

# ibssa

INDIAN BEACH SAPPHIRE SHORES ASSOC.

NEWSLETTER  
September 2023  
<https://www.ibssa.ws>

## President's Message

Hello neighbors,



Have you ever gone out of town for a few days and then returned to notice something different about our neighborhood that you never noticed before? That very thing happened to me recently upon returning home from vacation. When I travel, I like to use an app such as Trip Advisor to let me know what other people found interesting about a place and how their experiences were with dining and activities. As I arrived home and checked my phone, I noticed my app was still open and automatically adjusted to our little neighborhood here in Sarasota. Curious, I scrolled through the list of things to do, places to stay, and restaurants that were hyper-focused in our area. What I saw surprised me in a good way. There were more listings than I could have ever imagined for our small section of town! Not only that, but the experiences of those folks who commented and rated each listing were all extremely positive.

I don't mean to sugarcoat things when it comes to our locale. We have our share of issues in the neighborhood just like any other community and it takes work to keep things going strong. Fortunately, our neighborhood has an association with a group of dedicated directors tasked with thinking about and helping to solve any issues. (Please refer to the listing inside this newsletter for the names and contact information for our awesome board of directors.)

It is my honor to begin serving as your Indian Beach Sapphire Shores Association (IBSSA) president as we move forward with our goal of keeping this neighborhood a desirable place to live.

What do we need to accomplish our goals? **YOUR SUPPORT** is most critical for our organization with your membership, volunteerism, participation at meetings and events, financial contributions to our programs like newsletter advertising, greenspace, and doggie bags, and even your knowledge and experience. Together we can stay on a path of continued improvement and maintain what makes our neighborhood special.

It can be easy to become complacent about the things familiar to us. Perhaps we can see our neighborhood from the eyes of an outsider when we come home from vacation or entertain friends and relatives from out of town. Yes, we have our share of issues and concerns with which to deal. Overall, though, I feel there is an awful lot to love about our Indian Beach Sapphire Shores neighborhood! If you need more convincing, just check your smartphone.

Sincerely,  
Henry Bausback, President  
Indian Beach Sapphire Shores Association

P.S. I want to take a moment to thank Immediate Past President Joanne Gonet for her time and commitment serving as the IBSSA president for the past few years. We have indeed been fortunate to have her at the helm. If you happen to see her out and about, or know her personally, please thank her sincerely for her amazing efforts!

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## Remembering Pat Taylor

### Patsy Jennings Taylor

Pat Taylor, as most of us knew her, passed away on August 23rd. Pat was one of the most tenured and prolific Realtors in Indian Beach Sapphire Shores from the 1970's into the 2020's. She downsized from her most regal residence at [2704 Bay Shore Road](#) not too many years ago. This is one of the grandest houses in Sarasota and welcomes all who enter our

neighborhood from Indian Beach Drive.

People choose Real Estate as a career for many reasons but in the 1970's it would not have been for the money. Pat was passionate about her home and all the wonderful domesticity a Southern Belle could bring. Her motivation to help others buy and sell homes was based on this enjoyment and enthusiasm.

She first saw "her house" while riding a bicycle in the neighborhood near where she and her husband invested in a motel. It was not for sale but she "manifested" this house by dreaming it would be hers someday. Fate complied and her home became a warm showplace for many to enjoy. She threw large comfortable parties for her generations of customers.

When I entered the business 25 years ago, Pat was dominant and for the next 20 years we competed, we cooperated, we shared stories and experiences. I learned a great deal from knowing Pat Taylor. She fiercely represented the interests of her clients. She never allowed her ego to enter into a negotiation. She never lost her cool. She got the job done.

I will miss her as I am sure many of you will. **David Jennings**



### Volunteers needed!!

For the November Annual Picnic/Ice Cream Social!! Please contact Kate at [hoffmankate3@gmail.com](mailto:hoffmankate3@gmail.com)

### National Night Out

When: October 3rd, 5:30-7:30 pm

Where: Police Headquarters, 2099 Adams Lane (Outside)

Who: Everyone is welcome at this free, fun, family-friendly event!

### Writers/Artists/Photographers

Do you have an idea for a story or have a piece of artwork that your children, grandchildren or you produced and would like to share, or are you a photographer with a pic from the neighborhood? [hoffmankate3@gmail.com](mailto:hoffmankate3@gmail.com)



### True Tree Care

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***Hello Neighbors!***

***We are your local tree business in the neighborhood. We are members of the IBSSA and we look forward to meeting you and helping with your tree needs.***

**941-780-4136**

**941-763-0137**

## IBSSA MEMBERSHIP APPLICATION/RENEWAL FORM

Membership type:  New  Renewal I would like to volunteer:

Beautification/Greenspace  Membership  Picnic/Events

Neighborhood Watch  Newsletter (secure ads/write articles)

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

2<sup>nd</sup> Name: \_\_\_\_\_

2<sup>nd</sup> Email: \_\_\_\_\_

2<sup>nd</sup> Phone: \_\_\_\_\_

IBSS Address: \_\_\_\_\_

Membership Year: \_\_\_\_\_

I give permission to IBSSA to email electronic neighborhood communications.

Yes  No

If you have any questions about the status of your membership, please contact John Olenski, Treasurer, at (203) 450-2012 or treasurer@ibssa.ws

Annual Dues Payment -----\$30.00

Voluntary Contribution(s): Greenspace \$ \_\_\_\_\_

Doggie Bags \$ \_\_\_\_\_

Other \$ \_\_\_\_\_

Total Enclosed \$ \_\_\_\_\_

Pay online: <https://www.ibssa.ws/join-ibssa/>

Checks payable to: IBSSA Mail to: PO Box 49673, Sarasota, FL 34230

**THANK YOU FOR SUPPORTING IBSSA!**

This newsletter is published four times a year for all residences in the Indian Beach-Sapphire Shores neighborhood. Newsletter will be mailed approximately **mid-March, mid-June, mid-September, and mid-December.**

**NEWSLETTER SUBMISSIONS:** Neighbors are encouraged to submit articles, pictures, or neighborhood news to be considered for inclusion in the newsletter. To submit items, place an advertisement, or for more information, contact Kate Bloomquist, Editor at 941.232.5867 or newsletter-editor@ibssa.ws

### ADVERTISEMENTS:

	Single issue	Four issues
Business Card (3.5" wide x 2" tall)	\$50.00	\$170.00
Quarter Page (3.5" wide x 4.25" tall)	\$125.00	\$425.00
Banner (7" wide x 2" tall)	\$150.00	\$510.00
Half Page (7" wide x 4.25" tall)	\$250.00	\$850.00
Back Page Half (7.5" wide x 4" tall)	\$362.00	

**PAYMENTS:** Make checks payable to IBSSA and mail to: IBSSA, P.O. Box 49673 Sarasota, FL 34230. For credit card payments, call John Olenski at 203. 450. 2012

**Nov. 30th, 2023: DEADLINE for December Issue**

### IBSSA BOARD MEMBERS

#### PRESIDENT

Henry Bausback  
(941) 361-9491  
hbausback@comcast.net

#### VICE PRESIDENT

Vacant position

#### RECORDER

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(757) 342-6849  
KevinSpence3@gmail.com

Shelley Watson  
(713) 303-6343  
shelleym@gmail.com

## Bamboo

Not a tree but maybe an interesting “grass” addition to your landscape? There are two types of bamboo...Runners and Clumpers. Stay away from the Runners. Only Clumpers should be used in the neighborhood. A few species are native to Florida, but the specimens pictured here are Asian.

Black Bamboo is very dramatic and grows to almost 30 feet in height. These larger species make wonderful music when the wind blows, clicking and clacking as the leaves create a soft murmur. Our more skilled neighbors even use them in creative ways like arbors, fencing and even cabinetry.

We chose the smaller “Buddha Belly” bamboo when remediating the removal of a Cuban Laurel 20 years ago. It’s been a perfect habitat for multiple generations of Cardinals. We love seeing flashes of bright red flit about the yard. And Cardinals are very vocal, singing all the time, especially in morning.

Maybe we should have planted this clumping Buddha Belly farther from my teenager’s bedroom window. I’ll never forget the late morning she woke up, angrily stating...I hate it when birds sing! Why do they have to do that?!?

David Jennings  
August 2023



***Hi Neighbors! I have references in  
our neighborhood.***

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- SRQ Magazine



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# CITY OF SARASOTA MATURE TREE PROGRAM



The Mature Tree Program is an incentive to encourage homeowners to plant and maintain canopy trees. The City of Sarasota Tree Mitigation Fund will cover up to \$500.00 of the cost of the tree once the \$100.00 minimum deposit has been met.



## PROGRAM DETAILS

- Residents will own the tree.
- Residents are responsible for watering and pruning maintenance. Seasonal residents must make arrangements for watering.
- Selections will be limited to the list of approved trees. Palms are not included.
- Minimum tree size is 2" caliper. Grade #1 minimum.
- In accordance with the right tree, right location principle, planting location must be between the right-of-way and front plane of the house.
- Planting under utility wires will not be allowed in most cases.
- Residents are limited to one tree, per property, per calendar year.

## PHASE 3 APPROVED TREE LIST

Tree Species	Unit Cost per Tree
Live Oak	\$545.00
Silver Buttonwood	\$822.83
Mahogany	\$593.75
Red Maple	\$650.00
Gumbo Limbo	\$725.00

## FREQUENTLY ASKED QUESTIONS

### **How do I participate?**

Please contact the vendor, Tree Biotics, at (941) 480-6387 or [MatureTreeProgram@gmail.com](mailto:MatureTreeProgram@gmail.com)

### **Who will select the tree?**

The homeowner will select from the vendor's list of available species.

### **Who is responsible for the care/maintenance of the tree?**

The homeowner owns and is responsible for the tree. The vendor will provide general information about care and maintenance. [A Quick Guide for Tree Planting for Homeowners](#) (ufl.edu)

### **Can the homeowner purchase and plant the tree himself?**

The homeowner must utilize the City vendor to participate in the Mature Tree Program.

### **What is the vendor payment process?**

The homeowner is responsible for a minimum deposit of \$100.00 to the vendor. The homeowner will also be responsible for any balance beyond the City's contribution of \$500.00.

### **Will the tree be planted in the right-of-way or on private property?**

All planting will occur between the right-of-way and the front plane of the house.

### **How do I determine the location of the right-of-way?**

The vendor will assist in locating the right-of-way.

### **What is the survival requirement?**

If a tree dies, the homeowner is responsible to replace it without further assistance from the city.



**Use the QR Code (at right) for a quick guide on tree planting and maintenance for homeowners!**

## New College Alumni Accolades

Mack Goode, Chippewa Place

Past products of New College sustain their importance in various pursuits and are valued assets in many enterprises. What follows are select examples of leading graduates' accomplishments.

Having been on the college's faculty for 27 years, Sarah Hernandez is now an Associate Professor of Sociology. Several of her students have become university professors. Others are prominent lawyers and medical doctors. Those successful in business include Brian Cody, Founder of Scholastica and Colleen Butler, Director of NINA.

"One of my best students", Professor Hernandez exclaimed, "was Sarah Chynoweth, a true humanitarian. As an undergrad, Sarah published a research paper about gender relations on a kibbutz. After earning her Ph.D, she has worked for several non-profit organizations concerning women refugees and human rights."



Having been a New College Professor for 32 years, Stephen Miles enjoyed many exceptional students. Among those that served him as teaching assistants in music theory courses there were two that typify his program's success.

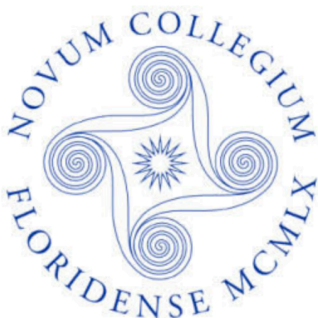
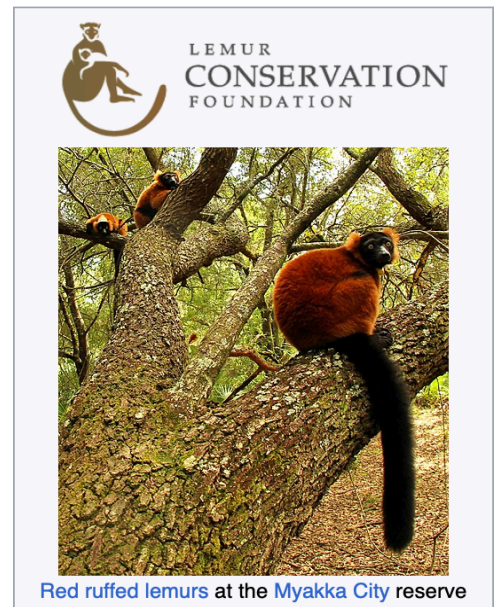
"Around 25 years ago," Professor Emeritus Miles stated, "Jason Rosenberg arrived at the college intent on becoming 'a great composer'. Upon graduation, he went to graduate study at UC-San Diego. While earning his Ph.D, Jason's music was performed worldwide. He has been a selected composer at many festivals and New Music New College presented his compositions on three occasions. Jason is now an Assistant Professor at the University of the South."

About another star in the college's galaxy, Professor Miles said, "When Adele Fournet arrived at New College, she did not intend to study music. Then she took Music Theory I. As part of the college's collaborations with the Sarasota Orchestra, Adele composed music for them. After earning her Ph.D at New York University, her music videos have been included in the New York Film Festival and aired on PBS TV."

The Founder of The Lemur Conservation Foundation and a proponent of the New Music New College program, Penelope Bodry-Sanders and her husband were "devastated" by the "termination" of New Music. In supporting this imaginative program for many years, she said, "we enjoyed innovative artists performing indoors and outdoor campus concerts which featured faculty and students performing with Sarasota Orchestra members".

Bodry-Sanders' Lemur Foundation has embraced a long-term collaboration with New College. As supervised by professors, students have conducted research and art projects. They also have served as interns on the lemur reserve which encompasses more than 50 endangered lemurs.

"One of my New College favorites," Bodry-Sanders commented, "is Monica Hoffine Mogilewsky. She started as a research intern and ultimately became our Zoological Director. Then she earned her Ph.D at Portland State and is now Visitor Use/Management Data Director at the Appalachian Trail Conservancy."



Celebrating its seventh year in the Indian Beach Plaza is the Shelf Indulgence Used Book Café whose slogan is still "Books+Coffee=Love". Founder Nikki Snyder has found that the New College community's tastes in books range from philosophy to classic literature to New Age non-fiction. "And," she said, "the alumni I have employed have been amazing."

## Greenway Update

After many, many months of meetings, research, submitting permit applications, discussions with staff at the city, submitting a grant application, and more site visits than can be counted, the dream of many in IBSSA of seeing the Greenway extend from 45th Street to 47th Street was realized. Here is a summary. The Indian Beach – Sapphire Shores Neighborhood Association completed work to extend an existing greenway to 47<sup>th</sup> Street. The majority of the funds needed to complete this (\$15,000.00) came from a Sarasota Bay Partners Grant (\$10,000.00) written by Alison Albee for IBSSA. The project required the removal of approximately 4500 sq. ft. of impervious surface. The work included coordinating a team of IBSSA residents to oversee the project; obtaining an exemption permit from the Southwest Florida Water Management District; obtaining a Right-of-Way use permit from the City of Sarasota; obtaining engineer-stamped drawings provided by the City of Sarasota; engaging a contractor to conduct utility locates, install siltation fencing and tree protection, excavate pavement, grade area per City-provided drawings and hydroseed the area. Many neighbors worked on this project: Alison Albee, Sean Harris, Joanne Gonet, Kate Bloomquist, Joey O'Mahoney, Richard Parlato, Richard Moore, Tim Thurman, Phil Chiocchio and Don Farr. Many more volunteered and helped at cleanups on the property. We are preparing to remove the silt fence soon. We have submitted another grant application, this to the City of Sarasota in the form of a Neighborhood Partnership Grant. These funds will pay for the installation of a post and rail fence on the east side of the new Greenway area to prevent vehicles from driving on the grass and to discourage dumping. Volunteers will be needed to help with future planting and maintenance. This space will soon be ready to be enjoyed by all! Copy this link for a short video by Phil Chiocchio <https://youtu.be/TjCmOeJRX6A>



## SARASOTA BAY HISTORY

(Courtesy of the Sarasota Bay Estuary Program)

Sarasota Bay in the form we recognize today was formed approximately 5,000 years ago. Over geologic time, local sea level has ranged from as much as 330 feet below to 100 feet above present levels. Just 17,000 years ago, the shoreline of the Gulf of Mexico was about 60 miles to the west of where it lies on Sarasota and Manatee County beaches today.

Sarasota Bay served as a key waterway for the Tocobago, Timucuan and Calusa Tribes during the 1500s. These tribes thrived on the bounty of Sarasota Bay and nearby estuaries. The large shell mounds, or middens, they created are still visible throughout the area.

Fishers from Cuba established fish camps, or rancheros, on the shores of Sarasota Bay from the late 1700s to the mid 1800s. Their trade was mainly in mullet and mullet roe, although they also salted drum fish, turtles, and trout to ship south. The Florida Seminole Indian Tribe also frequented the region during this time for hunting, fishing and farming.

Large-scale drainage projects eventually drained thousands of acres of freshwater marsh in the Sarasota Bay watershed. These marshes extended east of the coastal ridge to Myakka and from Tampa Bay to Charlotte Harbor. The marshes were drained initially to create agricultural opportunities and later provided residential and commercial landscapes.

Beginning in the late 1800s, the Intracoastal Waterway was dredged to provide a deep, protected channel running the length of the Bay and beyond. Dredge-spoil islands were created throughout the Bay during construction, covering seagrass beds and changing water circulation patterns. The natural shore was gradually replaced by seawalls to retain dredge-and-fill materials for housing sites. As development expanded, natural land cover was replaced by nonporous parking lots, roads, and rooftops.

The slow trickle of settlers became a stream, and then a flood after World War II. Coastal development intensified from the late 1950s to 1970, as hundreds of acres of bay bottom were dredged to produce waterfront lots. Canals were dredged and the spoil was used to create waterfront subdivisions. Drained saltwater marshes were converted to residential neighborhoods.

Sarasota Bay is a very different place today from what long-term residents remember. Miles of natural shoreline habitats have been replaced by seawalls, and once-abundant mangrove wetlands have been filled and depleted. Residential and commercial development throughout the Bay area has resulted in larger amounts of stormwater runoff and pollution.

The Sarasota Bay Estuary Program was established to restore Sarasota Bay water quality and habitats. While Sarasota Bay will always change with the times, it is our responsibility to maintain the natural functions and features that make the Sarasota Bay watershed a beautiful place to call home.

Excellent information is also available, below:

<https://sarasotabay.org/wp-content/uploads/2021-Macroalgae-in-Floridas-Estuaries-Fact-Sheet.pdf>  
[https://sarasotabay.org/wp-content/uploads/FL\\_Red\\_Tide\\_and\\_Estuaries-ANEP\\_08242018.pdf](https://sarasotabay.org/wp-content/uploads/FL_Red_Tide_and_Estuaries-ANEP_08242018.pdf)  
[https://sarasotabay.org/wp-content/uploads/FL\\_Red\\_Tide\\_and\\_Estuaries-ANEP\\_08242018.pdf](https://sarasotabay.org/wp-content/uploads/FL_Red_Tide_and_Estuaries-ANEP_08242018.pdf)



Drs. Leffinwell & Warren at the Palms Hotel in Indian Beach (Sarasota County Historical Society)



## Neighborhood Watch News: Debbie Muller

Living in a beautiful and safe community is such a gift. As residents of Indian Beach-Sapphire Shores we have this opportunity and realize the importance to preserve and protect our extraordinary neighborhood. With the many charming and remarkable attributes of this unique area there are challenges to be met.

We have never chosen to turn a blind eye and ignore the unacceptable criminal behavior occurring nearby, often too close for comfort and sometimes at our doorstep. It is extremely disturbing that several neighbors have had to experience firsthand the sad reality that "no one is immune to crime." It is also unfortunate that, in a few cases, victims and residents calling to report incidents have been baffled by the way their situations were handled.

The manner in which some calls were responded to, and concerns addressed, was disappointing. A lack of communication led to the appearance of indifference, questionable outcomes, and a lot of unknowns. What is known is that People and Police working together is crucial in the fight against crime. Mutual respect and cooperation among concerned, law-abiding residents and law enforcement is essential.

For the past 40 years concerted efforts to prevent and reduce crime have been ongoing in IBSS with our participation in Neighborhood Watch and in partnership with the Sarasota Police Department. Caring residents are dedicated to keeping families safe, our neighborhood secure and criminals out by stressing the importance of Awareness, Communication, and Prevention. Neighbors should be alerted as soon as possible with specific, accurate information regarding an incident and with detailed descriptions of persons, vehicles and possible suspects involved. Our efforts will make us safer, could prevent additional crime and might aid the police in catching a criminal.

We are the "Eyes, Ears and Knows" of our neighborhood and our residents are what makes IBSS a true treasure.

Hope you all have a Safe and Very Happy Fall!

**For more information about your Neighborhood Watch, call Debbie Muller at (941) 355-5743**

### See It! Hear It! Report It!

Report all crime and suspicious activity ... IMMEDIATELY!  
 Call the Police **316-1199** or **316-1201** or Emergencies **911**,  
 Inform your Watch Coordinators and Alert your neighbors.

**Note:** In August there were 5 auto burglaries, one auto theft (vehicle recovered) and one attempted auto theft. Suspicious persons have been reported and a resident was assaulted on Myrtle on 7/17/23 while walking her dog at 6:15 am.

IBSS Crime Report (Approximate Totals)	January 1 – August 31	
	<u>2023</u>	<u>2022</u>
Burglary /Structure	11	7
Burglary/Vehicle	22	8
Motor Vehicle Theft	4	12
Robbery	1	0

Citywide Crime Statistics (Approximate totals)	January 1 – August 31	
	<u>2023</u>	<u>2022</u>
Burglary /Structure	114	160
Burglary/Vehicle	187	196
Motor Vehicle Theft	93	149
Robbery	51	44

#### HELPFUL NUMBERS

##### Sarasota Police Department:

Non-Emergency.....(941) 316-1199 or 316-1201

SPD Front Desk.....(941)263-6025

Chief Rex Troche.....(941) 263-6001

[rex.troche@sarasotaf1.gov](mailto:rex.troche@sarasotaf1.gov)

Deputy Chief Scott Mayforth.....(941) 263-6006

[scott.mayforth@sarasotaf1.gov](mailto:scott.mayforth@sarasotaf1.gov)

SPD Directory of Personnel Divisions & Units.....(941) 263-6773

SPD Website.....[www.sarasotapd.org](http://www.sarasotapd.org)

**Animal Services**.....(941) 861-9500

**Code Compliance**.....(941)954-4125

#### Neighborhood Watch Coordinators

##### **Sapphire I: (58th Street - 47th Street)**

Debbie Muller -----941/355-5743

##### **Sapphire II: (47th Street - Myrtle Street)**

Barbara Cherry -----941/355-2898 or

[bcherrysrq@gmail.com](mailto:bcherrysrq@gmail.com)

##### **Sapphire III: (Myrtle Street - Indian Beach Drive)**

Debbie Muller-----941/355-5743

Coordinator Needed!

##### **Sapphire IV: (Indian Beach Drive - Whitaker Bayou)**

Yvonne Lacey -----941/365-7063 or

[Lacey.Yvonne@yahoo.com](mailto:Lacey.Yvonne@yahoo.com)

## Real Estate Update

Hello neighbors and friends of Indian Beach-Sapphire Shores. I'm grateful our beautiful community and neighbors weathered another hurricane, and my thoughts are with those impacted most by the storm.

While Sarasota has experienced record-breaking heat, the housing market has been both hot and cold. According to Redfin, in July 2023 Sarasota home prices were down 5.9% compared to last year, selling for a median price of \$475K. On average, homes in Sarasota sell after 32 days on the market compared to 14 days last year. There were 139 homes sold in July this year, down from 167 last year.\*

For Indian Beach-Sapphire Shores, in July 2023 home prices were up 25% compared to last year, selling for a median price of \$700K. On average, homes in Indian Beach-Sapphire Shores sell after 56 days on the market compared to 13 days last year.\*\*

Below are some highlights of what we're seeing in the neighborhood:

- Listing prices range from \$300K to \$12M.
- The average homes sell for about 4% below list price and go pending in around 56 days.\*\*\*
- Mortgage rates - now over 7% - continue to be an obstacle for many buyers, causing some sellers to lower their prices.
- New listings rose from July to August, which isn't typical for these summer months. While this may be good for some home buyers, competition remains because inventory is still low.

\* [Sarasota Housing Market: House Prices & Trends | Redfin](#)

\*\* [Indian Beach-Sapphire Shores, Sarasota Housing Market: House Prices & Trends | Redfin](#)

\*\*\* [Indian Beach-Sapphire Shores, Sarasota Housing Market: House Prices & Trends | Redfin](#)

**Bret Lageson**

941-961-0918

[bretproperties@gmail.com](mailto:bretproperties@gmail.com)

Chrome Realty

[HaydenTeam.com](http://HaydenTeam.com)

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**Bret Lageson**

Licensed Real Estate Sales Assoc.

941.961.0918

[bretproperties@gmail.com](mailto:bretproperties@gmail.com)

**Marni Hayden**

Licensed Real Estate Sales Assoc.

941.809.5044

[marnihayden@yahoo.com](mailto:marnihayden@yahoo.com)



Haydenteam.com  
Bret, Marni & Dudley

## Real Estate Summary June 1, 2023 – August 31, 2023

Status	Address	Current Price	Square Feet	Beds	Full Baths
ACT	821 41ST ST	\$459,000.00	864	2	1
ACT	848 MYRTLE ST	\$589,000.00	1,410	3	2
ACT	730 40TH ST	\$800,000.00	1,598	4	2
ACT	5246 BAY SHORE RD	\$848,000.00	2,005	3	3
ACT	630 CORWOOD DR	\$969,900.00	1,897	3	2
ACT	2152 ALAMEDA AVE	\$1,290,000.00	1,861	4	3
ACT	612 BELLORA WAY	\$1,675,000.00	2,749	3	2
ACT	5022 SUN CIR	\$1,690,000.00	2,166	3	3
ACT	2850 BAY SHORE RD	\$1,694,000.00	3,529	4	4
ACT	333 N SHORE DR	\$3,400,000.00	1,980	2	3
ACT	3923 BAY SHORE RD	\$3,500,000.00	2,552	3	3
ACT	337 N SHORE DR	\$4,500,000.00	4,839	5	5
ACT	2040 ALAMEDA AVE	\$4,991,000.00	3,993	5	5
ACT	309 RINGLING POINT DR	\$8,950,000.00	7,009	5	3
ACT	4223 BAY SHORE RD	\$12,000,000.00	5,701	4	5
PND	916 PATTERSON DR	\$275,000.00	2,017	3	2
PND	4704 WINCHESTER DR	\$475,000.00	1,226	2	1
PND	662 BELLORA WAY	\$1,251,935.00	2,547	3	2
PND	2704 BAY SHORE RD	\$3,500,000.00	3,900	3	3
PND	900 ALAMEDA LN	\$8,900,000.00	4,799	5	5
SLD	4120 SARASOTA AVE	\$250,000.00	1,100	3	1
SLD	996 VIRGINIA DR	\$350,000.00	1,410	3	1
SLD	3312 BAY SHORE RD	\$405,000.00	960	2	1
SLD	821 41ST ST	\$410,000.00	864	2	1
SLD	4525 45TH CT	\$465,000.00	1,524	2	2
SLD	4153 SARASOTA AVE	\$490,000.00	1,416	2	2
SLD	5035 STEVENS DR	\$625,000.00	1,594	3	2
SLD	710 40TH ST	\$675,000.00	1,814	3	2
SLD	4845 WINCHESTER DR	\$700,000.00	2,261	3	2
SLD	4724 EASTCHESTER DR	\$750,000.00	1,674	3	2
SLD	3140 BAY SHORE RD	\$750,000.00	1,775	3	2
SLD	5330 WINCHESTER DR	\$875,000.00	2,016	3	2
SLD	418 SAPPHIRE DR	\$1,050,000.00	1,724	2	2
SLD	2814 W TAMIAMI CIR	\$1,200,000.00	1,997	3	2



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## MARK YOUR CALENDAR!

### IBSSA Board Meetings 7:00 PM

October 5, 2023  
November 2, 2023  
December 7, 2023  
Zoom or in-person

Semi-Annual Meeting  
December 12th

Annual Picnic  
November 5th

**Nov. 30th, 2023: SUBMISSION DEADLINE for Dec. issue**

To Join IBSSA: Use the form on page 3 of this newsletter or pay online <https://www.ibssa.ws/join-ibssa/>

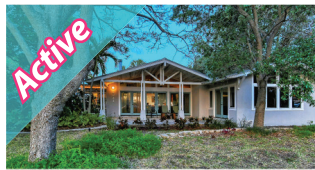
Or scan to join!



## #1 SALES TEAM in IBSS



309 Ringling Point - \$8,950,000



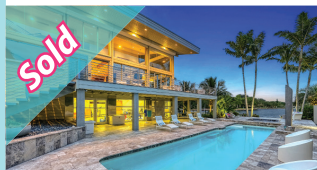
5022 Sun Circle - \$1,690,000



5246 Bay Shore Rd - \$848,000



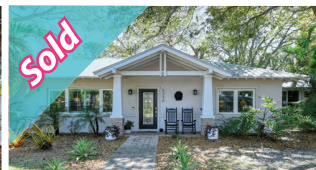
4741 Village Gardens Dr - \$325,000



314 Ringling Point - \$3,999,999



5035 Stevens Dr - \$625,000



5330 Winchester Dr - \$875,000



4704 Winchester Dr - \$475,000

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**David Jennings**

\* Broker Associate \* Realtor  
\* Residential Community, Commercial  
\* International Diamond Society

**941.650.7354**

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**Ulrica Regnander, PA**

\* Realtor, ABR, CLHMS, CIPS, GRI, RENE, SRS  
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