

NOVEMBER 2024

STROLL®

World Golf Village



COVER BY ANNA CASCIO PHOTOGRAPHY

DELIVERING NEIGHBORHOOD CONNECTIONS

imagine...

Paver Stone Patios
Fireplaces and Firepits
Privacy Walls
Screen Enclosures
Pergolas and Gazebos
Paver Driveways
Outdoor Kitchens



Licensed, Insured, Bonded SCC131153080

fewer chores, more chill

Research shows people who spend more time outdoors are happier.

Chances are they're not doing chores.

AY Luxury Designs transforms high-maintenance yards into living spaces for hosting, cooking, relaxing and enjoying time with friends and family.

Time is the ultimate *luxury*.

A HOME
that feels like vacation

(904) 629-8803
AYLUXURYDESIGNS.COM

**AY LUXURY
DESIGNS**

Imagine your home,
totally organized!

Custom Closets
Garage Cabinets
Home Offices
Wall Beds
Wall Organizers
Pantries
Laundries
Wall Units
Hobby Rooms
Garage Flooring
Media Centers
and more...



40% off
Plus **Free**
Installation

PLUS TAKE
AN EXTRA **15% off**

Terms and Conditions: 40% off any order of \$1000 or more or 30% off any order of \$700-\$1000 on any complete unit order of custom closet, garage, or home office, and any other products. Take an additional 15% off on any complete unit order. Not valid with any other offer. Free installation with any unit order of \$850 or more. With incoming order, at time of purchase only. Expires 12/15/24. Offer not valid in all regions.

**SPECIAL FINANCING
FOR 18 MONTHS!**

With approved credit. Call or ask your Designer for details. Not available in all areas.



2024 © All Rights Reserved. Closets by Design, Inc.



Call for a free in home design consultation and estimate

904-467-1545 SM

closetsbydesign.com

Locally Owned and Operated. Licensed and Insured.

Follow us    

**Closets
byDesign**

SPONSOR INDEX

This section is here to give our readers easier access when searching for a trusted neighborhood partner to use. Get to know the businesses that make this magazine possible. Please support them in return and thank them if you get the chance!

| | | | |
|--|---|--|---|
| ANIMAL HOSPITAL Murabella Animal Hospital (904) 940-9401 murabellaanimalhospital.com | CATERING Saint Flavor (904) 327-1177 instagram.com/saintflavor | TriForce Crossfit (904) 506-1440 triforcecrossfit.com | HOME & CLOSET ORGANIZING SYSTEMS Closets by Design of the First Coast (904) 467-1545 closetsbydesign.com |
| ASSISTED LIVING COMMUNITY Westminster St. Augustine (904) 940-4800 westminstercommunitiesfl.org | CLEANING - GREEN PRODUCTS Sandra Partin (904) 599-2539 | FITNESS/PERSONAL FITNESS F45 Training Murabella (904) 584-0180 f45training.com/studio/murabella | HOME CARE/PERSONAL CARE Care for the Body & Soul (352) 275-9865 careforthebodyandsoul.com |
| BAR & RESTAURANT Mill Top Tavern (904) 829-2329 milltoptavern.com | CLEANING SERVICES Kilpp Cleaning (904) 805-6781 | FUNERAL & CEMETERY Hardage - Giddens, St. Johns dignitymemorial.com | INSULATION Koala Insulation Jacksonville (904) 679-6282 koalainsulation.com/jacksonville |
| BOAT CLUB Carefree Boat Club (904) 342-2851 carefreeboats.com/locations/st-augustine-fleming-island | DOG TRAINING & BEHAVIOR The Dog Wizard (904) 704-5199 thedogwizard.com | GUTTERS LeafFilter National Sponsor (833) 380-2581 LeafFilter.com/Strollblackfriday | INSURANCE GEICO (904) 687-8855 geico.com/st-augustine-brown |
| BOATING TOURS AND WATERSPORTS Florida Boat Tours (904) 827-7728 floridawatertour.com | EXTERIOR SERVICES C&R Exterior Services LLC (904) 544-7160 candrexteriorsservicesllc.com | HEALTH SERVICES Hyperbaric Health Services (904) 342-5002 hyperbaricstaugustine.com | INSURANCE - SUPPLEMENTAL Petrona Reynolds (904) 793-1703 |
| | FITNESS & NUTRITION Marielvis Salom (904) 599-4704 | | |





PERSONAL CHEF CATERING & EVENTS

Chef Alessandra
hello@stflavor.com • (904) 327-1177





WGV's Favorite Caterer



NOW OPEN

A beautiful place to celebrate special lives.



We'll help you plan a celebration of life defined by professionalism, compassion and attention to detail that is second to none.

- > Celebration of life event center
- > Full catering and alcohol/beverage services
- > State-of-the-art technology
- > Venue customization options

Visit us today for more information.

Hardage-Giddens St. Johns

FUNERALS & CREMATIONS
1285 St. Johns Pkwy. | St. Johns

HGStJohns.com

Every Detail Remembered® | **Dignity®**
MEMORIAL

JUNK REMOVAL

JDog
(904) 201-9590
jdog.com

OUTDOOR LIGHTING & DESIGN

DudesLED
(904) 703-6669
dudesled.com

PET PHOTOGRAPHY

Brooke Stacey Photography
(859) 630-1755
brookestaceyphotography.com

REAL ESTATE AGENTS

Tyree Tobler - Keller Williams
Atlantic Partners
(904) 377-0384
kwatlanticpartners.com

KARATE - FAMILY MARTIAL ARTS

Lion's Den Karate
(904) 826-1904
lionsdenkarate.com

OUTDOOR LIVING SPACES

Beyond Average Builders
(904) 742-2608
beyondaveragebuilders.com

PHOTOGRAPHY

Anna Cascio Photography
(610) 850-4325
annacasciophotography.com

REAL ESTATE PROFESSIONALS

Melissa Lampugnano
(904) 201-9590
jacksonvillebusinessconnections.com

LADIES SPECIALTY BOUTIQUE

St. John Knits Outlet
(904) 824-4646
stjohnknits.com

PAINTER: CUSTOM INTERIORS & EXTERIORS

ZH Painting
(904) 520-8330

PHYSICAL THERAPY/BALANCE

Fyzical PT
(904) 671-0255
fyzical.com/northwest-st-augustine-fl

LANDSCAPING/LAWN CARE/ LANDSCAPE LIGHTING

Buma Landscapng
(904) 439-3075
bumalandscaping.com

PAINTING

Five Star Painting
(904) 640-8262
fivestarpainting.com

PRESSURE WASHING

Clean Slate Pro Wash
(904) 860-8760
csprowash.com

SOLAR & MORE

Synergy Solar
(904) 423-7299
synergysolar.us

PAVERS/OUTDOOR LIVING

AY Luxury Designs
(904) 629-8803
ayluxurydesigns.com

PRESSURE WASHING SERVICES

Atlanta Drone Cleaning
(678) 800-4560
atlantadronecleaning.com

DISASTER RESTORATION SERVICES

FIRE

WATER

MOLD

STORM

REPAIRS



strollmag.com

Delivering Neighborhood Connections
© 2024 The N2 Company, Inc.

Between the
GREENS

DISCLAIMER: This publication is also known as *Between the Greens*, is owned by The N2 Company, and is not affiliated with or sponsored by any club, developer, or homeowners association. Articles and advertisements in this publication and opinions expressed therein do not necessarily reflect the views of N2 but remain solely those of the author(s) or advertiser(s). The paid advertisements contained within this magazine are not endorsed or recommended by N2.



We're proud to showcase businesses that share our commitment to fostering local connections. When perusing our pages, keep an eye out for the "Local Sponsor" icon to identify articles highlighting these valuable partners. Please note that businesses profiled may have provided free products and / or services for the review.



**Emergency
Restoration
Xperts**

Ready for
home?

Hyperbaric Health Services is a comprehensive wound care center that heals complex wounds that can be visible, such as ulcers and surgical wounds, or internal, such as cystitis and brain injury.



(904) 342-5002
150 Southpark Blvd Suite 102,
St. Augustine



Learn how
we can help
YOU



**6370 US-1 #5
St. Augustine, FL 32095**

**ERX247.com
904-877-4ERX(4379)**

We Bring
Outdoor
Spaces to Life!

SCAN ME! 

Ready to Get Started?


Do you dream of an outdoor space where you can create lasting memories? With our multi-step landscape design-to-build process, we can bring your outdoor space from concept to reality!

bumalandscape.com

Buma
LANDSCAPE CO.



WHERE INTEGRITY AND QUALITY MEET

 **SYNERGY**
SOLAR • ROOFING • HVAC

EC13010681 - Electrical Contractor
CCC1535212 - General Contractor

SYNERGYSOLAR.US



Stuart's
TERMITE AND PEST CONTROL

callstUARTS.com
904-692-2565

**OVER 32 YEARS
IN PEST CONTROL**

Rapid Response for St. Augustine
& all of St. Johns County.



Experience
Nights of Lights
Like Never Before!

Make your holidays unforgettable with Florida Water Tours' yacht charters for the Nights of Lights festival. Experience the enchanting millions of lights in the nation's oldest city!

November 23 - January 26th

A portion of every ticket goes directly to Florida Water Warriors, a foundation that provides marine science education for students.

 **FLORIDA WATER TOURS**
ST. AUGUSTINE

FloridaWaterTour.com
(904) 827-7728
info@FLwatertours.com





Publisher's Note

As we come together this Thanksgiving, I'm excited to share a collection of articles that reflect our community here in World Golf Village. Written by our own residents, these pieces offer a genuine look at the experiences and insights that shape our lives.

As you read through these stories, you'll find a variety of perspectives that highlight the talent and thoughtfulness of our neighbors.

I want to extend a heartfelt thank you to everyone who contributed their thoughts and experiences. Your words remind us of the strength we find in coming together and the bonds we share. Wishing you all a wonderful Thanksgiving!

Best,
Neely Farr,
Content Coordinator

MEET THE TEAM

Meet the *Stroll World Golf Village* Team



DAVID PERMENTER
President



KLARA PERMENTER
Chief Financial Officer



NEELY FARR
General Manager



ANNA CASCIO
Family Photographer



BROOKE STACEY
Pet Photographer



KRISTA O'NEAL
Digital Strategist



ARIANA TALIAFERRO
Administrative Assistant

Make Your House



with custom LED lighting for your home



Year-Round, Holiday, and Seasonal Lighting
904-533-5069 | dudesLED.com

INTERESTED IN FREE KARATE?

EVERY TIME A FRIEND SIGNS UP FOR
A SIX-MONTH OR LONGER
COMMITMENT WITH LION'S DEN
KARATE, YOU GET A FREE MONTH!
CALL US TO LEARN MORE



Lion's Den Karate
St Augustine, FL
Est. 2006



904.826.1904 • lionsdenkarate.com



It's not magic. Just dog training done right!



DOG TRAINING, *Done Right.*

Schedule your free evaluation today!

904-490-8799 • stjohns@thedogwizard.com

[f](https://www.facebook.com/thedogwizardstjohns) [i](https://www.instagram.com/thedogwizardstjohns) @thedogwizardstjohns

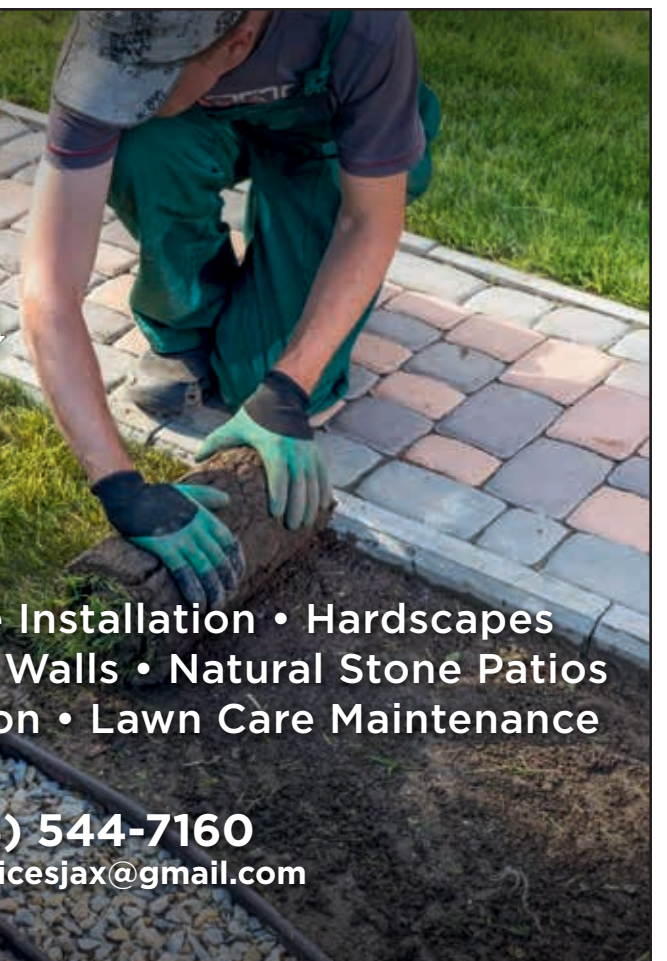


IT'S MORE THAN a YARD

Landscape Designs • Landscape Installation • Hardscapes
Hardscape Installation • Retaining Walls • Natural Stone Patios
Paver Patio • Stone Wall Installation • Lawn Care Maintenance



(904) 544-7160
candrservicesjax@gmail.com



A DAY IN THE LIFE OF WATSON

BY FRIEND AND NEIGHBOR,
DEBORA KOLASINSKY

PHOTOS BY BROOKE STACEY,
PET PHOTOGRAPHER





Every day
is a new
adventure.



OH, TO BE WATSON. Every day is a new adventure. On his morning walks, every sound is noted, and every smell is savored. He's always looking for someone to visit (person or dog), trying to get petted, and occasionally receiving a special treat. There are squirrels, birds, and lizards to watch and try to chase. That's only his first job! Then, he retires to the back of the sofa and watches the pond. The great blue herons, the white egrets, the turtles, and an occasional alligator keep his interest shortly until he falls asleep.

If Mom is home, a game of fetch is always required. He discovered a pickleball one day, and it became his favorite toy. He does, however, fetch the ball with another soft toy in his mouth. He learned to chew on hard bones from his buddy, Walker. Now that he is two years old, he loves an afternoon nap. That usually involves Mom's lap and some good petting. Evening walks are his favorite. They are more relaxed and at a slower pace. But he's still always looking for a possible adventure.

Want to write for Stroll? Email neely.farr@n2co.com.



Brooke Stacey
PET PHOTOGRAPHER

Unleashing Paw-Fect Masterpieces

brookestaceyphoto@gmail.com
859.630.1755



YOUR PROPERTIES WILL SHINE WITH A HIGHER STANDARD OF CLEAN. **CALL US FOR YOUR MOVE-IN AND MOVE-OUT CLEANING NEEDS TODAY!**

ServiceMASTER
Clean

904-806-5863
ServiceMasterClean.com



10% Discount
If You Mention
This Ad

We Do It All:

- **Demos**
- **Trash Removals**
- **Debris Removals**
- **Dumpster Rentals**

CALL US TODAY

844-GET-JDOG
www.jdog.com

New to
St. John?
We have a
discount
for you.*



ST. JOHN

COME SHOP THE NEWEST ARRIVALS AT
OUR ST. AUGUSTINE OUTLET.

ST. AUGUSTINE | 2700 STATE RD 16 | 904.824.4646
STJOHNKNITS.COM

*Certain restrictions apply.

It's Time To See **RESULTS**

*Achieve holistic wellness
in a time-optimized,
community-based
atmosphere.*

Join us for
a 7-class
FREE trial.



(904) 584-0180

185 Murabella Parkway
St. Augustine

F45Training.com/murabella

MEET YOUR NEIGHBORS

DRS. DERRREE & JOSEPH BRASWELL

PHOTOS BY ANNA CASCIO PHOTOGRAPHY





I'M DR.

Derree Braswell, and my husband is Dr. Joseph Braswell. We are thrilled to introduce ourselves to our wonderful neighbors. Joseph and I are Floridian transplants, natives of Virginia and Maryland, respectively. Although we've been part of the World Golf Village community since 2016, it wasn't until January 2022 that we moved into our dream home, though how we found it was quite the adventure!

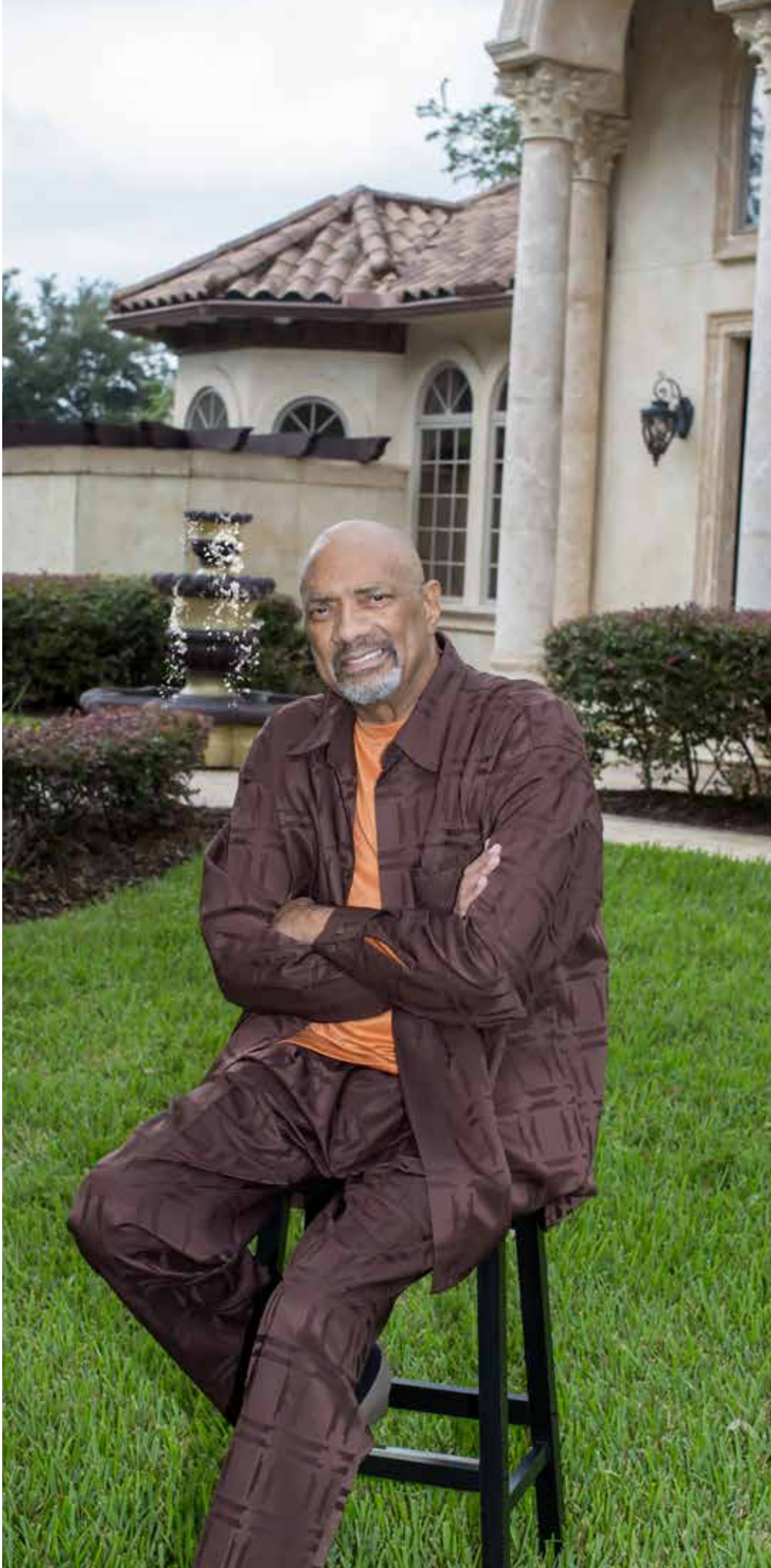
After a long day of house hunting, without finding "the one," we were heading down Crown Drive when I spotted a house that immediately caught my eye. I said to Joseph, "If that house ever comes up for sale, I would move for that one." Incredibly, after running a few errands and returning home, we drove past that very house again, only to see it had just gone up for sale! It felt like destiny. We quickly contacted the realtor, and within forty-five days, we were moving into the home that perfectly suited our family.

Our new home has become the ideal gathering spot for our seven grown children, their spouses, and our six delightful grandchildren who visit us often. We love hosting family and friends, especially during Thanksgiving

and Christmas. Our home is always filled with laughter, love, and joy during the holidays.

Before starting my own company, I had an exciting career path that took me around the world. I have served in a number of exciting positions, including school principal, HR consultant, and senior director of learning & development for Southeastern Grocers. Most recently, I was the global VP of talent development for The Adecco Group, based in Zurich, Switzerland. I have facilitated leadership workshops and training sessions across the US, Asia, Europe, and the Caribbean Islands. Today, I continue to work globally through my company, **Global Impact Leadership Solutions, LLC**, offering coaching, workshops, and leadership development to executives, teams, and individuals.

Joseph has a rich and diverse background as well. He's a veteran of the Marine Corps (semper fi) and a former state police officer, and before retiring, he served as a unit director at a mental hospital, overseeing a 140-bed unit. Joseph is passionate about helping others. Together, we offer motivational seminars, couple's workshops, and life coaching for individuals. His doctorate in ministry, paired with mine in leadership, allows us to empower people both spiritually and professionally, helping them thrive in all areas of life.



WE FEEL SO **BLESSED**
TO BE PART OF SUCH A
WARM AND WELCOMING
COMMUNITY.

We feel so blessed to be part of such a warm and welcoming community. If you see us out and about, feel free to say hello. Standing at 6'6", Joe is hard to miss. We are always happy to meet new friends and share in the wonderful experiences that this neighborhood has to offer.

We look forward to creating many more memories here in the World Golf Village and building lasting connections with all of you.

Warmly,
Drs. Derree & Joseph Braswell

Want to write for Stroll? Email neely.farr@n2co.com.

IT'S THE FINAL COUNTDOWN TO 2025 OPEN ENROLLMENT PERIOD!


BANKERSLIFE®

The **Medicare Open Enrollment Period*** is
October 15 – December 7, 2024.



Contact me today to help you
make informed decisions about
your Medicare Supplement
insurance plans.

Don't miss this opportunity!

FL License Number: W861522

Petrona Reynolds, INSURANCE AGENT

Direct: 904-474-6047 // Cell: 904-793-1703
petrona.reynolds@bankerslife.com

This is a Medicare Supplement insurance solicitation. A licensed insurance agent/producer may contact you.
Underwritten by Washington National Insurance Company

*Open enrollment is limited to Medicare Part C and D and does not apply to Medicare Supplement insurance.



164199A-FL

TRANSFORMING EVERY BATHROOM INTO A Spa Retreat!

Beyond Average Builders, L.L.C.
Beyond the competition

INTERIOR AND EXTERIOR RENOVATIONS
WINDOWS • SUNROOMS

904-742-2608 • beyondaveragebuilders.com

License Number: RRC282812288

LET THE PROS HANDLE IT™

FULL GUTTER SERVICE
FREE INSPECTION + ESTIMATE

1-833-380-2581

25% OFF
Your Purchase*

10% OFF
Seniors & Military

LeafFilter.com/Strollblackfriday | **Promo Code: 554**

Offer Expires 12/31/2024 *Promotional offer includes 25% off plus an additional 10% off for qualified veterans and/or seniors. One coupon per household. No obligation estimate valid for 1 year. NJ: 806693, CA: 1035795, IA: 559544, MA: 176447, LA: 559544, WV: 569112, HI: 0671520, TN: 10981, MI: 262300173, 262300228, 262300229, 262300318, 262300330, 262300331, OR: 218294, LEAFFILTER2232, AR: 164620923, FL: C80506678, MO: 1840211225, MN: 10731604, NE: 5014522, VA: 2705169446, NJ: 12V109952000, OR: 218294, MA: 176447, IA: C127230, NV: 86990, UT: 10783658 5501, 0731804

LEAFFILTER BLACK FRIDAY

LEAFFILTER GUTTER PROTECTION

LIMITED TIME
UP-TO 35% OFF

SCAN HERE

LEAFFILTER BLACK FRIDAY

LEAFFILTER GUTTER PROTECTION

SCAN HERE TO LEARN MORE

High Electric Bill?

But your HVAC is working just fine... maybe it's your

INSULATION

What We Offer

- Spray Foam Insulation
- Insulation Removal
- Thermal Imaging
- Solar Attic Fans
- Batt Insulation
- Blow-In Insulation

CALL US TODAY!
904-679-6282

koalainsulation.com/jacksonville

CLEAN SLATE PROWASH LLC
IS NORTHEAST FLORIDA'S PREMIER EXTERIOR CLEANING SERVICE PROVIDER

SERVICES OFFERED:

- Pressure Washing • Soft Washing
- Roof Washes • Paver Sealing
- Driveways • Sidewalks
- House Washes • Gutter Cleaning
- Gutter Brightening and More

SCAN ME

904-860-8760
WWW.CSPROWASH.COM
CLEANSLATE@CSPROWASH.COM

Florida Water Tours and Floating Food Company



After a lifetime spent on and in the water, sisters Jessica and Riley realized there's one thing that makes a day on the water even better – food! And the more portable, the better. With Jessica already running the successful Florida Water Tours and Riley fresh out of college with a passion for culinary innovation, it was only natural for them to create their very own al fresco food outfit. Floating Food Company, located in the Camachee Cove Yacht Harbor Marina at 107 Yacht Club Drive

in St. Augustine, is changing the game when it comes to gourmet food for adventures.

“We knew we wanted it to be more than your basic sub or sandwich,” says Jessica Jadick, co-owner of Floating Food Company. “When you're grabbing something to eat while you're boating or hitting the beach, it's nice to have good food that nourishes the body and soul – why not treat yourself, right?! Our gourmet boxes and nutritious smoothies are the perfect meal for people on the go and ready to explore.



And our biodegradable and recyclable packaging ensures you're leaving the world a better place.”

Floating Food Company focuses on using fresh, sustainable ingredients. Their popular graze boxes are offered in four styles:

- **Charcuterie Box:** An artful selection of meats, cheeses, fresh and seasonal dried fruit, nuts, olives, crackers, and savory spread. It is also offered in a mini size.
- **Brunch Box:** Stuffed with Belgian waffles, bagels, cream cheese, hard-boiled eggs, croissant sandwich, fresh fruit, pastries, and gourmet fruit spread.
- **Star Grazer Box:** Salty meets sweet with chocolate-dipped pretzels and fruit, gourmet chocolates and desserts, seasonal fruit, charcuterie skewers, and nuts.
- **Dessert Box:** Tuck into a selection of pastries, chocolates, fresh fruit with dipping chocolate, cookies, and cakes.

The boxes are offered as an optional amenity on Florida Water Tours cruises and available for purchase at Spinster Abbott's, a quirky bodega and taproom in Uptown St. Augustine, as well as an add-on for cocktail classes held at the St. Augustine Distillery. Their delectable graze boxes can be upgraded to full-blown trays for the most delicious and unique catering your guests have experienced. They offer brunch, charcuterie, sandwich boards, and dessert boards in various sizes to curb all appetites, plus gourmet add-ons like chicken 'n waffle bites, kalua pulled pork sliders, and loaded hummus boats. Catering can be picked up or delivered offsite or enhance a private cruise on one of Florida Water Tours' comfortable vessels. Floating Food Company also makes fresh smoothies and frozen lemonade à la carte.

Want to write for Stroll? Email neely.farr@n2co.com.

ABOUT FLOATING FOOD COMPANY:

Floating Food Company specializes in delicious, gourmet food for people on the go, using local ingredients and zero-waste practices. They offer ready-made boxes, catering platters, smoothies, and drinks. Located at 107 Yacht Club Drive in St. Augustine, Florida, they are open Wednesday through Sunday from 10 a.m. to 3 p.m. Learn more at floatingfoodcompany.com.

BOATING WITHOUT OWNING



WE OFFER:

Unlimited Usage • Premium Boats (Including Boats With Water Slides)
Concierge Dock Staff • Nationwide & International Reciprocity
No Maintenance, Storage, Or Insurance Costs

ALL FOR ONE FLAT MONTHLY RATE!

PET FRIENDLY!



76 Dockside Dr. • St. Augustine
904-342-2851 • carefreeboats.com



1475 OLD DIXIE HIGHWAY
(904) 824-1672

WWW.CRAIGFUNERALHOME.COM

One place for all of your arrangements.

The Craigs

-Our family serving yours for over 100 years.



**FIVE STAR
PAINTING**

a neighborly company

**Interior, Exterior
and Cabinet Painting**

Family-owned & operated. We bring both paint and professionalism to every project. Whether you are refreshing your exterior, interior or kitchen cabinets, we are committed to exceeding your expectations.



FiveStarPainting.com



Your local GEICO Agent makes bundling simple.

HOME+AUTO=EASY

Bundling your home and car insurance is super easy with GEICO. Not only could you save money with a special discount, but you'll also save time by having all your coverages in the same place.



GEICO
Local Office

Christopher Brown
904-506-6500
St. Augustine

Limitations apply. See geico.com for more details. GEICO & affiliates. Washington, DC 20076. GEICO Gecko Image © 1999-2022 © 2022 GEICO. 21_633312129



Cozy autumn
vibes await
you with this
cocktail

MILLTOP MOMENTS

Autumn Storm

The autumn storm cocktail is a rich, warm, and slightly spicy drink—perfect for fall.

This recipe balances the flavors of apple cider, ginger beer, and the smooth warmth of bourbon, creating a deliciously cozy cocktail ideal for the crisp autumn season. Here's how to make the autumn storm cocktail:

INGREDIENTS:

- 2 oz bourbon such as Buffalo Trace
- 3 oz ginger beer
- 3 oz apple cider

INSTRUCTIONS:

- 1/** Fill a cocktail shaker with ice.
- 2/** Add the bourbon, ginger beer, and apple cider to the shaker.
- 3/** Shake well for about 15 seconds.
- 4/** Strain the mixture into a glass filled with ice.

Cozy autumn vibes await you with this cocktail, whether you enjoy it at home or at the Milltop Tavern!

Want to write for Stroll? Email neely.farr@n2co.com.



Let JD, our seasoned bartender, shake up this autumn cocktail for you. His expertise will elevate your experience, ensuring every sip is a delight!

SEE YOU AT THE TOP

Located in Historic District of St. Augustine

- FULL BAR
- EXCEPTIONAL PUB FOOD
- LIVE MUSIC ALL DAY, EVERY DAY
- HUNDREDS OF 5-STAR RATINGS

**MILL TOP
TAVERN**
19 1/2 ST. GEORGE ST
904-829-2329
WWW.MILLTOPTAVERN.COM



PATIO PARTY

On a Wednesday night in early July, many of our World Golf Village neighbors gathered at 2 Creeks Bar & Grill for a special night of community fellowship.

Amany Youssef of AY Luxury Designs hosted the “Patio Party” and nearly forty WGV’ers turned out for the evening. Guests were

treated to a taco and nacho bar, as well as a selection of beer and wine.

As the party moved along, Amany Youssef and Sheriff Hardwick gave short, meaningful talks. Amany also took the stage to raffle off a Solo Stove.

As the event concluded, many residents hugged goodbye.

It is such a joy to be a part of a neighborhood with such strong community bonds.

Amany is always looking to bring beauty to World Golf Village. Give her a call and ask about how you can get a free lighting package with when you use her services.

Want to write for Stroll? Send an email to neely.farr@n2co.com.





YOU'RE INVITED

Village B2B



VILLAGE B2B
 The Last Wednesday
 of EVERY Month
 6:00pm - 8:00pm

**Madison Fountains
 Apartments**
 75 Teigan Trail
 St. Johns - 32259

Your hosts, David & Greg,
 and our sponsors invite you
 to join business owners and
 operators from the local
 business community. Meet new
 people and nurture existing
 relationships. Build trust in your
 brand and the people behind it!



KILPP CLEANING

EXPERIENCE A CLEAN HOUSE...
 WITHOUT CLEANING
the house!





KILPP CLEANING SERVICES • 904-805-6781

It is such a joy to be a part
 of a neighborhood with such
 strong community bonds.



**DIZZY? UNSTEADY?
 AFRAID OF FALLING?**

YOU'RE NOT ALONE.
WE CAN HELP.



FYZICAL
 Therapy & Balance Centers

Schedule a
FREE
 Fall Risk
 Screening!

904.671.0255
 559 W. TWINCOURT TRAIL
 UNIT #610 | ST. AUGUSTINE, FL
www.fyzical.com/nw-staug





#WEDOTransformations®
LOOK GOOD • FEEL BETTER • WIN MONEY

*Wellness
is Possible*

*I'll help you
reach your
physical and
financial
goals.*




THE ONLY CROSSFIT GYM OWNED BY A DOCTOR OF PHYSICAL THERAPY AND A REGISTERED DIETITIAN.



Text Stroll to 904-569-6442 for \$50 off your first month of CrossFit classes or personal training.

Helping St. Johns County Become
**HEALTHY, FIT,
AND CONFIDENT**



TRIFORCE CROSSFIT
CROSSFIT • PHYSICAL THERAPY • NUTRITION



**BUYING
or
SELLING
a home?**

LET'S WORK TOGETHER!
Buying or selling a home can be a stressful process if you don't have the right real estate agent. Rely on me to get you the best possible result.



MELISSA LAMPUGNANO
REAL ESTATE AGENT
904-330-4457
CLOSING904REALESTATE.COM
MOMENTUM




THE GOLD STANDARD

IN MAGAZINE & AD DESIGN



But don't just take our word for it. Take *theirs*.

THE N2 COMPANY.



n2co.com



*Your Vision, Our Craft:
Custom Designs Made Just for You.*




Use Code
STROLLN2
FOR **10% OFF**

Veteran-Owned Business

REAL ESTATE
RESOURCE

This is your neighborhood Real Estate Resource page. This information can be useful when trying to compare property values or for just keeping a pulse on the real estate market in our area. For questions regarding the properties listed, or about real estate in general, consult a real estate professional.

The information contained herein has been obtained through sources deemed reliable by The N2 Company, but cannot be guaranteed for its accuracy. Any information of special interest should be obtained through independent verification.

| Address | Neighborhood | Beds | Baths | SqFt | Lisiting Price |
|-----------------------------------|-----------------|------|-------|-------|----------------|
| 826 Copperhead Circle | Cascades | 3 | 2 | 1,752 | \$399,900 |
| 1364 Castle Pines Circle | Cascades | 2 | 2 | 2,009 | 429,900 |
| 908 Hazeltine Court | Cascades | 2 | 2 | 1,625 | \$399,999 |
| 1648 Sugar Loaf Lane | Cascades | 3 | 2 | 2,170 | \$472,500 |
| 965 Registry Boulevard - Unit 303 | Latterra Condos | 3 | 2 | 1,469 | \$485,000 |
| 577 North Legacy Trail | Cascades | 3 | 3 | 2,452 | \$524,900 |
| 2637 Oakgrove Avenue | King and Bear | 4 | 4 | 3,499 | \$1,250,000 |
| 4605 Tuscan Wood Court | King and Bear | 4 | 3 | 2,873 | \$949,900 |
| 945 Registry Boulevard - Unit 303 | Latterra Condos | 1 | 1 | 1,014 | \$299,000 |
| 4448 North Alatomaha Street | King and Bear | 4 | 3 | 2,907 | \$889,000 |
| 1396 Barrington Circle | King and Bear | 5 | 4 | 3,027 | \$749,900 |
| 1364 Barrington Circle | King and Bear | 4 | 2 | 2,398 | \$699,000 |
| 1396 Barrington Circle | King and Bear | 5 | 4 | 3,027 | \$738,000 |



WE'RE GROWING!
Southpointe
Ask about our brand-new townhomes coming soon!



Ensure A Secure Plan for Your Future
with Westminster St. Augustine

There's a lot to love about the active senior lifestyle at our Life Plan Community, from maintenance-free living and the ideal location, to the peace of mind for the future. We offer:

- Maintenance-free, active senior living
- Delicious, chef-prepared dining
- Lifelong learning opportunities
- Resident privileges at King & Bear and Slammer & Squire
- An exclusive well-being program
- The assurance of healthcare and supportive services, including assisted living, nursing care and therapy, should your needs change
- And much more!



We are proud to be recognized by the Governor's Gold Seal Award for excellence in quality care.

Call **(904) 906-5415** to learn more today!



**Westminster
St. Augustine**
WestminsterStAugustineFL.org

Live Well. Be Happy.



*Achieve
Your Dream
of
Homeownership With
a Hometown Realtor.*

Tyree is dedicated to helping you buy,
sell and invest with practicality.

www.stahomes4sale.com • (904) 377-0384

resident business guide

This is a current list of business owners and professionals from our neighborhood. It is an opportunity to network, qualify, and potentially build a business relationship with other successful individuals who also live here. To be included in the Resident Business Guide, email your name, business name, phone number, and email address to david.permenter@n2co.com.

| | | | | |
|--|--|---|--|---|
| AESTHETICIAN Renata Well Spa Dr. Renee F. Golson, DPT (904) 770-5021 | Novelist Dave Straw (904) 655-6877 | BUSINESS CONSULTING P410 Group Peter Kruse (815) 762-9724 | FINANCIAL PLANNERS Capital Financial Strategies Matthew Holibaugh, CFP (904) 746-0727 | INTERIOR DESIGN ARTZMIX Theresa DePonceau (904) 429-2990 |
| APPLIANCE REPAIR KASH Appliance Repair Veronika and Andrey Kash (386) 264-1664 | Novelist Joel Esperance (904) 554-2968 | CBD OIL & SUPPLEMENTS Anit-Aging (HGH) Steve Hall (904) 806-0979 | GARAGE DOOR SERVICE Michael's Garage Doors Michael Roy (904) 315-0311 | IT BUSINESS SOLUTIONS Oracle Data Solutions, LLC Arman Rawls (303) 503-3612 |
| ARTISTS L.A.Slayden Leigh Slayden (301) 633-2697 | Novelist Kaye D. Schmitz (904) 673-7249 | Vasayo Brand Partner Liz Henry (904) 466-1309 | HOME INTERIORS Inspired Closets Marisa Reyes (904) 466-5652 | LANDSCAPING Sod Plus Jimmie Wells (904) 599-0432 |
| AUTHOR Kids' Books PJ Tarr (949) 636-3371 | AUTO TRANSPORT VMC Auto Transport Calin Visovan (646) 479-1707 | DANCE First Coast Ballet Conservatory Lynette McCallister (916) 208-4972 | LEGAL PRESENTATIONS TrialSpectrum Richard Tourtelot (904) 328-1282 | |
| Novelist Ardain Isma (904) 365-0887 | AUTOMOTIVE MAINTENANCE Mack Motorwerks, Inc Mike Buie (904) 900-1671 | FACILITY MAINTENANCE City Wide Maintenance Cary Fourman (904) 737-4969 | INSURANCE Today's Insurance Choices LLC Joseph Wyzkoski Jr (904) 540-7162 | LIFE COACHING The White Lotus Studio Gabriela van Zuilen (954) 647-1885 |

STAY IN YOUR OWN HOME.

We'll help!



GET ASSISTANCE:

- Running Errands
- Going to Appointments
- Cleaning Your Home
- Doing Your Laundry
- Much, Much More!

Jennifer Dutcher,
Manager/Caretaker
homecareforbodyandsoul@gmail.com
352-275-9865 | careforthebodyandsoul.com

MuraBella ANIMAL HOSPITAL

Family-Owned and Community-Driven

(904) 940-9401
MurabellaAnimalHospital.com
YourVet@MuraBellaAnimalHospital.com

Our Sister Location:
880 Santa Maria Blvd.
St. Augustine, FL 32086
(904) 496-0400
YourVet@ShoresAnimalHospital.com

NANNIES/SITTERS
College Nannies+
Sitters+Tutors
Shelley Pearl
(904) 512-7554

PAINTER
MCP Custom Interiors
Matt Corey
(818) 395-1627

PARTY RENTALS
Olde Town Inflatables
& More LLC
Michael and Heather Roy
(904) 315-1176

PERSONAL TRAINER
Get Fit for the Health of It!
Monica Fourman
(904) 347-5084

PHOTOGRAPHY
Anna Cascio Photography
Anna Cascio
(610) 850-4325

Melissa Reinhardt
Photography
Melissa Reinhardt
(904) 238-0110

Photoarchitectural
Nicole & Thomas Wolf
(904) 201-1850

PLUMBING
Roto-Rooter
Jeremy Etlinger
(904) 824-1836

PLUMBING HVAC GC
Atlantic Coast Mechanical
Alan Williams
(904) 669-0831

POOL MAINTENANCE
America's
Swimming Pool Co.
Flor Pruss
(904) 587-4403

PROPERTY MANAGEMENT
RPM Home Together
Lizzie Gorski
(904) 209-3509

REAL ESTATE AGENCIES
Davidson Realty Inc.
Sherry Davidson
(904) 940-5000

Ross Mortgage Corporation
Nancy Asadi
(228) 282-9758

REAL ESTATE AGENT
Coldwell Banker
Premier Properties
Brenda McCann
(386) 681-8455

Coldwell Banker
Premier Properties
Frank Nelson
(904) 567-6717

Coldwell Banker
Premier Properties
Robin Rawald
(904) 325-3720

Coldwell Banker Vanguard
Vikki Powell
(904) 859-8408

Davidson Realty
Margherite Meyers
(803) 413-3181

Homes by Deltona
Jennifer Morgan
(954) 592-2323

Round Table Realty
Erin Mount
(904) 671-2443

Watson Realty
Caryl Culbertson
(904) 534-4100

REGISTERED
MENTAL HEALTH
COUNSELOR INTERN
Mindful Journey
with Yuleisy
Yuleisy Cardoso
(904) 325-6762

RENTAL CONDO
SeaGlass Condo on St
Augustine Beach LLC
Beth and Russ Neville
(904) 436-8089

REPURPOSED WOOD
FURNITURE AND
CUSTOM PAINTING.
Next Life Treasures
Jeannie Cataldo
(781) 572-2464

ROOF & GUTTERS
Universal Roof
& Contracting
Sean Dowdell
(904) 300-1655

SOLAR ADVISOR
FLASOLAR.net
Klara Permenter
(904) 888-0413

**SPEAKER/
TRAINER/COACH**
Fired Up!
Snowden McFall
(904) 200-6995

TRAVEL AGENCY
Ambren Travel
Caitlin Gallagher
(434) 249-1236

CruiseOne
Linda Bartimus
(904) 392-1703

Dream Vacations
Sharon Cofer
(904) 436-3799

**HIRE OUR DRONE
CLEAN TEAM FOR**

• ROOF CLEANING • WINDOW CLEANING
• SIDING & FACADE • AND MORE!



Contact Chris at (678)-800-4560 • chris@atlantadronecleaning.com

BOOK ANNA FOR YOUR NEXT SPECIAL MOMENT &
EXPERIENCE
THE DIFFERENCE



Anna's Art and Photography Studio
in King & Bear



PORTRAITS • WEDDINGS • UNDERWATER • PHOTO GIFTS

Reserve Your Date Today!

annacascio@gmail.com | 610-850-4325 | www.annacasciophotography.com



Discover How Norwex Can Help You Live

CLEANER, SAFER, *Better*

*Experience clean living with home care,
family care, and personal care.*

 **norwex**

Sandra Partin
Independent Sales Consultant
(904) 599-2539





AFTER



BEFORE





Z H
PAINTING

INTERIOR & EXTERIOR | THEMED BEDROOM DESIGNS | PRESSURE WASHING SERVICES
DRYWALL REPAIRS | DECK / PORCH / FENCE / DOOR STAINING

ZACH HERBERT | CALL NOW FOR A FREE ESTIMATE | 904.520.8330

LICENSED
AND INSURED