

TB BUZZ

Covering Coast to Coast of Central Florida

Issue #26 August 2024

866-749-8577

2,690+ 5 Star Reviews

TonyBaroni.com

Our Next Call in to WIN is Friday August 16th

**WIN 4 TICKETS
BUCS VS DOLPHINS**



SAVE THE DATE!

CALL IN TO WIN

FRIDAY

AUGUST 16TH

9AM TO 5PM.

**1 LUCKY WINNER WILL
WIN 4 TICKETS!!**

**GAME IS 8/23 7PM AT
RAYMOND JAMES STADIUM**

**Call 866-749-8577 on August 16th 9AM-5PM
or Register Online NOW at
TonyBaroni.com/Contest**



**THE TONY BARONI TEAM WILL DONATE \$2
FOR EVERY ENTRY TO SEEDS OF HOPE.**

No purchase required. Must be 21 or older to enter and a Florida resident. Winner will be chosen randomly by computer drawing on Saturday August 17th and notified by phone.



HAPPY CLOSING DAY!



The entire Toni Baroni team was absolutely amazing to work with. They helped my wife and I locate and purchase our beautiful home flawlessly. We were out of state when we began looking for a place in Florida. Kate's team went above and beyond with helping us through this process. We could not have asked for an easier smoother transaction from start to finish. If you are in the market, look no further. This team is everything you need! Ashley, Michelle, and Kate are the absolute best there is! - Chris



Chris worked tirelessly to help me and my fiancée find the perfect home for us. He never tried pushing a quick sale on us and was always so patient with us. He is the best of the best and I'm so glad we got to work with him! - Madalyn



I've worked with the Tony Baroni team to purchase 2 times in the last 3 years. Kate and Heidi helped us purchase our dream home this past April. The team is very professional, and they know how to close a deal. When we buy again I'll be calling this lovely team to assist us.- Sheila



Traci was always responsive. When we had issues getting ahold of the builder, she was always quick to reach out to them to get a response. Traci was always with us when we met with the builders, to advocate on our behalf. She was able to negotiate an epoxy coating on the garage floor 1 week before closing. The experience with the builders made for a rocky 6 months, but Mike and Traci ensured the process was smooth from over 1,000 miles away. We would definitely use them again, if we find the need to relocate. - Kaleb



Excellent service and follow-up on a long-distance move. Continued to manage things even though we were thousand of mile away.- Harry

I have used Tony 3 times. Always effortless. Great communication! Last house sold in 4 days. Bill was awesome. Thank you all - Charlene



Craig's expertise was invaluable in every aspect of the process of selling our home. At our initial meeting, we were impressed by his low-key, no-pressure approach which put us at ease. But we quickly realized that he was also very knowledgeable about current market conditions and came prepared with comps and information about expected trends. He always returned calls and texts within a short time and kept us apprised of the many steps involved and when each one was completed. Our buyer was Spanish-speaking and it greatly facilitated our communication to have a member of his team who was bilingual. It is hard to picture a better experience than the one we had. Craig and his team have our strongest possible recommendation. - Angela



FALL TIME FUN!

ATTEND A FARMERS MARKET



ENJOY A PUMPKIN SPICE LATTE



VISIT A CORN MAZE



ROAST MARSHMALLOWS



GO TO A HAUNTED HOUSE



ATTEND A GAME



Fall in Florida BUCKET LIST

CARVE A PUMPKIN



PICK YOUR OWN FRUIT



BAKE A PIE



LISTEN TO LIVE MUSIC



WATCH A SCARY MOVIE













DECORATE PORCH



BACK TO SCHOOL TIPS FOR A GREAT START

Why does summer always fly by? It is bittersweet as we approach Back to School in August. Parents start to crave the routine but love the freedom and joy summer brings for kids. Here is our **Top Ten List** to have a great first few weeks of school and lay the foundation for a wonderful year.

BACK TO SCHOOL

-  **Set Expectations:** Talk about expectations and think about what worked well last year and what needs to be improved on this year. Start the discussion about goals your family has for the year and start getting excited! It is contagious. Try your best to attend any Meet and Greet with teachers or orientations and tours of the school. It is very nerve racking when students don't know how to get to their first class. Build a relationship with teachers and Guidance.
-  **Back to School Shopping:** Start Early. As soon as you can set a budget and print a list of what items your child needs, its go time. Don't forget extra socks, school uniform pieces for cooler weather, and specialty items like a bike lock and higher end calculators.
-  **Get Organized:** Start to tackle the school supply list as soon as possible and get extras while they are on sale. You will thank yourself in December when your children tells you they need highlighters as you race for the door you will have items in a bin ready to go. Also create a designated area for lunch boxes, shoes and bookbags in your home to contain the clutter.
-  **Homework Help:** We highly recommend setting up a "Homework Station" with extra supplies such as paper, pens, and pencils ready to go. This is half the battle. Have a discussion with your student as to what is the rule regarding homework and come up with a plan together.
-  **Visual:** Have a family calendar app or large calendar on the wall so everyone can see the weekly schedule, practices, project due dates, games, social events, and even family dinners. Encourage everyone to take ownership by writing down what's important to them as well.
-  **School Lunches:** have a designated area in the pantry for quick grab and go lunch items as well as in the refrigerator. Plan out the lunches and water jugs the night before together with your student. Have on hand staples such as: granola bars, sandwiches, fruits, Ziploc bags and single serving yogurt. Every night put ice packs in freezers. Make sure your student has protein in every lunch and is nutritionally based. A small surprise note might be great on those first few days.
-  **Plan:** Keep a printed list of what classes your child has, who their teachers are and a detailed schedule for those high school and middle schoolers. Know when your child lunch period is so you can plan breakfast and additional snacks. Some kids lunch time is very early or late.
-  **Sleep Schedule:** The dreaded bedtime. Summer in our house means staying up late and sleeping in. So, start early to readjust bedtimes and waking up to help you get in the swing of things easier. (2 weeks is recommended) Think about a calming pre bedtime routine that perhaps includes reading before bed and off of electronics.
-  **Plan:** Come up with the students before and after school plan and make sure everyone knows if they are walking or riding a bike, the safety rules and where a bus would pick up. Helmets are required in Hillsborough County for a bike. Also have a safety plan in place for inclement weather and emergencies. It is also a great time to talk about other difficult topics such as individual boundaries, bullying, lockdowns, and strangers.
-  **Remember:** Finally, remember what it is like to be a student and then multiply that by 20. Show grace for your children at any age and always try to create a peaceful, encouraging, safe place in your home as kids return back to school.



BACK TO SCHOOL COUNTY SCHEDULES

HILLSBOROUGH COUNTY SCHOOLS

Date	School Info	Date	School Info
Aug. 12, 2024:	First Day for Students.	Jan. 7, 2025:	Students return to school
Sept. 2, 2024:	Labor Day holiday – No school for students	Jan. 20, 2025:	Dr. Martin Luther King, Jr. Day – No school for students
Oct. 11, 2024:	End of first grading period	Feb. 14, 2025:	FL State Fair Day – No school for students
Oct. 14, 2024:	No school for students.	Feb. 17, 2025:	Presidents' Day – No school for students
Nov. 11, 2024:	Veterans Day – No school for students	Mar. 3, 2025:	Strawberry Festival Day – No school for students
Nov. 25, 2024 - Nov. 29, 2024:	Fall break– No school for students.	Mar. 14, 2025:	End of third grading period
Dec. 20, 2024:	End of second grading period	Mar. 17, 2025 - Mar. 21, 2025:	Spring break – No school for students.
Dec. 23, 2024 - Jan. 3, 2025:	Winter break – No school for students	Apr. 18, 2025:	No school for students.
Jan. 6, 2025:	No school for students.	May 26, 2025:	Memorial Day holiday – No school for students.
		May 30, 2025:	Last day for all students - Early release.

ORANGE COUNTY SCHOOLS

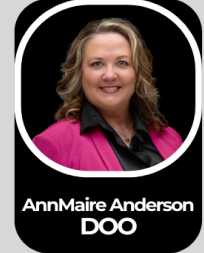
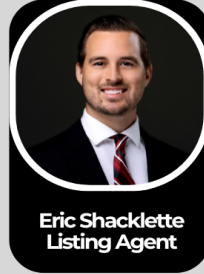
Date	School Info	Date	School Info
Aug. 12, 2024:	First Day for Students	Jan. 6, 2025:	Student Holiday / Teacher work day
Sept. 2, 2024:	Labor Day holiday – No school for students	Jan. 7, 2025:	Second semester begins
Oct. 11, 2024:	End of first marking period	Jan. 20, 2025:	Dr. Martin Luther King, Jr. Day – No school for students
Oct. 14, 2024:	Student Holiday / Teacher work day	Feb. 17, 2025:	Presidents' Day – No school for students
Oct. 25, 2024:	Student Holiday / Teacher non-work day	Mar. 13, 2025:	End of third marking period
Nov. 25, 2024 - Nov. 29, 2024:	Thanksgiving holiday week – No school for students.	Mar. 14, 2025:	Student Holiday / Teacher work day
Dec. 20, 2024:	End of second marking period	Mar. 17, 2025 - Mar. 21, 2025:	Spring holidays – No school for students.
Dec. 23, 2024 - Jan. 3, 2025:	Winter holidays – No school for students	May 26, 2025:	Memorial Day holiday – No school for students.
		May 28, 2025:	End of fourth quarter. Last day for all students.

PINELLAS COUNTY SCHOOLS

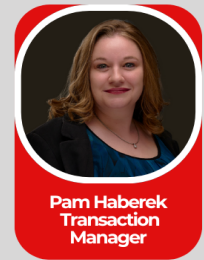
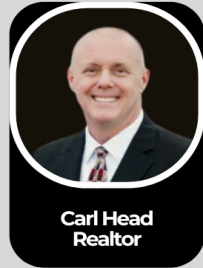
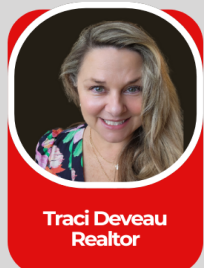
Date	School Info	Date	School Info
Aug. 12, 2024:	All schools open. First Day for Students	Jan. 7, 2025:	Second semester begins
Sept. 2, 2024:	Labor Day holiday – No school for students	Jan. 20, 2025:	Dr. Martin Luther King, Jr. Day – No school for students
Sept. 23, 2024:	No school for students.	Feb. 17, 2025:	No school for students.
Oct. 11, 2024:	End of first quarter	Mar. 14, 2025:	End of third quarter
Oct. 14, 2024:	No school for students.	Mar. 17, 2025 - Mar. 21, 2025:	Spring holidays – No school for students.
Nov. 25, 2024 - Nov. 29, 2024:	Thanksgiving holiday week – No school for students.	Apr. 18, 2025:	No school for students.
Dec. 20, 2024:	End of second quarter	Apr. 21, 2025:	No school for students.
Dec. 23, 2024 - Jan. 3, 2025:	Winter holidays – No school for students	May 26, 2025:	Memorial Day holiday – No school for students.
Jan. 6, 2025:	No school for students.	May 29, 2025:	End of fourth quarter. Last day for all students. Student early release.

TONY BARONI LISTING TEAM

Meet The Listing Team



Orlando Team



Thinking of Selling your home but unsure of where to start? Let us take all the guessing away. First step: Give us a call at 866-505-6115. We will set up an appointment to come to your home with one of our agents at your convenience. This appointment is completely FREE with no obligation to move forward. At this time, we will discuss with you the TB Promise, review our Listing Presentation and Marketing plan for you, and get a sense of what you are looking for in an agent and what your needs are. We can even start a free Property Evaluation to determine what your home is worth. We can then discuss next steps if you want to get your home on the market and SOLD fast.

THINKING OF BUYING OR SELLING?

Florida's Real Estate Market is booming and now is a great time to jump on board.



Stunning Fishhawk Pool Home

15927 Ternglade Drive Litha, FL
5 Bedroom 4.5 Bath 4,222 Sq Ft
Home Office, Bonus Room, 3 Car Garage, Corner Lot



Upgraded Home 2021!

4906 Los Robles Court PALMETTO, FL
4 Bedroom 4.5 Bath 2,921 Sq Ft
Open Living Area, Home Office, 3 Car Garage



TONY BARONI TEAM LENDOR SPOTLIGHT

HomeStyle® Renovation

Create the Dream Home You Want!

Did you know? Fannie Mae HomeStyle® recently enhanced their renovation financing program.

HomeStyle® Renovation loan can help you both purchase and rehab your next home. The **PURCHASE PRICE** and **RENOVATION COSTS** are combined into **ONE LOAN** with **ONE MONTHLY PAYMENT**. The purchase closes in "as-is" condition based on the home value projected when renovations are completed.

- » As low as 3% down for owner-occupied homes.*
- » Available on 1-4 unit in Primary Residence, 1-unit 2nd Home and Investment Property. SFRs, PUDs, Townhomes and Condos.
- » Avoid financing renovation with credit cards, installment loans or savings.

Turn a less-than-perfect house into your dream home!

- » Kitchen and bathroom remodels including built-in appliances
- » Flooring and painting
- » Roofing, gutters, and downspouts
- » New in-ground swimming pools, BBQ islands, decks, walkways, and patios
- » Repair, replace, or install plumbing, HVAC, and electrical systems
- » Energy efficiency improvements
- » Landscape and site improvements
- » Structural alterations, additions, and repairs

*Max LTV of 97%. For purchase transactions, LTV based on lesser of: 1) purchase price and cost of renovation. 2) The "as-completed" value.

To learn more about how renovation loans can help put you into your dream home, **CONTACT ME TODAY!**



CMG HOME LOANS

Greg Walker
Area Manager, Mortgage Loan Originator
NMLS# 391361 | Branch NMLS# 2489178
(813) 337-7370
gwalker@cmghomeloans.com

www.cmghomeloans.com/mysite/Greg-Walker



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The TB Buzz by the
Tony Baroni Team



2350 E. FL-60 Valrico, FL 33594
PHONE: 866-749-8577
www.TonyBaroni.com

TB KW KELLERWILLIAMS. **the PROMISE** The Tony Baroni Team

Covering Coast to Coast of Central Florida
 #4 In Florida and #68 In USA
 Homes Sold for Large Sized Teams
 According to Real Trends

COAST TO COAST

Serving all of Central Florida

- Tampa Bay
- Clearwater
- St. Petersburg
- Sarasota
- Lakeland
- Orlando
- Ocala
- Jacksonville
- Englewood
- Palm Bay
- Crystal River

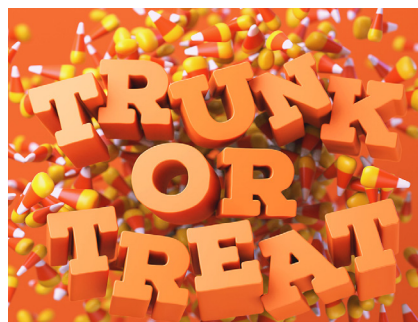
and everything in between

OVER 2,800 HOMES SOLD & OVER 2,600 ★★★★★ REVIEWS

CALL (866) 695-9747
www.TonyBaroni.com

SAVE the DATE and check our Facebook Page for more updates.

Thursday October 24th



FREE Event
Keller Williams Realty
Trunk or Treat Event
Valrico, FL



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