

President's Message



Hello Neighbors!

Welcome to summer in our Indian Beach Sapphire Shores (IBSS) neighborhood! It's time to shift into summer mode and enjoy the longer days, relatively less crowded roads, and explosion of growth in our lawns and gardens.

I heard it proposed recently that nature is our common ground. What a refreshing thought when there is so much in our world that seems to divide us. I would suggest that no matter who you are, you can appreciate the beauty and benefits of immersion in a densely wooded forest, rocky canyon, sandy beach, or superbly manicured garden. These natural places benefit us in more ways than one by also contributing to cooler homes, purification of our air and water, and habitat for the fauna that pollinate our fruit trees. The economic impact is as tremendous as the aesthetic one.

People often ask our board what it is we do exactly for our neighborhood. Maybe they are trying to see the value in becoming a member of our association by putting what we do into a transactional equation to see how it profits them specifically. The answer is that we do quite a bit actually. I would assert that you will always be disappointed if you are in search of a transactional relationship with our neighborhood association. You should think about the kind of relationship with our association as being more relational. We are, after all, a small charitable organization.

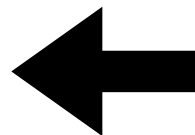
When you join our association, we have the power of pooling all of our resources for the betterment of our entire community. It reminds me of the acronym, T.E.A.M.- together, everyone accomplishes more! There are things that we can do to enhance nature throughout our community that will benefit all of us. Our Greenspace areas- the Greenway, the Charles Hegner Nature Trail, the areas around our IBSS entryway signs, and the Ainsley Place flower bed, are areas under our care.

These natural spaces can be even better if we have the finances and people to contribute to our efforts. We need your membership, and your donation of both time and/or funds for our projects. Thank you for helping!

Through our Indian Beach Sapphire Shores Association (IBSSA) Greenspace program, which was founded for the purpose of enhancing and maintaining our natural public places in our neighborhood, we can now have common ground for both nature and neighborhood. Watch for exciting developments in the near future regarding upgrades to our IBSS Greenway. Greenspace chair Jack Wooster and his committee, along with Lindsey Jennings, have some new plans for an edible garden and new plantings to add value to the area. It is my sincere hope that you will enjoy summer in our neighborhood and that I will see you soon on our common ground!

Sincerely,

Henry Bausback, President, IBSS



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or renew
here!**



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Neighborhood Watch News

Thanks to information provided to us by concerned residents we have been alerted to crimes and numerous suspicious situations occurring in our neighborhood. These warnings often include detailed descriptions of suspects and vehicles involved in the incident thus heightening our awareness and what "to be on the lookout" for. This communication among our neighbors is invaluable and most surely prevents additional crime. Criminals should be "alerted" and "warned" that we will never be easy targets. Their presence is noticed, observed and reported. Have a safe, wonderful summer.

Please don't speed! 25 mph is the limit. Speeding is a major problem in our neighborhood. Children are out of school for summer vacation making this a fun time for kids and families to be outdoors enjoying our beautiful area. Extra courtesy and caution for walkers and bikers will be much appreciated.

Note: Concerns regarding short-term rentals? If you are impacted negatively by activity occurring at vacation rental properties or are aware that the specific guidelines in rental agreements are not being adhered to, you can call the City of Sarasota's Vacation Rental Compliance Department at (941) 263-6623 or email them at:

VacationRentals@SarasotaFL.gov

Thank you, neighbors, *Debbie Muller*

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 **(941) 316-1199 or (941) 316-1201 or 911**
 - Inform your Watch Coordinators and Alert your neighbors
- EMERGENCY? CALL 911**

Please Don't Speed!

15 mph in school zones

25 mph throughout neighborhood

Note: The neighborhood statistics do not include crimes occurring at Tamiami Trail addresses.

IBSS Crime Report

Jan. 1 — June 17

(Approximate Totals)	2025	2024
Burglary /Structure	3	3
Burglary/Vehicle	6	1
Motor Vehicle Theft	0	0
Robbery	1	0

Citywide Crime Statistics

Jan. 1 — June 17

(Approximate totals)	2025	2024
Burglary /Structure	51	68
Burglary/Vehicle	76	63
Motor Vehicle Theft	48	53
Robbery	14	27

HELPFUL NUMBERS

Sarasota Police Department:

Non-Emergency.....(941) 316-1199 or (941) 316-1201
SPD Front Desk.....(941) 263-6025
Chief Rex Troche..... (941) 263-6001
rex.troche@sarasotafl.gov

Deputy Chief Scott Mayforth.....(941) 263-6006
scott.mayforth@sarasotafl.gov

SPD Directory of Personnel Divisions & Units (941) 263-6773
SPD Website.....www.sarasotapd.org

Crime Stoppers.....(941) 366-TIPS (8477)

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)

Dale and Beverly Rodgers.....(941) 504-7949
or bgr700@msn.com

Sapphire III: (Myrtle Street - Indian Beach Drive)

Lisa O'Hara.....(941) 302-1688

Sapphire IV: (Indian Beach Drive - Whitaker Bayou)

Yvonne Lacey.....(941) 365-7063
or Lacey.Yvonne@yahoo.com

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Jack Wooster
ibssagreenspace@gmail.com

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: _____

2nd Name: _____

2nd Email: _____

2nd 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 Matt Tilka, Treasurer, at 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 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. Email treasurer for credit card payment options.

August 31: DEADLINE for September issue

Neighborhood Canopy Program Registration - Apply Before August 22nd

City residents interested in receiving a larger tree are invited to participate in the Neighborhood Canopy Program. This program provides professional installation of 2-inch caliper trees between the front plane of a resident's home and the street. Participants will pay \$100 for the tree, with the City covering the remainder of the cost up to \$500 for the selected tree, funded by the City's Tree Mitigation Fund. Neighborhood Canopy Program participants can choose from 10 species:

- Magnolia
- Shady Lady
- Southern Red Cedar
- Japanese Blueberry
- Winged Elm
- Live Oak
- Green Buttonwood
- Royal Poinciana
- Ligustrum
- Sycamore



Interested residents can register for the Neighborhood Canopy Program. Registration closes August 22, and planting is scheduled for the first two weeks of September.

Email: NeighborhoodCanopyProgram@SarasotaFL.

Century Plants

These are called Century plants. (*Agave americana*) They are easy to grow. When a plant gets to be about 10 years old, the middle stalk starts to grow very tall, very quickly, sometimes up to 15 feet. When it is quite tall, it produces many baby plants, replicating the mother plant. After it is fully grown and has produced the little plants it just falls over. Then the new little ones begin to grow. The points of the leaves are sharp, so one must be careful. Historically, people used the leaves—stripping them apart and making ropes or bags from them, and the sharp points were used as needles.

Natalie Firnhaber



Origami with Megan

Members of the Indian Beach Sapphire Shores neighborhood met on Saturday, June 14 at **RONC Donuts**, 3141 N. Tamiami Trail, for some friendly conversation, tasty treats, and fun. Thank you to owner Andreas Ronc for offering his space for this neighborly event. Megan, founder of the Sarasota not-for-profit Second Heart Homes, taught participants about the Japanese art of origami. By following instructions and getting a few pointers along the way, the children and adults transformed flat sheets of paper into new creations. Everyone learned how to fold a flying crane as well as a lovely heart.

The origami heart was created from special paper that provided details about the charity Second Heart Homes, an organization dedicated to providing long-term solutions for homeless adults with mental illness through housing

and support services. "We currently have 10 homes in both Sarasota and Manatee counties and work hard to provide the support necessary so that our clients never return to the streets," explained Megan. She also related her experience of briefly being homeless at the very young age of 4, along with the inspiration behind starting Second Heart Homes. "Obviously it is an issue very close to my own heart," she concluded. You can learn more and donate to Second Heart Homes, a 501(c)3 nonprofit charity at their website, secondhearthomes.org.



Henry Bausback

Please support the publication of this newsletter with your annual membership dues of \$30.00. For less than 9 cents a day your dues support printing this publication, the maintenance and enhancement of our green spaces, and IBSS events such as the spring and fall socials. Board and committee members are all volunteers, as are those who take the time to beautify the neighborhood. Be part of the proud tradition in IBSS of supporting your neighborhood association. See page 3!



Jennifer Pack
Master Stylist
941-773-6981
1058 N. Tamiami Trail, Suite 125,
34236

Turtle Talks and Walks

And yet **ANOTHER GOOD TIME** had by IBSSA MEMBERS.....

MANY THANKS to Tim Thurman, President of Longboat Key Turtle Watch, a 501©3 which supports sea turtle conservation and educates the community about sea turtles. On Sunday, May 11th, IBSSA members gathered for a *beautiful* sunset at Sapphire Shores Park where Tim shared some of his vast turtle knowledge with us. As you can see from the pictures below a GREAT TIME was had by all!



Here are a few facts we learned:

Females begin nesting when they are 18-20 years old.

Females can mate with multiple males and then fertilize the eggs when she is ready to nest. This means a clutch can have multiple fathers.

Females will nest 3-7 times in a nesting season and usually take a 7-10 day rest between each nesting event.

Nesting normally happens at night when it's cooler and there are fewer predators.

A typical nest will have 100-125 eggs.



Nests are dug using the females' rear flippers and are 18-24" deep.

Eggs in nests take 40-70 days on area beaches to incubate.

Hatchlings emerge at night (the sand cools down after sunsets) and will use the energy from their absorbed yolk sack to move quickly across the beach, away from the dark toward the natural light.

About 1 hatchling out of 1500 will make it to adulthood.

Females return to the beach where they hatched to nest when they are mature.

There are ordinances on all area beaches designed to prevent artificial lights from impacting sea turtle nesting and hatching. However, several of our area beaches are the 3rd worst in the state for "disorientations," which is when a turtle goes the wrong way when emerging from the nest. A bright light, even a phone in or near the beach can cause this to happen, and can lead to the hatchlings dying. LBK Turtle Watch requests that we keep beaches natural. No artificial lights, no furniture on the beach, & fill in holes so turtles don't fall in them. LBK Turtle Watch has free public turtle walks every Saturday morning in June and July. Several of us joined the Mote-trained volunteers early morning on May 28th and identified many crawls that occurred in the early hours of the morning. Go to lbkturtlewatch.com to learn more!

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Collaboration with Cartridge and Colson

Amazing that these artistic energizers did NOT partner much earlier than two years ago. Both Randy Cartridge and Sean Colson have lived in the Sarasota area lifelong and have respected each other's restoration reputations.

Each apprenticed with their prominent sculptor fathers, Jack Cartridge and Frank Colson, and they have evolved into state-of-the-art restorers – the basis of their enterprise. While Randy holds a degree from Florida State in scenic and theater design, Sean took sculpture courses at various institutions, including apprenticing at Johnson Atelier Art Foundry in Princeton, NJ.



From a family standpoint, both enjoy artistic wives. And they have three creative children between them. Decades ago, Sean founded Shellspen International, which

“revolutionized the field of casting”. Subsequently, Randy started his own firm which operated on parallel lines. These were precursors to Cartridge and Colson which “specializes in sculpture restoration, repair and engineering solutions,” and they are well regarded for safeguarding a wide array of important artworks.



Understandably, clients encompass museums, architects, interior designers, and private collectors. Their original focus emphasized the artworks surrounding our City Hall. They also restored the prominent family sculpture in Sapphire Shores and Sean



helped refurbish the iconic David at The Ringling Museum.

Lately, more individual collectors have enlisted their services. This is because these patrons recognize the importance of sustaining the significance of their valued pieces.

All in all, Randy and Sean are providing a contemporary continuum of our community's awareness of sculpture. Thus, they underscore the impact of fine art. Their website, CartridgeAndColson.com showcases their portfolio, with projects ranging from midsize to monumental and highlights their “100 Years Combined Experience”.

Mackarness Goode, Chippewa Place

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Watch Out for (too) Bright Lights

A neighbor called recently and asked if I could write an article about overly bright, outdoor lighting. It seems her neighbors “upgraded” their exterior lights and now the entire interior of her home is illuminated in the middle of the night. I’m not sure how this relates to trees, I told her, but I would give it some thought.



Well, I didn’t have to think about it too long because one of the most common reasons people buy trees and other types of landscaping is to create privacy. The flip side of that is blocking a view of something you don’t want to see.

My daughter is an advocate for native plants, and she’ll scold me for buying something like Areca Palms. But few other plants grow as fast and provide as much privacy. A more recent fan favorite is the Calusa, sometimes called a pitch



apple. These grow a bit more slowly but can be formed into dense hedges. Why not a gumbo limbo, my daughter asks? Or a mahogany tree? She has even planted native slash pines in our yard. But these trees grow more slowly and provide limited screening. Sometimes the need is immediate!

As for lighting...people (and municipalities) are getting wise to using shields to limit light pollution, better color selection to lessen the “severity” of light (soft white, warm white, natural white, daylight?), and perhaps most importantly choosing appropriate lumens (a measure of brightness) to avoid what one neighbor calls the “Walmart Parking Lot Effect”.

If you have recently upgraded your exterior lighting, go out at night and see what your place looks like. Or, if you are shopping for lighting, keep in mind lumens range from 100 to 2400 for residential applications but it’s possible to buy even stronger bulbs (for what purpose?).

There is a difference between landscape lighting, directional lighting, effective security lighting and a beacon that can be seen from outer space! Please be mindful of your neighbors.

David Jennings

Garden Boxes from local source: In an effort to create the most sustainable and educational garden in the Greenway, we used reclaimed Australian pine harvested from our own yard. While these trees are considered a



nuisance, the wood is very high quality. Referred to as “beefwood” it’s very heavy, durable, and beautiful. The trees were removed spring of 2024, roughhewn and kiln-dried using a unique solar process. Red Ranch Productions in Myakka City helped with the

project. This wood was then stored until May of 2025 when we had it more finely milled into dimensional boards used for the planter boxes. Given the density, and sealed with boiled linseed oil, they should last for many years.

David Jennings



Frank Folsom Smith

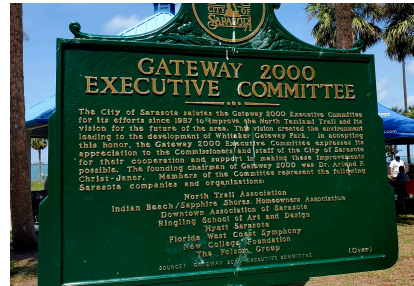
1931 – 2025

I first met Frank Folsom Smith about 25 years ago. He'd already been an Indian Beach/ Sapphire Shores neighbor for some time. He and his wife, Ann lived in a renovated 1894 house along our bayfront. They only recently sold to downsize.

I've got this theory that architects live a long time because they never lose their curiosity. In fact, the most recent voice mail I received from Frank came just a few weeks before he passed. He wanted to talk about a property I had listed for sale. Not long before, we had an extended conversation about a mid-century ranch on Whitaker Bayou. He was 93.

Frank Folsom Smith came to Sarasota in 1957 and began working for Victor Lundy (the "blue pagoda" building on 41 & St. Paul's Lutheran Church). Shortly thereafter he joined the Zimmermans, a father-son team who incorporated Polynesian and Asian influences into their contemporary style (schools, the Mel-O-Dee, Bahai Hut & many Sapphire Shores homes).

But Frank's personal portfolio is significant. He'll be most remembered for Plymouth Harbor, Sandy Cove, the Siesta Key Chapel and The Terrace on Siesta Key. He was also an early advocate of New Urbanism and used many of these theories creating Conrad Beach, a 27-home subdivision on Longboat Key.



Closer to home, Frank was involved in downtown renovation projects (The U.S. Garage & Burns Court) and participated in City Planning efforts as far back as the early 1980's. He was passionate about North Trail development efforts and The Folsom Group is credited, among others, as helping create Whitaker Gateway Park.

I'm grateful he was able to spend some of his remaining time compiling a biography, **Test of Time; The Life and Architecture of Frank Folsom Smith, F.A.A.I.** When I received my copy, I called to tell him, thinking we could meet so I could get it signed.



He was curious. Where did I buy it? What did I pay? How was I enjoying it?

David Jennings

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Jeff

Good Times, Past and Upcoming!

The IBSSA Semi-Annual meeting was held on Tuesday, May 6th at the Light of the World Church. It was well attended and featured several informative presentations. Steve Sau, a hydrologist for P.E Engineering, discussed issues related to stormwater runoff and flooding, and offered recommendations for the city to consider.

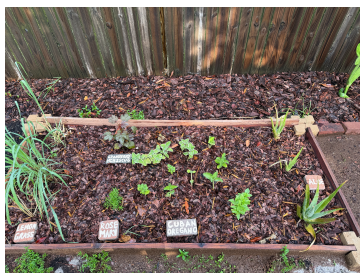
Jen Rudolph joined the meeting via video link to introduce the City's rebate program, RainCheck. This program offers rebates to homeowners who remove an impervious surface such as a driveway or patio and replace it with a surface that allows water to percolate through and recharge the aquifer. Typical surfaces are shell, pebble, or pervious pavers. If you are interested or have questions you can email: raincheck@scgov.net.

Following these, the regular business meeting began with reports on financials, the passage of an amendment to the bylaws dictating limits on spending on projects by requiring a vote by the Board of Directors, and committee reports. Information was available regarding hurricane preparedness and the Florida Right to Clean Water campaign. The meeting was adjourned at 8:55.



After approval by the Board of Directors and permission from Sarasota City Parks, Jack Wooster purchased and installed IBSSA's new billboard at Sapphire Shores Park.

This addition to IBSSA's toolbox for communicating with neighbors is another way of providing residents with knowledge of upcoming events, items of interest to our area and updates to projects in IBSS. Check it out!



There are good things "growing on" in the garden boxes in the Greenway. This is just the start of a project by Lindsey Jennings, under the guidance of Jack Wooster, Chair of the Greenspace Committee. Keep watching!



Hegener Trail got a makeover! More plant debris, **still** from last year's hurricanes, was collected and put out on the shoulder for pick up by the City of Sarasota. Jack Wooster and crew planted native plants that will start to fill in all those open spaces. It will take a few years, but the trail is still a magical place to visit in our neighborhood. Go have a look!



Any day is a good day to meet up at Mama G's on the New College campus. Hope they are there next year!



MyMamma hosted IBSS neighbors on their opening evening for a delicious meal.



Yoga at the Park was a great success. Each week a loyal group benefitted from John Olenski's instruction.

Save the Date for these upcoming Good Times:

7 p.m. Wednesday July 16th join TEAM IBSSA for the legendary trivia competition at The Mable! You don't have to know everything! Teamwork is dreamwork! Trivia at The Mable is a standing room only event every week. **Please email njplatkin@verizon.net prior to 7.16.25 if you will be joining us so we can save you a seat.**

Current Active, Pending & Sold Units 04/01/25 - 06/04/25

#	Status	Address	Current Price	LP / SqFt	Heated Area	Beds	Full Baths
1	ACT	839 40TH ST	\$399,000.00	\$480.14	831	2	1
1	ACT	1044 VIRGINIA DR	\$399,999.00	\$427.35	936	2	1
1	ACT	835 INDIANA LN	\$475,000.00	\$345.96	1,373	3	2
1	ACT	5012 EASTCHESTER DR	\$514,000.00	\$248.19	2,071	3	2
1	ACT	3004 BAY SHORE CIR	\$549,000.00	\$342.27	1,604	2	2
1	ACT	4801 SARASOTA AVE	\$560,000.00	\$375.34	1,492	2	2
1	ACT	4616 LEETA LN	\$570,000.00	\$360.53	1,581	3	2
1	ACT	3312 BAY SHORE RD	\$599,000.00	\$623.96	960	2	1
1	ACT	528 45TH ST	\$649,000.00	\$396.46	1,637	3	2
1	ACT	728 41ST ST ST	\$649,000.00	\$452.26	1,435	2	2
1	ACT	2207 HICKORY AVE	\$699,000.00	\$405.69	1,723	3	2
1	ACT	1051 INDIAN BEACH DR	\$699,000.00	\$537.69	1,300	3	2
1	ACT	1039 23RD ST	\$699,000.00	\$462.00	1,513	3	2
1	ACT	3001 BAY SHORE CIR	\$717,000.00	\$346.88	2,067	2	2
1	ACT	875 INDIAN BEACH DR	\$890,000.00	\$311.08	2,861	4	3
1	ACT	913 TENNESSEE LN	\$939,000.00	\$867.84	1,082	2	1
1	ACT	577 CORWOOD DR	\$1,039,000.00	\$424.08	2,450	4	2
1	ACT	4810 BAY SHORE RD	\$1,295,000.00	\$624.70	2,073	3	2
1	ACT	2833 BAY SHORE CIR	\$1,699,000.00	\$571.28	2,974	3	2
1	ACT	4946 BRYWILL CIR	\$1,850,000.00	\$730.07	2,534	3	3
1	ACT	333 N SHORE DR	\$2,600,000.00	\$1,313.13	1,980	2	2
1	ACT	587 47TH ST	\$2,700,000.00	\$918.68	2,939	3	3
1	ACT	924 INDIAN BEACH DR	\$2,850,000.00	\$958.31	2,974	4	2
1	ACT	4521 BAY SHORE RD	\$3,500,000.00	\$920.81	3,801	4	4
1	ACT	4014 BAY SHORE RD	\$3,600,000.00	\$1,055.72	3,410	4	4
1	ACT	3931 BAY SHORE RD	\$4,200,000.00	\$1,394.42	3,012	4	3
1	ACT	3301 BAY SHORE RD	\$4,250,000.00	\$1,572.33	2,703	3	3
1	ACT	404 S SHORE DR	\$4,290,000.00	\$814.04	5,270	5	6
1	ACT	320 S SHORE DR	\$4,725,000.00	\$1,586.64	2,978	4	3
1	ACT	4311 BAY SHORE RD	\$5,945,000.00	\$1,181.20	5,033	4	5
1	ACT	309 RINGLING POINT DR	\$5,990,000.00	\$865.86	6,918	5	3
1	ACT	4511 BAY SHORE RD	\$7,650,000.00	\$1,176.92	6,500	6	6
1	ACT	4035 BAY SHORE RD	\$12,000,000.00	\$1,352.11	8,875	8	8
1	ACT	4123 BAY SHORE RD	\$15,000,000.00	\$2,931.41	5,117	5	6
1	PND	4817 SARASOTA AVE	\$439,000.00	\$324.70	1,352	3	2
1	PND	4704 WINCHESTER DR	\$498,000.00	\$406.20	1,226	2	1
1	PND	4857 STEVENS DR	\$675,000.00	\$382.00	1,767	2	2
1	PND	426 S SHORE DR	\$930,000.00	\$500.54	1,858	3	2
1	SLD	836 32ND ST	\$400,000.00	\$451.02	931	2	2
1	SLD	4956 STEVENS DR	\$525,000.00	\$414.03	1,326	2	2
1	SLD	4820 REMINGTON DR	\$550,000.00	\$420.65	1,424	2	2
1	SLD	767 40TH ST	\$555,000.00	\$565.04	1,007	2	2
1	SLD	5221 STEVENS DR	\$665,000.00	\$493.06	1,369	2	2
1	SLD	734 INDIAN BEACH CIR	\$975,000.00	\$462.04	2,160	3	3
1	SLD	494 SAPPHIRE DR	\$1,150,000.00	\$716.85	1,674	3	2
1	SLD	653 40TH ST	\$3,050,000.00	\$998.44	3,200	4	3

Real Estate Summary



As we enter summer, buyers may be in the driver's seat, but they're still cautious. With rising inventory supply and falling prices, pricing strategy is now critical. Sellers need to be realistic about the current market conditions and price their property accordingly. New buyers are being lured by new construction

properties that offer more incentives. And when you do get an offer on our house, can you expect full price? Chances are you'll get an offer that's lower to be negotiated.

As of this writing, there are 34 active listings in the Indian Beach-Sapphire Shores housing market, four are pending sale, and eight have sold since April 1, 2025. The sale-to-list price ratio is 95.46%, indicating that homes are selling for about 4.56% less than their list price. Homes are selling after 53 days on the market, which is longer than the 29 days they sold after last year. This suggests that buyers have more leverage and sellers may need to be more flexible with their asking prices to attract buyers.

Cash sales remained a significant portion of transactions but are trending downward, reflecting changing market dynamics. With interest rates holding steady, buyers are conceding you can't pause your life for what rates are going to do, as economists aren't forecasting a big drop

in mortgage rates this year. The market is normalizing around the current mortgage rates.

As unsettled as it may feel right now, our market continues to adjust to a new normal after years of rapid growth. Sarasota real estate may be rebalancing, but it's lure has not decreased. Sarasota-Bradenton International airport broke its all-time monthly passenger traffic record in March, according to a release. Nearly 600,000 passengers traveled through the airport. That was a 7.5% increase over March 2024, according to airport activity records.

Lets not forget, Indian Beach-Sapphire Shores is beloved for its unique blend of history, culture, and natural beauty. It's a historic neighborhood known for its beautiful waterfront homes, charming estates, and proximity to Sarasota's cultural attractions. That's not going to change any time soon.

Bret Lageson

RESULTS. RESULTS. RESULTS.



SOLD! SAPPHIRE SHORES
470 Acacia Drive, Sarasota, FL
\$1,000,000 • Represented Buyer



SOLD IN 4 DAYS! WEST OF TRAIL
3001 Bay Shore Circle, Sarasota, FL
\$650,000 • Represented Buyer & Seller



SOLD! WEST OF TRAIL
671 41st Street, Sarasota, FL
\$477,000 • Representing Seller



ACTIVE! WEST OF TRAIL
3004 Bay Shore Circle, Sarasota, FL
2BR/2BA • 1,604 SF • \$549,000

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Bret, Marni & Dudley



Indian Beach Sapphire Shores Assoc.
P.O. Box 49673 Sarasota, FL 34230



MARK YOUR CALENDAR!

IBSSA Board Meetings 7:00 PM

No meeting in July

August 7th

September 4th

@ The Light of the World Church

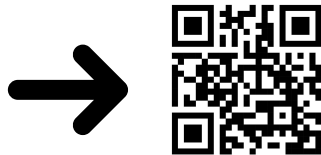
SUBMISSION DEADLINE for

September issue: August 31, 2025

To join IBSSA: Use the form on page 3
of this newsletter or scan this QR code:

www.ibssa.ws/join-ibssa/

or:



#1 SALES TEAM in IBSS



309 Ringling Point - \$5,990,000



3301 Bay Shore Rd - \$4,250,000



4946 Brywill Cir - \$1,749,000



671 47th Street - \$585,000



426 S Shore Dr - \$867,500



734 Indian Beach Cir - 975,000



4768 Tivoli Ave - \$475,000



7204 18th Ave W - 420,000

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