

866-749-8577

2,870+ 5 STAR REVIEWS

3,300+ HOMES SOLD

TONYBARONI.COM

**TB BUZZ**

TONY BARONI TEAM COVERING COAST TO COAST OF CENTRAL FLORIDA

FEBRUARY 2026

**2/7 GIVEAWAY 2/7**  
*Enter to Win*

## TBT GIVEAWAY • Dinner for 2

**\$300 GIFTCARD TO CHARLEY'S STEAK HOUSE**  
FOR A ROMANTIC DINNER FROM THE TONY BARONI TEAM

ENTER TO WIN BY 2/8

ONE WINNER WILL BE ANNOUNCED 2/9 ON OUR FACEBOOK PAGE



The Tony Baroni Team will donate \$3 per entry to the Humane Society of Tampa Bay



**Register Now**

Scan the QR Code  
or visit [TonyBaroni.com/Contest](https://TonyBaroni.com/Contest)





**February is all about love**—and that includes loving your home (or finding a new one). As we move past the slower holiday months, buyer activity begins to pick up, and sellers start preparing for the Spring Market. February is ideal for prep and beating out the influx of competing homes hitting the market. Updating light fixtures, new mulch, fresh paint, and staging the items you already own are across the board the best place to start and dollar for dollar will make the most impact.

## Top 5 Staging Tips from the Tony Baroni Team

- 1 Declutter like a Minimalist but keep it warm and inviting
- 2 Highlight flexible spaces such as a Home Gym, Dining Nook or Office. Each space should have a clear purpose
- 3 Kitchen—Clear off countertops (no appliances should sit on the countertops), one décor item such as a bowl of fruit or wood cutting board, and sparkling clean
- 4 Lots of Light--Open all blinds, add mirrors, use warm LED bulbs
- 5 Spa inspired Bathrooms—white towels and rugs, natural elements, and no personal items on the counters.



**MARIE BECKMAN**  
TBT Staging Consultant

Remember: Strategic staging isn't about decorating; it is about helping buyers picture themselves living in the home.

### Tony's Home Tip of the Month



If you are looking for a quick and relatively cheap home refresh, there is no better way than to do it than with PAINT. Painting can instantly change a space and add a new feel to your room. Stick to a neutral palette when deciding to paint a room and mix in some different textures with greenery and wood furnishes. If you have a bold wall color, multiple rooms with difference bold colors, or a accent wall in a red or orange color, consider painting over it with a neutral color to appeal to all people who may be interested in your home.

**Most Popular Interior Paint Colors for 2025 were Benjamin Moore:**  
White Dove, Pale Oak, Edgecomb Gray, Palladian Blue, Saybrook Sage, Hale Navy



AHOY! GASPARILLA IS ONE OF TAMPA BAY'S MOST ICONIC ANNUAL EVENTS — A MASSIVE PIRATE-THEMED FESTIVAL GROUNDED IN THE LEGEND OF JOSÉ GASPAR, A MYTHICAL PIRATE WHO "INVADED" THE REGION. FOR MORE THAN A CENTURY, 107 INVASIONS TO BE EXACT, TAMPA HAS CELEBRATED THIS PLAYFUL TRADITION WITH PARADES, COMMUNITY ACTIVITIES, RACES AND FLOTILLAS ON THE BAY. THIS MAKES GASPARILLA ONE OF THE OLDEST CONTINUOUS FESTIVALS IN FLORIDA AND A MAJOR PART OF TAMPA'S CULTURE.



The celebration officially kicks off with a 165ft pirate ship sailing into the Hillsborough Bay, demanding the key to the city. But it is not just one day. It is more of a Season. So go get your Pirate costume on and start practicing your "Arrrrr Mateys." Don't let 2026 go by without being a part of Gasparilla. If you are new to Florida, just go get some Pirate gear, you are going to need it living here.

**January 24** Children's Parade, Air Invasion, Pre School Stroll and Fireworks

**January 31** Adults Pirate Festival and 4 mile Parade down Bayshore Blvd, ranking it as one of the largest parades in the USA

**February 19** Gasparilla Invitational Golf Tournament

**February 21** Health and Race expo

**February 21/22** Publix Gasparilla Distance Classic featuring a 15K, 5K, Half Marathon, and an 8K. The Michelob Ultra Challenge is also this weekend

**February 28** Festival of Arts with over 250 exhibits often includes Live Entertainment and Culinary Experiences

**March 1** 4:00 the pirate ship takes its last voyage and sails away from Sparkman Wharf around Davis Island



SEMINOLE  
**Hard Rock**  
**GASPARILLA**  
PIRATE FEST



**The Tony Baroni Team wishes YOU and your family a prosperous 2026!**

## \$111,680,267 Volume

A number we're proud of — because every dollar represents a family, a story, and a community we're honored to serve. No one sells more in Tampa Bay, and we're grateful for the trust behind every closing.

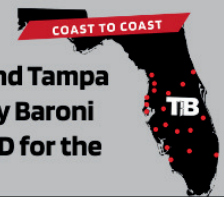


## 2,800+ Five-Star Reviews

Trusted Across Tampa Bay. We are proud to serve our community with 5-star service.

# #1

Tampa Bay Business Journal and Tampa Bay Real Producers listed Tony Baroni Team as Number 1 in units SOLD for the TAMPA BAY area.



## 9,880+ Sky Miles

Four national training trips this year — because growth never stops. Pictured with author Phil M. Jones

## 1,000s of Candy

Trunk or Treat event! We loved celebrating with our community and hope you'll join us again this October for all the fun.



## 1 RED DAY

Every year in May, our team steps away from real estate and steps into service. This year's RED Day brought us to Feeding Tampa Bay—a mission especially meaningful to our team.



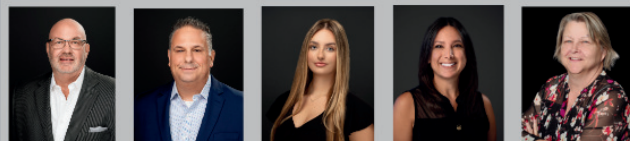
## \$20,000+

For every family we help, we donate to KW Cares, a non profit entity. Plus we are honored to donate thousands to local charities through our TBT GIVEAWAY contests!



## TBT is Growing AND Hiring in 2026!

Our family is getting bigger! We've added incredible talent to our agent roster to serve you better. We also welcomed two new babies to the TBT family—the future of real estate looks bright (and adorable)!



## 120 PIES

We love our annual PIE DAY to give away pies and express our gratitude in person!



## Property Management Pros

We launched property management services! If you need help managing your rental long-term, our trusted team is ready to handle the details—so you don't have to.





**TB PROPERTY  
MANAGEMENT PROS**

**FULL-SERVICE PROPERTY MANAGEMENT**

TB Property Management Pros provides comprehensive leasing and management services designed to give property owners total peace of mind. From pricing and marketing to tenant placement and ongoing management, our experienced team handles every detail with care and professionalism.

**TB PROPERTY MANAGEMENT  
PROS DIFFERENCE**

We go beyond basic property management by actively caring for your home and simplifying ownership. With regular oversight and proactive problem-solving, we keep a close eye on your investment and handle issues before they escalate. You stay informed without being involved day to day – giving you fewer surprises, better tenants, and peace of mind knowing your property is protected.



Tina Maley is an outstanding property manager! She is professional, responsive, and always goes above and beyond to make sure everything runs smoothly. Her attention to detail and genuine care for both owners and tenants set her apart. Highly recommend! Collin R.

**FULL-SERVICE MANAGEMENT**

- Market rental value determination
- Rental ordinance compliance guidance
- Application processing & lease execution
- Credit, eviction, civil & criminal screening
- Move-in coordination & key handoff
- Pre move-in condition report with photos
- Rent collection & ACH owner disbursements
- Maintenance coordination with vendors
- Ongoing occupied property inspections
- Owner & tenant communication support
- Online access to statements & documents
- Move-out inspection & security claim handling
- And more... call for a full list of services

**INVEST IN RENTAL PROPERTIES *with* CONFIDENCE**

Looking to invest in rental property? We provide end-to-end services for real estate investors — from helping you find the right property to fully managing it for the long term. We handle the details, the follow-up, and the day-to-day, so you can enjoy the returns with confidence.

**Find the Perfect Property**



We help you locate and purchase investment properties that align with your goals, budget, and long-term strategy.

**Full-Service Property Management**



From start to finish, we handle it all. We market your property, secure a qualified tenant, prepare and execute the lease, and document the move-in — then manage the property day to day. With ongoing oversight, communication, and care, your investment is handled for the long term while you stay informed without being involved.

# Closing Celebrations

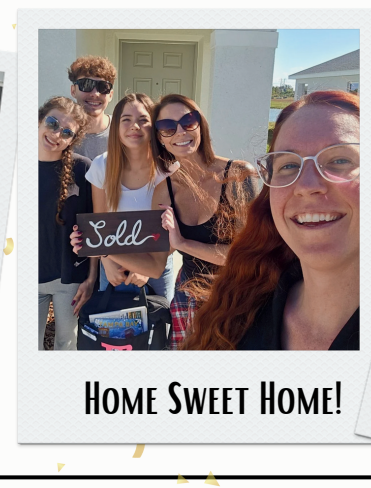


★★★★★  
We have bought and sold several houses over the past 60 years. This was the best sale ever because of Craig, Mia and Evelyn at Tony Baroni. As senior citizens, we appreciated their expertise in every phase from listing our house to closing on the sale of it. They were always available! Their knowledge was very impressive. They patiently answered all of our questions, and we had a lot of them. We highly recommend the Tony Baroni Team because they delivered "The Promise." - Peg

★★★★★  
If you need a realtor that will nearly go to war for you, you need Kate Conroy! She will fight to make sure you get into a proper home and see to it that everything is fair, I genuinely don't think you could find somewhere better. Thank you so much for helping me get into my first home when I wasn't even sure it was possible. Kate and Michael Farkas with Fairway mortgage is the absolute dream team! - Rae

★★★★★  
Tina and the entire Toni Baroni team are amazing. Tina went the extra mile to make sure we found the house of our dreams. - Christine

★★★★★  
It was a great experience working with Chris! He is very professional and also fun to work with! The rest of team is also extremely helpful along the closing process! Highly recommended! - Feng



## Tampa Bay's Most Romantic Date Nights

### Classic and Elegant

- Charley's Steak House**- Classic, elevated menu with the best staff and service
- Bern's Steak House**- Legendary steaks with wine cellar tours and a dessert room
- Ocean Prime**- Upscale seafood and steaks with a refined vibe
- Council Oak**- Seminole Hard Rock steak and seafood

### Scenic and Intimate

- Ulele**- Waterfront dining along the Hillsborough River
- Olivia**- Italian with romantic vibes on Swann
- Oak and Ola**- European with a cozy vibe

### Sunset Views

- Take a stroll on **Tampa Riverwalk** with spots for drinks and ice cream
- Sunset Cruise boat rides around Downtown Tampa. Try **Yacht Starship** or **Craft Tampa**
- Picnic on **Honeymoon Island** at the golden hour

### Unique Views and Ideas

- Rooftop Cocktails at M. Bird or Santo's Drinkeria for pre-dinner toast
- Wine Tasting at Keel & Curley in Plant City
- Upscale Food Hall at Armature Works
- Fort Desoto for star gazing. Bring a blanket.
- The Melting Pot for fondue
- Cote France- charming French café and bakery

**No love interest? Grab the girls and head to the Straz for Romeo & Juliet!!**

TIP: Valentine's Day is on Saturday, February 14th.  
Reservations are suggested at most places.



**TB BUZZ**



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866-479-8577

[www.TonyBaroni.com](http://www.TonyBaroni.com)

**WE ARE PROUD TO BE  
TAMPA BAY'S  
#1 REAL ESTATE TEAM**



**NO ONE SELLS MORE  
REAL ESTATE #1  
IN TAMPA BAY**

**RANKED #1 BY  
TAMPA BAY  
BUSINESS JOURNAL  
&  
TAMPA BAY REAL PRODUCERS.**

**TB kw SUBURBAN TAMPA KELLERWILLIAMS, REALTY**

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