accuracy and attention to detail. I enjoy living here because I feel connected to Sarasota's past and am certain that my present needs for habitable and pleasant living will be addressed.



From Heather Puccio:

I live at 1656 Cherry Lane...I noticed the landlord of the year contest. How do I nominate my wonderful landlord, Jim Miller? He owns the cottage I live in and Spanish Oaks Apartments?

CHUCK BURKS (CHERRY LANE STUDIOS)

From Jude Levy:

I would like to nominate my landlord, Chuck Burks, as one terrific landlord. My building has only 4 studios but Chuck has put in landscaping, given us new a/c units and get this, put in a washer & dryer and a building for them, as well as provided patio space so we can socialize in the backyard. The stairs going down from the back porch were too steep. He hired a carpenter forthwith and we had new stairs at the right angle. He has brought two of the four units back to their original splendor (black & white tile in the baths, exposed wood, etc.) A while back I told him I had to give up ice cream because the frig freezer wasn't doing the job. The next day I had a new frig and a carton of Cherry Garcia in the freezer to celebrate. This guy is the best!

From Betsy Nelson:

Well - it's NOT SCM I'm nominating! It's my other landlord - Chuck Burks. Chuck is the most amazing guy I've ever rented from. It's almost as if he enjoys coming to fix a problem or stopping by to check on things. I don't think that more than a day has ever passed between my mentioning something & his repairing it.

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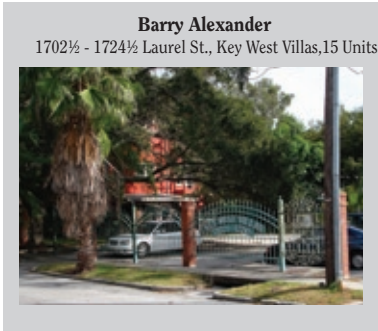
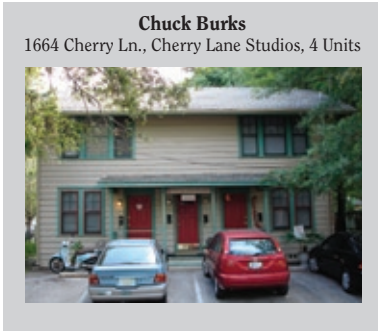
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He keeps the land beautiful, plants interesting things, and he's just a genuinely nice and attentive guy. Woo-hoo!

**BARRY ALEXANDER
(KEY WEST VILLAS)**

From Kimberly J. Miller:

I have been renting at 303 S. Osprey Avenue from landlord, Barry Alexander, for a total of over 10 years! Nowhere will you find a landlord as considerate and caring as Barry. He offers rentals in which he focuses attention on uniqueness and style while keeping the cost of rent affordable and stable. My rent has only been raised on one occasion and it was in response to the recent tax increases. Even then, the increase to my rent was only \$20! Barry screens his renters carefully, seeking individuals who will be quiet and considerate neighbors. As a doctoral student requiring peace and quiet to study, this was important to me. When problems do arise, he responds immediately with care and concern (and a few curse words). Then there are the smaller touches. Each year, at about this time, I find a Christmas Ornament at my door from none other than Barry and his wife.

Overall, I believe Barry is incredibly dedicated to the cause of providing affordable and quality dwellings for renters in the Laurel Park Neighborhood. As a student, I would not have been able to afford to purchase housing in this beloved neighborhood. For these reasons, Barry has my vote for Landlord of the Year for Laurel Park.

**ADA PEREZ
(LAUREL PLACE I and II)**

From Katherine Rogers:

Having lived and worked in the downtown/ Laurel Park area for 9 years, I have seen how her properties have become woven into the aesthetics of the neighborhood.

Ada started her rental property ownerships in our neighborhood about 10 years ago. This is about the same time that Laurel Park turned the corner in its struggle to move from "blighted" to "desirable." I can't help but believe that Ada's efforts at maintaining and improving her apartment complexes have contributed to this.

I know of two apartment compounds owned by Ada and her husband, Michael Edelstein. Laurel Place II, on the corner of Laurel and Columbia Streets, where I live, and Laurel Place I, which is further west on Laurel, almost to Rawls. There may be others in the LP boundaries, I am not sure. Both of these properties have at least 6 apartments and are always clean and freshly painted, contributing greatly to the eye appeal of the street. Nothing is overgrown or hidden behind years of neglect.

Ada has shown tremendous pride of ownership, doing much of the routine maintenance herself. On any given day, I can come home to find her sweeping the common areas, trimming the landscaping, planting something new and flowering, or just bringing the garbage cans back up from the street. More intensive repairs are done as needed, and she is always on property when the contractors

are working. Nothing is done without her direct supervision and approval. By maintaining the existing buildings, without extensive modifications, she is also contributing to the neighborhood's efforts to obtain a National Historic District designation. At the same time, she has updated the interiors of the all the apartments to make them comfortable and fresh for her 21st century tenants. Central heat and air, ceiling fans, ceramic tile are kept in good condition. The original wood floors are still in my duplex unit.

I know that my lifestyle and enjoyment of the neighborhood owe a huge debt to Ada and her husband, and their commitment to rental units. Everyone, landlord and tenants, friends and neighbors, can be proud to have her invested in Laurel Park.

From Jennifer Best:

I am proud to say that I am a tenant of Michael Edelstein and Ada Perez, residing in Laurel Place. This is my second year as a resident here and I feel so lucky to have the landlords that I do. Michael and Ada are very attentive to all of us in Laurel Place and Ada, in particular, always keeps the outside property looking immaculate and gorgeous. As for my apartment in particular, she willingly and happily upgrades appliances and fixtures, simply in order to maintain a classy aesthetic quality. Just in the past few months, she has provided me with a brand new stainless steel stove, stainless steel kitchen faucet and beautiful wooden blinds, just to name a few. I feel very fortunate to have such caring, responsible landlords and I hope they get the recognition they deserve.



Laurel Park Police Report Sarasota Police Department

November 15, 2006 - March 4, 2007 • If you see crime happening call 316-1199

Information compiled by Gaia Goldman, Laurel Park Neighborhood Crime Watch Coordinator

12/04/06	Burglary - Structure	1647 Laurel St	02/04/07	Petty Theft	1718 Laurel St
12/29/06	Battery - Non Serious Injury	1670 Laurel St	02/08/07	Burglary - Vehicle	1637 Devonshire St
01/22/07	Theft from Bldg - \$300-\$20,000	1936 Morrill St	02/21/07	Burglary - Structure	730 S. Osprey Ave
01/30/07	Burglary - Vehicle	783 S. Osprey Ave	02/24/07	Battery - Non Serious Injury	1912 Oak St
02/04/07	Burglary - Vehicle	1669 Oak St	02/25/07	Motor Vehicle Theft	1637 Oak St #17

LPNA ADDRESSES IMPACT OF CONSTRUCTION PROJECTS ON RESIDENTS

To better understand construction regulations several board members and residents met with the city's Downtown Projects Coordinator, Susan Dodd. Susan is in charge of policing construction sites and mediating problems with concerned parties. She gave us insights on how to best cope with dirt, garbage, parking, noise and more.

Some of the points that Susan addressed:

- **Start and stop times** for construction activities are 6 am -9 pm M-F, and 9 am -6 pm weekends.
- **Construction staging requirements.** To reduce the impact on nearby homes and businesses, the city has rewritten the regulations governing builder's staging activities. "Staging" includes many activities such as, dates of specific construction activities, utilities tie-ins, worker parking plan, trash location and pickup schedule, tree protection, road and sidewalk closures, materials delivery, stormwater, sedimentation and erosion control, use of the right-of-way, etc. A key element in the new regulations is the requirement for a 24-hour site contact.
- **Street closures.** Contractors are required to obtain a permit for other than occasional, short-duration street closures. Current rules state that, in addition to a maintenance

of traffic plan and permit, builders must provide 48 hour notice of closures to specific entities such as school busses, emergency services, etc. The city is trying to improve the process so that it includes prior notice with signs for nearby homes and businesses and or email to the neighborhood associations.

- **Construction noise.** Allowable dB levels are listed in the city code. Permits may be obtained for exceptions to the maximums named in the code. Operation of construction equipment, large trucks and permanently installed generators is allowed as long as these are operated during appropriate hours, and do not exceed allowed noise levels. Code compliance regulates the noise ordinance and problems should be directed to Tim Litchet, Director of Building, Zoning and Code compliance, phone number 954-4147.
- **Site maintenance.** Builders are responsible for maintaining their site. A new ordinance will give the city the ability to impose fines to builders who do not keep their site free of garbage and control sedimentation and erosion.
- **Parking Problems.** Contractors must provide on-site parking or furnish a specified,

off-site parking area for their workers. Susan should be notified if workers park in public spaces, unless they have been specifically permitted to do so. Infractions by workers and delivery persons should be referred to parking enforcement during working hours, or the police department after hours.

- **Codes and regulations.** Several different documents regulate construction activities such as the Engineering Design Criteria Manual (EDCM), 2002 City of Sarasota Zoning Code, State Government rules, M.U.T.C.D., EPA rules, County rules, etc.

Susan said the city is aware that the regulations do not cover every situation and unless we bring issues to the attention of the appropriate department, they can not be fixed. This is where the insert will come in handy.

Throughout the meeting, it was obvious that Susan cares about the impact that development has on the citizens of our community. She listened to our concerns, provided straightforward answers, and directed us to other areas when appropriate. It was especially nice to hear that Susan's efforts have had such a profound impact that she was chosen as the City of Sarasota's 2006 Employee of the Year.

—Suzy Hagglund

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Ducks and the City



Walking on the west side of Osprey Avenue near Laurel Street, shortly after moving to Laurel Park in 1999, a greenish flash flew just over my head into an opening in a dead royal palm. "That can't be a wood duck," I thought, "but it sure looked like one." I was staring up at the perfectly round nest entry hole when Dennis Kowal emerged from his house and said wood ducks had been nesting there for years. I knew I was going to like it here.

That dead palm on Dennis' property is long since gone but I'm happy to report that another topless royal palm has been home to wood duck families from 2002 to 2005. These normally reclusive and shy ducks have adapted readily to Laurel Park despite our proximity to major city streets.

According to bird experts, wood ducks nest in tree cavities as far as a mile from water and upwards of 200 feet off the ground. Wood ducks lay as many as 15 eggs and then incubate them for 30 days or so. Within a day of hatching, the downy ducklings leap out of the tree cavity and fall unharmed to the ground.

The Oak Street nests are perhaps 50 feet above my yard and less than a block from Hudson Bayou. The bayou narrows to a few feet, just behind the new house at the corner of Oak and Ohio Place.

One early June morning in 2004, my dog Bella was nosing something in her fenced back yard. It was a wood duckling! Then I saw another one. I scooped them up in a towel and put them in a bucket. The peeping noise from those tiny creatures was constant and surprisingly loud. I suppose it was their at-



Woods ducks nesting at 1669-1675 Oak Street, Spring 2005.

tempt to let Mom duck know where they were. It remains a mystery how they got from a tree near the front of my house to the fenced back yard. Did they fall onto the roof?

In hopes of finding Mom duck and the other ducklings, in hopes that I could connect these two with their brood, I dashed out the front door and ran up Oak Street toward Hudson Bayou. In my nightgown. I found another duckling under a parked car, picked it up in a towel and continued my attempt to find Mom duck and siblings. There was no sign of them in the brackish water edging up to Oak Street or anywhere else. Ignoring the strange looks I was getting from passing drivers, I took the third duckling home to join the other two. Orphaned ducklings would have little chance of survival in the bayou. Predators lurk; raccoons, cats, turtles, snakes. So the ducklings went to Pelican Man where they were weighed (one gram) and given wormer. And put

in an enclosure with nine other wood ducklings rescued from other nesting sites.

In late Spring 2006, the wood duck pair perched atop the palm tree and nearby telephone pole. Oh, and on the roof and chimney of my house! For more than a week, I saw them daily. Then they disappeared, well before nesting, and I haven't seen them since.

So it is with anticipation that I'll be watching the dead palm. As the days get warmer, I'll look for the elegant male; iridescent green and purple, white and gold, with red bill and eyes. The gray, brown and white female is more subdued but elegant as well. I hope she'll be busy building and tending a nest.

– Ellen McKeefe

LPNA Resources

THE BULLETIN BOARD:

The LPNA manages the bulletin board located at the entrance of Laurel Park. On the board you will find the most current:

- LPNA Meeting Minutes
- Laurel Park News (you can remove the newsletter to read it but please return it when finished)
- Meeting and event announcements
- Important phone numbers
- Miscellaneous classifieds!

THE LPNA WEBSITE:

On the LPNA website, www.HistoricLaurelPark.org, you will find archived:

- Current and older editions of Laurel Park News available as a download
- Old LPNA Meeting Minutes
- News about Laurel Park and its residents
- An event calendar
- A photo gallery

LPNA OFFICERS AND DIRECTORS:

President: Deborah Dart • **Treasurer:** Betsy Sublette • **Secretary:** Suzy Hagglund
Directors: Kate Lowman, Chris Jaensch, Mike Shade, Dick Sheldon, Barbara Southard, Kasy Silver Kane

The State Of Real Estate by Gaia Goldman

(November 15, 2006 to February 15, 2007)

The number of active listings totals 28, including 11 listings on Laurel Street alone.

The marketing for Devonshire Park is in full swing, with 4 different floor plans available. Prices range from \$949,000 for a 2,200 square foot home to \$1,299,000 for a 2,300 square foot home with detached guest house and 3 car garage.

The Laurel Villas cluster still boasts 3 condos priced from \$605,000 to \$670,000.

On Madison Ct, there are three multi-family properties available, ranging from \$549,000 to \$699,000.

Last month, the brand new home at 602 Oak St sold for \$999,000 after being listed since August. Around the corner at 1710 Oak St, a contract is now pending on the four joint lots (asking price was \$1,550,000) indicating that more construction may be forthcoming.

What the numbers do not yet show is that real estate activity across the board has increased in the past few weeks. The phones are ringing again in most real estate offices, the number of showing requests is up, and open house traffic has substantially increased. It's a bit soon to tell, but all evidence points to the early stages of a recovery. Stay tuned to the next newsletter to see which Laurel Park homes gathered enough momentum to attract a buyer.

Information provided courtesy of Gaia Goldman, Broker-Associate, Michael Saunders & Co, using data from the Sarasota Multiple Listing System.

Editor's Correction: The last column indicated that "Casa Seville" at 1871 Laurel St., sold in September for \$1,300,000 and included the adjacent lot, the former location of the historic Walpole House. In fact, the lot was not included in that purchase price and was sold separately.

Listing and sales data obtained from the Sarasota Association of Realtors Multiple Listing Service and provided by Gaia Goldman, Broker Associate, Michael Saunders & Co.

Special thanks to Laurel Park residents, Bob and Teresa Stone, who own Minuteman Press on the corner of Fruitville Road and Lime Avenue. They are registered with the City as an authorized Neighborhood Association Newsletter printer and they always do a great job with printing our newsletters.



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The logo for Evolution health & fitness features the word "evolution" in a lowercase, sans-serif font, with "health & fitness" in a smaller font below it. The text is enclosed within a stylized, blue and white oval shape that resembles a speech bubble or a drop.

Your neighborhood club
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www.evolutionhealthfitness.com



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