

# WEST SHORE VILLAGE NEWS MAY 2021

## BOARD OF DIRECTORS

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Gatekeeper  
Jimmy McLaurin  
727-744-2432

RPM Manager  
April Neary  
727-864-0004 x2212

## REACH OUT/STAY IN TOUCH

There are lots of ways to communicate with your WSV community:

**Our Facebook page**, which allows residents to talk to each other: West Shore Village Boca Bay Residents; [facebook.com/groups/westshorebocabay](https://www.facebook.com/groups/westshorebocabay)

**Website:** [westshorevillage.net](https://www.westshorevillage.net), which we encourage you to visit often to keep up with official WSV information.

**Email:** [wsvbb1@gmail.com](mailto:wsvbb1@gmail.com) sends your queries to the board of directors.

**Ask your Village directors**, whose contact information is on the front page of this newsletter.

**Television:** check out community/security TV channels 732 and 733.

**To receive timely emails** about community happenings, send your email to [wsvbb1@gmail.com](mailto:wsvbb1@gmail.com) and ask to be added to the list.

**Our list of residents:** On [westshorevillage.net](https://www.westshorevillage.net) click on the Members tab in the top menu and type in the password. You'll find names, addresses, phone numbers and emails.

**To reach WSV's management company**, Resource Property Management, visit [resourcepropertymgmt.com](https://www.resourcepropertymgmt.com) or call RPM's West Shore Village manager April Neary at (727) 864-0004 x2212.

## PRESIDENT'S MESSAGE

Hello West Shore Village:

Many thanks to Bob Mathews, Larry Thompson, Bob Devaney, Marilyn Cisek, and Jeff Thomas for serving on our Board of Directors.

I welcome our new board members elected at the 2021 West Shore Village annual membership meeting held March 18 in the WSV Clubhouse: Mike Kelemen, Kathleen Sullivan, Maria Ochoa, Dick Mayberry and Rita Vine. Thank you for volunteering.

Karen and Larry Thompson have made a very big decision to leave West Shore Village and move back to Maine to be near their children. We will certainly miss them, but "ENJOY!"

I want to thank our crew for all the hard work they do.

It's nice to see some of the residents getting together at the pool, playing pickleball and shuffleboard, and enjoying the park.

Our landscaping crew has everything blooming and green. Thank you for keeping our community looking so beautiful.

I hope to see all of our Northern friends back in the fall.

Ted Allen  
President of the Board



WSV's first pickleball season ended with lots of smiles and lots of food. For the scoop on the season, see the story and more photos on page 5.

(Photo by Helen J. Simon)

**Joe Klein** WSV Board of Directors Member Joe Klein, Village 1, passed away on Monday, May 3, 2021. Moving to Florida three years ago gave Joe the ability to do the things he enjoyed the most: riding his Harley, watching sunsets, fishing, and going to the beach. He and his wife Cindy were married for 37 years and have two sons: Adam, who lives in Pennsylvania, and Matt, who lives in St. Petersburg. Joe is being laid to rest outside of Philadelphia, Pa.

Editor's Note: Please email your newsletter submissions and ads to Helen J. Simon at [simonsez486@gmail.com](mailto:simonsez486@gmail.com). The deadline is the 26<sup>th</sup> of each month. Information in the newsletter is accurate to the best of the editor's knowledge at the time of publication. Neither the editor nor the West Shore Village Association are responsible for any errors in content or ads.

## FROM OUR CREW

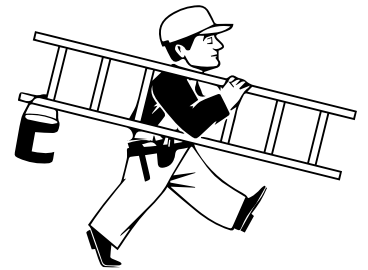
Hello Everybody,

We've finally got things going the right way. People are getting their Covid shots and life is starting to return a little to "normal". Still, we miss all of our Canadian friends and are looking forward to seeing them soon. The crew and I had a little issue with the virus but everyone is back to work now.

You may have noticed that we've been tenting some of our buildings. Termites are always a problem in Florida and we just have to stay on top of them. To help us keep termites in check, we ask you to report any signs of them so we can assess the situation. Here are some information and tips on what to look for from the Florida Dept. of Agriculture:

Drywood termites occur in small colonies in isolated wood pieces but multiple colonies can infest a structure simultaneously. The termites themselves hide in the wood and are seldom seen. Signs of infestation include:

- Winged insects emerging at night attracted to lights or TV. Discarded wings accumulating around windowsills or in spider webs.
- Tiny wooden pellets (much smaller than rice grains) accumulating on floors or under furniture. Pellets are cream to reddish-brown or black and usually fall into piles.
- A sign of advanced infestation is surface blisters. If you tap the wood and it sounds hollow, you've got them.
- Drywood termites will also infest pieces of furniture, particularly antique pieces. Removal of the item and separate treatment of the piece may be all that is necessary in some cases.



Thanks to everyone for your help!

Joe & Staff

## THANK YOU WEST SHORE VILLAGE

Maureen and I would like to thank all our friends and neighbors for the many years of winters we have spent with them here at West Shore Village.

We will always remember the Friday night socials, the St. Patrick Day dinners, the breakfast at the clubhouse, hanging out at the pool (Maureen), the Monday morning poker games (Peter), the many enjoyable years at Stetson (Peter), and the many many other fun activities.

A special thanks to Karen and Larry Thompson, who got us here in the first place. (Larry and I have been friends for over 70 years). They put in many hours making WSV a better place (Karen as social director and Larry as a board director.)

I would also like to thank the family of our friend and neighbor "Eddie G". My grandson Jared was introduced to Eddie's son and grandson, who helped him get started in a very successful startup business. We all hope to have relatives who are as dedicated to taking care of their family as Eddie's son David. David spent many hours here taking care of his sister when she was ailing and spent many hours and days with his Dad before Eddie passed away.

And finally, even though we no longer want the responsibility of ownership here, we still hope to see you all again in our travels. We live about 2 miles off I-495 on the Haverhill, Mass.-N.H. border. If you are in that area, stop by.

Peter and Maureen Taylor  
37 Sweethill Rd.  
Plaistow, N.H. 03865  
[ptaylor41@comcast.net](mailto:ptaylor41@comcast.net)  
(603) 490-4638

## RISING WATER COSTS AT WSV

### WSV Residents' Help Needed to Cut Skyrocketing Water Bill

Did you know the West Shore Village Association pays the community's water bill and passes the cost on to residents via their condo fees? The monthly fees of an average 2-bedroom unit in WSV include about \$80 for water, sewer and trash. That number keeps rising, in part because we're using more water.

COVID-19 has had an impact on WSV's water consumption. In April 2020, soon after the pandemic started, the Board noticed higher water use in the community. Over the course of five months this winter our water consumption jumped 18 percent compared with the same period in 2019/20 despite a 20 percent drop in unit occupancy.

We're not alone. Resource Property Management, WSV's management company, has noticed increased water use across other properties it manages. The problem doesn't appear to be caused by leaks, as our WSV staff routinely checks common areas. Our fall/winter project to identify toilet leaks with the little blue pills we distributed didn't find any significant issues and certainly nothing to account for the dramatic increases seen this year.

So what's the explanation for increased water use? Our best guess is that use is jumping because most of us are spending more time at home and using more water. Little can be done about that other than waiting for the pandemic to be over. When our winter residents return next season, the board will review whether consumption has dropped or if we need to investigate further.

In the meantime, the board has increased the 2021-22 water budget by \$38,000 to account for the higher use as well as for a 5.25 percent increase in rates imposed by the City of St. Petersburg as of January 2021.

### What you can do to help

While we're waiting to resume our lives more fully, here are some suggestions from the City of St. Petersburg's Water Conservation web page to help us save water as well as the money we spend on it.

- 1. Shorten water use in your morning routine.** Cutting your shower time by a few minutes, and turning off the water while shaving or brushing your teeth can save thousands of gallons a year per unit, which can translate into tens of thousands of dollars for WSV.
- 2. When doing laundry, use the correct water level or load-size adjustment for the load you're washing.**
- 3. Operate the dishwasher only when it's completely full.**
- 4. Check for leaking faucets.**
- 5. Consider taking your car to a car wash rather than washing it in your driveway.**

These small adjustments can make a big difference in our WSV water bill. Please help us by implementing some of these changes as we wait for our lives to return to normal.

Rita Vine, Director at Large  
April 23, 2021

## NEW RESIDENT PROFILE

Welcome to Celeste and Craig Powlis, originally from the Bronx, who joined our Westshore Village community in March 2020 along with Floyd, their sweet chihuahua/terrier. Celeste was a social worker and Craig a schoolteacher prior to their retirement. Their two grown sons live in Oklahoma and New York, and they have a young granddaughter.

Before purchasing in Village 5 at WSV, the Powlises already had family here and knew the area well, having owned a vacation property in Patriot Square for several years. When the time came to fully retire, Craig and Celeste looked for a bit more space, and found their lovely Westshore Village villa.

Craig and Celeste share a love of travelling, especially cruising, and also enjoy discovering new restaurants in the area. We hope to be able to greet them at future social events. In the meantime, Westshore residents can say hi to Celeste and Floyd during their daily walks, and wave to Craig as he heads out to kayak or cycle.

Rita Vine



## CJ'S HONEY DO LIST - DONE

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MOBILE: 904-701-4765 or 305-297-9397

Need a Handyman or Kitchen  
Quick & Dependable — Free Estimates  
Open / Closing Property



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St Petersburg, FL 33711

## NEED A RIDE?



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*Recommendations available  
from your Westshore Village  
neighbors who have been  
driving with me for 3 years*

**Sheryl Smiles (813)263-4244**  
Sherylhope1@gmail.com

## OBITUARIES

**Clarence Ferguson Jr.** Village 5 resident Clarence Ferguson, 81, transitioned April 20, 2021. He served in the U.S. Airforce. He is survived by his wife, Archie Kirby Ferguson; sons, Greg and Grenald Ferguson; sister, Clarice Pennington; 3 grandchildren and one great-grandchild.

**Eddie G (Grzechowiak)** On March 9, 2021, West Shore Village lost a long-time owner and friend. Eddie G (Grzechowiak) was a kind, helpful and friendly neighbor who bought his unit 34 years ago. He was a true gentleman. He was 91 years old when he passed. Eddie and his wife Dolores were married for 66 years before her passing in 2015. They were proud of their family and always anxiously awaited their visits. Eddie and Dolores owned and operated a popular restaurant in Buffalo, N.Y. They also were dedicated civil servants in Buffalo for decades.

Eddie enjoyed it when his son took him for rides. As they passed the West Shore Village flag, Eddie often observed that our flag was worn, torn and faded. Eddie donated the new flag that waves proudly above us. When you see the stately new flag flowing know that Eddie G is still with us.

Susan Grzechowiak, Eddie's daughter and WSV resident  
*To view Eddie G's obituary, google his full name, Buffalo News, obituaries.*

**Dolores Conklin** Our beloved neighbor Dolores Conklin passed away Tuesday April 20, 2021. She was a very good friend to me and my dog Ralph as well as to everyone who knew her.

I am overwhelmed remembering all the times I asked her for advice and she shared her wisdom. She walked Ralph when he was a puppy and helped train him (he's 15 now). Dolores kept our courtyard beautiful with flowers and bought the Christmas decorations we put up each year.

I was furloughed for 10 weeks last spring. Dolores and I spent a couple of hours each afternoon sitting in the shade in front of our building. We socially distanced, of course. Other neighbors would often join us. I am so blessed to have had that extra time with my good friend.

Goodbye Dolores. I love you.

Matt Lefler, Village 4

*To view Dolores' obituary, please visit legacy.com and type in her name and Florida.*

**Ken Andries** It is with much sorrow that we inform our community of the passing of Ken Andries. Ken and his wife Louise live in Wisconsin and are long time winter residents of Village 5. Ken took great interest in WSV activities, particularly our board meetings and the Tuesday morning workshops. He will be missed. Our sincerest condolences to Louise, his brother John and wife Bridgett and all the Andries family. The West Shore Village Community  
*To view Ken's obituary, visit legacy.com and type in Kenneth Andries, Wisconsin.*

## SOCIAL CLUB NEEDS YOUR INPUT

At the March 29, 2021 meeting of the West Shore Village board of directors President Ted Allen appointed Dick Grimshaw to organize the formation of a new Social Club in the community. Dick is a five-year resident of Village 6 and has volunteered in several capacities in the past.

Dick seeks suggestions for new entertainment and social events that will involve the entire community. While most social functions take place when our snowbirds are here, ideas that will also benefit our full-time residents are strongly encouraged.

The Social Club needs volunteers for the following positions:

- “Summer” activities organizer (a year-round resident would be best)
- Music coordinator for various events
- Storage room and sundries items supervisor
- Tickets, sales and collection coordinator
- Spaghetti dinner organizer
- Christmas party organizer
- St. Patrick’s Day event organizer
- Valentines’ Day event organizer
- Luau/Sock Hop organizer
- Decorations advisor
- Recreational activities coordinator

An events calendar will be posted when details are finalized.

Dick can be reached by email at [dgrimshaw63@yahoo.com](mailto:dgrimshaw63@yahoo.com) and encourages your interest in this renewed endeavor. Come join the fun. Many thanks for your support and involvement.

**Check the website calendar for planned social events for the 2021-2022 season.**

[westshorevillage.net/events/list/](http://westshorevillage.net/events/list/)



All around us, people are starting to gather again in West Shore Village. At left, a group of women spent a fun evening at Chill's Restaurant on St. Pete Beach during a long-awaited "Ladies Night" out in early April, and at right, a group gathered around the WSV pool for fresh air and conversation.

*Photos from Facebook*

## PICKLEBALL ENDS FIRST SEASON AT WSV



Terri's Tigers (top) and Noreen's Ninjas (bottom)  
Photos by Carl Mastaglio

At the end, they all got a shiny pickle and a hot dog. The first season of pickleball at West Shore Village concluded Saturday, April 24 with a tournament where everybody was a winner.

Two teams battled it out on the adapted pickleball space on the tennis courts: Noreen's Ninjas and Toni's Tigers. "There was a lot of fun, good participation and a lot of good shots," said resident Toni Herting, the force behind getting pickleball going at WSV in January. "We awarded everybody pickles after the game and had a little barbeque."

Various team members chipped in with the food and the pickle prizes were courtesy of Carl Mastaglio. Thirteen residents with all skill levels participated, six on each team and a floater. Toni declined to say which team was victorious.

"Everybody won," she said. "We know [who won], but it's OK. We all won."

Toni said she introduced the sport at WSV to help residents get outside, learn a game, become acquainted and have fun.

Rita Vine, who had never played before but improved considerably in the course of the season, said everyone on the court is very helpful and there to have fun. It's not a difficult

game to play, even for those who might not be athletic, she said. While she might not have joined without the pandemic, which limited social activities, "now I'm hooked," she added.

Toni encouraged residents who might worry about their abilities to give it a try. "You just have to have a little hand-and-eye coordination," she said. "If you have that, you can only get better."

Pickleball is much easier than tennis, she said, with a smaller court, and lighter balls and paddles. Toni thanked the community for improving the tennis courts and painting the blue lines on the surface that delineate the smaller pickleball space.

Now that pickleball is established at WSV, next year's official season will be longer – from October to April. In the meantime, there's still a box of balls and paddles on the court, and less formal games may take place Wednesday evenings and Saturday mornings. If you see anyone on the courts and want to give the game a try, grab a paddle and join in.

By Helen J. Simon

### What is pickleball?

- A fun sport that combines many elements of tennis, badminton and ping-pong.
- Played both indoors or outdoors on a badminton-sized court and a slightly modified tennis net.
- Played with a paddle and a plastic ball with holes.
- Played as doubles or singles.
- Can be enjoyed by all ages and skill levels

Source: [usapickleball.org](http://usapickleball.org)



And they all won ... a shiny green pickle!  
Photo by Carl Mastaglio

## ASK THE BOARD

Welcome to this new periodic feature, Ask the Board, introduced at the suggestion of one of our West Shore Village residents. It's designed to share with the whole community the answers to questions asked by individual residents.

If you have a question for the board there are several ways to submit it:

Ask your village board director. Their names and contact information are in the box on the right side of the first page of our newsletter.

Email the board at [wsvbb1@gmail.com](mailto:wsvbb1@gmail.com). Or, if you're on the West Shore Village website [westshorevillage.net](http://westshorevillage.net), which we encourage you to visit often, simply click on the Contact button in the top menu or on the little envelope at the top of the page.

Post it on our community Facebook page, West Shore Village Boca Bay Residents, [www.facebook.com/groups/westshorebocabay](http://www.facebook.com/groups/westshorebocabay)

The following questions were submitted this month:

**Q: *What, if any, is the procedure for "walling-off" my portion of the garage?***

A: There is no rule at WSV regarding this. However, our recommendation is to submit an owner improvement application to your Village Director with the proposed work if there is some permanence to the adjustment.

**Q: *Are residents permitted to mulch around the shrubs and their lanais, a/c units, and along their particular condos?***

A: Although the Association does not buy mulch for your individual garden beds with its funds, WSV staff is happy to assist you in procuring mulch at your cost and laying mulch around the perimeter of your home. Contact grounds supervisor David Santos first to let him know your plans and ask him to estimate how many bags or yards you will need. Then pre-buy your mulch at a dealer close by (Rob used Home Depot on 22nd Ave N and I've used Lufkins Landscape on 46th Av N), give the receipt to David, and he can arrange for the staff to pick it up and lay it.

**Q: *What is the car-washing rule, if any?***

A: There is no WSV rule on this, but our advice is to be both considerate and conservative if you decide to wash your car at home. The Association pays for water with our condo fees. Our water use has been rising, and our water use is a MAJOR expense. If you're thinking about DIY car washing at home, we suggest using a control on/off nozzle rather than just letting the water run.

## REMINDER: APPLICATION REQUIRED FOR CHANGES TO LANDSCAPING

This is a friendly reminder to all WSV residents that any landscaping, plantings or other landscaping changes must be approved by the Board of Directors. No new pavers or other impervious (hard surface) materials may be installed without written approval by the Board. (See WSV Rules & Regulations, Section VIII/1.)

The Association must control and limit such installations in large part because the maximum area of impervious ground surface allowed by the City of St. Petersburg is 65 percent. West Shore Village can be fined if this limit is exceeded.

The area of impervious surface also affects our monthly stormwater charges, which are then passed on to all residents through their monthly fees. The city currently charges us monthly stormwater management fees of \$3,406; this sum is based on the total square footage that doesn't allow rain to be absorbed into the ground. Thus, before you consider any landscaping installation or replacement, please apply to the Board for approval (Rules & Regulations, XIV/2). Application forms can be downloaded from the WSV website or obtained from your village director.

Any unapproved installations will be subject to removal at the owner's expense.

Thank you for your compliance.  
WSV Board of Directors

## CONDO ASSOCIATION VS HOMEOWNERS ASSOCIATION

Do you know the difference between the two? The terms are often used interchangeably but they're not the same. West Shore Village has a condo association. Some key differences:

In a condo association, all the common areas in the complex are available to everyone and are managed by an association that represents the whole community. However, condo associations mostly delegate power to the board of directors with little involvement from the broader community. This makes life easier for homeowners because you don't have to worry about replacements, repairs and other elements of daily maintenance. But it also means that you're out of touch with issues like fund expenditure and the capacity of your insurance coverage. Many people prefer this arrangement because of the convenience it provides.

Homeowners in HOA-managed developments tend to have more access to the board of directors. This means you have a better chance of taking part in major decision-making.

Condominium associations manage the repairs and maintenance of all common areas. This includes areas such as lobbies, parking lots, swimming pools, elevators, roofs, and sidewalks. The only thing you have to pay for in a CA managed property is the replacement, repair and maintenance costs of your unit's interior. The CA takes care of deck maintenance and repairs to roofs and siding.

Similarly, HOAs maintain and repair common areas including playgrounds, landscaping, and sidewalks. In most cases, HOAs require homeowners to maintain the exterior of their own units including the roof, siding, and landscaping. This means added financial pressure on the homeowner and it can annoy you if you're not a "handy" person.

Condo associations are managed by an elected board of directors who carry out most of the association's responsibilities. This includes maintenance of designated areas and maintaining an umbrella insurance policy and taking care of financial coverage for unexpected events.

The main role of an HOA board is to enforce the community's Covenants, Conditions & Restrictions (CC&S's) similarly to the condo association.

The amount that condo owners have to pay in fees depends on the common expenses of the overall condo community. This amount is divided by the number of units in the development. Based on how large your unit is, you might pay more or less than your neighbor in monthly expenses.

The board of directors in an HOA determines the amount that homeowners have to pay in assessments and annual fees. This amount must be in line with the community's CC&R's.

When you pay your condo association fees, you're basically paying for insurance costs and maintenance of common areas, trash, sewer, water, and even Wi-Fi. The latter costs aren't included in an HOA arrangement which is why they have lower annual fees.

*Adapted from July 22, 2019 article by Phillip Livingston in [condocontrolcentral.com](http://condocontrolcentral.com)*



Resident Brian Distelzweig took this photo of a black racer snake he helped a neighbor shoo away from her property. Although black racers may give you a start, they're more scared of you than you are of them and tend to depart in a hurry. They're non-venomous and live on a diet that includes insects, amphibians, birds and rodents. They're found throughout Florida in a wide variety of habitats and prefer areas with low shrubs.

*Photo by Brian Distelzweig*



## TUESDAY WORKSHOP SUMMARIES

The West Shore Village Board of Directors has been listening to residents' requests for more timely updates of community news and information. To that end the board has launched a pilot program whereby short summaries of the weekly Tuesday workshops at the clubhouse will be shared with the community. As always, everyone is welcome to attend in person.

Highlights from the April 20 and April 27, 2021 workshops:

### Maintenance Reports

- Back to weekly mowing from now on.
- Removing dead tree branches that may pose a threat in the upcoming hurricane season. The Association will rent a high lift again to save money.
- Joe will start installing leaf guards on some buildings.
- Buildings Nos. 3255 and 3268 were tented on April 21st and No. 3106 on April 27.
- Joe said Florida is being affected by Formosan termites, a more destructive species than we've seen in the past.
- Annual spraying of the interior of units remains suspended due to the pandemic and the reluctance of owners to have workers inside their homes. If residents notice a problem with bugs inside, they should report the problem to Joe Storts and the unit will be sprayed. The quarterly spraying outside of all units is still taking place.
- Rodents: There are rodent bait boxes around the perimeter of the WSV complex. Rats are the norm in Florida but additional ones may "moving in" from nearby construction sites. Our maintenance staff is ensuring that roof/attic entrances are sealed.

### Discussion

- Dick Breton reviewed the need to level one corner of the 4th shuffleboard court, hopefully before the next season. Proposals on repairs will be submitted to the Board.
- Discussed issues raised by some owners on the WSV Facebook group.
- Pool furniture: Leader's Furniture is expected to deliver the new tables and umbrella bases imminently. They are being replaced due to the old ones being of lesser quality and having deteriorated. The new tables are heavier and made from aluminum. The new umbrella bases weigh 50 lbs., more than the old ones.
- The four lounges being purchased from Casual Furniture to supplement the existing ones are 20" high, about 2" higher than the old ones.
- Residents shall be reminded to CLOSE THEIR PATIO UMBRELLA before leaving the pool.

Regardless of how you found it, fold up the dang pool umbrella when you leave! This is what happens when you don't.

*Photo from Facebook*



# WSV BOARD MINUTES

PRELIMINARY COPY – TO BE APPROVED AT THE MAY 20, 2021 BOARD MEETING

West Shore Village Master Corporation, Inc.  
3250 40<sup>th</sup> St S St. Petersburg FL 33711  
MEETING MINUTES: BOARD OF DIRECTORS MEETING  
April 15, 2021

**Present, by Village and Function:**

1	Michael Kelemen	5	Ted Allen (President), Karen Moore**
2	Chuck Feltes (Vice President), Anthony Bonanni	6	Linda McLean (Secretary)**, Maria Ochoa
3	Dick Breton, Kathy Sullivan	7	Rita Vine, Director at Large
4	Richard Tichy (Treasurer)**, Dick Mayberry**	8	April Neary, RPM Manager

\*\* Attended by ZOOM

**Call to Order:** The meeting was called to order by President Allen at 6:30 PM. A quorum was present and proof of notice of the meeting was provided.

**Adoption of Prior Meeting Minutes:** MOTION by McLean to approve the minutes of the Special Zoom Board Meeting of February 08, 2021 as written, the Zoom Board Meeting of March 18, 2021 as written, and the Special Zoom Board Meeting of March 29, 2021 as written and seconded by Kelemen. The vote was unanimous to approve.

**Public Comments I:** None

**Reports of Officers:**

1) **President:** None.

However, at this time, Director Kelemen asked President Allen for an overview of why the Tuesday morning workshop is not available to Board Directors, who are “out of town”, to attend by Zoom. It was explained that the purpose of the weekly Workshops is to meet with the crew supervisors and to keep current with their activities within WSV. There are no votes on any issues at these Workshops. Per law, if most of the BOD (7 or more) participate at a Workshop meeting, then it becomes an “official” Board meeting. Therefore, the only Board attendees are the President, Vice-President, and the Treasurer, who, due to COVID 19 restrictions, is unable to attend as he is currently in Canada so attends via Zoom. The Workshop is open to all Board Directors, as well as residents, to attend in person and be at the meeting as part of the audience.

2) **Treasurer:**

Operating Cash Balance	\$144,621.31	March 31, 2021
Operating Cash	\$42,981.95	
Petty Cash	\$1,000.00	
Back Gate Key Fund	\$105.00	
Insurance Account	\$95,750.59	
Social Committee Funds	\$4,783.77	

# WSV BOARD MINUTES

PRELIMINARY COPY – TO BE APPROVED AT THE MAY 20, 2021 BOARD MEETING

OPERATIONS SUMMARY	Actual as of March 31, 2021	Budget	Budget – Actual Mar-2021
Pool	\$10,029.17	\$10,975.00	\$945.83
Building Repair & Maintenance <sup>(1)</sup>	\$106,779.11	\$130,650.00	\$23,870.89
Utilities <sup>(2)</sup>	\$431,205.18	\$402,000.00	-\$29,205.18
Administrative <sup>(3,4)</sup>	\$712,165.77	\$775,336.00	\$63,170.23
<b>Total</b>	<b>\$1,260,179.23</b>	<b>\$1,318,961.00</b>	<b>\$58,781.77</b>

Note 1: Under budget on trees (by \$16,200), fire insp.(\$5,000), bldg. repairs (\$4,678.45), ground improvements (\$5,096.34) and gas. Over budget on plumbing repairs, sprinklers, and truck and golf carts repairs (\$7,173.05).

Note 2: Over budget on Cable TV (\$4,557.68) and on water, sewer and trash bills (\$33,225.74), under budget on electricity (\$7,664.46).

Note 3: Includes Insurance actual \$399,269.31 and budget 429,500.00

Note 4: Under budget also due to professional fees (\$14,258) and dedicated maintenance (\$17,345.01).

WSV RESERVES	Balance Feb-2021	Contributions Mar-2021	Expenses Mar-2021	Total Incl. Interest
Master <sup>(5)</sup>	\$142,432.48	\$9,833.32	-\$6,295.20	\$145,976.93
Village 1 <sup>(6)</sup>	\$121,382.89	\$1,775.00	-\$3,217.00	\$119,946.09
Village 2	\$67,063.55	\$666.67	\$0.00	\$67,733.16
Village 3	\$75,039.30	\$872.50	\$0.00	\$75,915.09
Village 4 <sup>(6)</sup>	\$30,675.11	\$1,059.17	-\$665.00	\$31,070.63
Village 5 <sup>(7)</sup>	\$69,607.49	\$2,816.67	-\$186.18	\$72,241.11
Village 6	\$205,855.74	\$2,950.00	\$0.00	\$208,814.80
Interest		\$31.30	-	
<b>Interest &amp; Total</b>	<b>\$712,056.56</b>	<b>\$20,004.63</b>	<b>-\$10,363.38</b>	<b>\$721,697.81</b>

Note 5: Tenting compliance check (\$120.00) and truck F350 repairs (\$6,175.20)

Note 6: Roof repairs: V.1 Bldg. 3268A and 3234A; V.4 Bldg. 3203B

Note 7: Garage door repairs

The Association used \$122,133 from Master Reserves during 2020/21 Fiscal Year. Among the major expenses included in this were \$85,197.90 for the new Clubhouse roof, \$16,347.23 for pool equipment, \$8,634.38 for truck repairs and \$6,543 for termite tenting. Another \$21,703 was used from Village reserves. This included \$10,399.85 for roof repairs in Village 1, \$1,393.75 in Village 4, \$1,189.45 in Village v5 and \$5,202.95 in Village 6.

- 3) **Manager:** Manager Neary reported on several items that are on this agenda, including the financial information and stated the closing of the fiscal year is to be reviewed. She said that the Year-End financial report will be distributed through RPM to the membership once completed. In reference to the

# WSV BOARD MINUTES

PRELIMINARY COPY – TO BE APPROVED AT THE MAY 20, 2021 BOARD MEETING

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FL Roof Moisture update on roof scopes, Doug Cardoza will be working on those the week of April 19<sup>th</sup>. In addition, he will be looking at the cost of the strap inquiry as part of the specs and let us know if it is worth pursuing.

4) **Directors:** Director Vine, leader of the Communications Group, gave an overview to the status of the implementation of ways to improve on communication and responsiveness to the WSV residents' interests and concerns as follows:

- Opportunities for residents to ask the Board questions on either Facebook or through the “contact us” page on the West Shore Village website
- Continue to channel inquiries that come in through the website to the appropriate person who can provide needed information
- Ensuring that the print newsletter contains key information that is shared out on the Facebook group in order to ensure that those not connected to Facebook get important information, for example, the “ask the Board” questions and answers
- The Communications Group will also be implementing regular calendar updates on the West Shore Village website calendar, including Board meetings and upcoming social events, even tentatively scheduled ones, to help residents plan their schedules

**Old Business:** MOTION made by Kelemen to ratify Meadows Lawn & Service in the amount of \$995.00 for the removal of a dead pine tree and grinding the stump at 3263 V-5. The motion was seconded by Feltes, and the vote was unanimous to approve.

**New Business:** MOTION made by Breton to approve the purchase of new pool patio furniture: four (4) lounge chairs in the amount of \$1,198.40 from Casual Furniture, and the purchase of seven (7) tables plus seven (7) 50lb weighted umbrella bases in the amount of \$2,865.52 from Leaders Furniture. The motion was seconded by Bonanni, and the vote was unanimous to approve.

**Committee Reports:** None

**Owner Improvements:** Window replacement for 3229-C 40<sup>th</sup> Lane, South (V4): MOTION by Tichy to approve the installation, seconded by Bonanni. The vote was unanimous to approve.

**Public Comments:** None

**ADJOURNMENT:** MOTION to adjourn was made by Moore, seconded by Bonanni. The vote was unanimous to approve. The meeting adjourned at 7:06 pm.

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*Submitted By Linda Kennedy-McLean, Secretary*

## REAL ESTATE CORNER

Information in the Real Estate Corner is from MLS listings, courtesy of Smith & Associates as of 4/24/2021.



### UNDER CONTRACT

3276 38 <sup>th</sup> Way S #A	2BR/2BA Villa	1,170 sq. feet	\$215,000
3234 40 <sup>th</sup> Way S #C	2BR/2.5BA Townhouse	1,180 sq. feet	\$215,000

### SOLD: LAST 6 MONTHS

4/14/2021	3217 40 <sup>th</sup> Lane S #A	2BR/2BA Villa		\$182,000
3/31/2021	3217 40 <sup>th</sup> Lane S #C	1BR/1BA Villa		\$126,000
2/26/2021	3348 38 <sup>th</sup> Way S #B	2BR/2.5BA Town House		\$205,000
2/19/2021	3275 37 <sup>th</sup> Way S #B	2BR/2.5BA Townhouse	1,180 sq. feet	\$210,000
12/18/2020	3325 37 <sup>th</sup> Way S #C	1BR/1BA Villa		\$123,900
12/10/2020	3210 39 <sup>th</sup> St S #C	2BR/2.5BA Town House		\$188,750

#### SPECIAL NOTES

The Real Estate Corner is published with the intent of keeping owners informed of MLS information which nonprofessionals might not have access. Prices vary by many attributes. If you have buying, selling, or renting questions, you should ask a professional for a no-obligation consultation.

## CES 2021 VIRTUAL ~ A Look At Samsung's Appliance Innovations

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This year's annual Consumer Electronics Show (CES) was not held in the traditional on-site manner, but rather virtually due to COVID-19 in early January. Consequently

I received numerous reports and press releases of new technology to be released in 2021. I've opted to zero in on two unique products from Samsung: The **JetBot 90 Ai+** that cleans your floors and Samsung's **Series 8800** washer-dryer pair that takes the guesswork out of doing laundry. Both received this year's CES Innovation Awards and will be introduced in the USA in the first half of 2021.

The **JetBot 90 Ai+** is the first truly smart robotic vacuum that's powered by Intel® and incorporates a combination of sensors and Ai-enhanced object-recognition technology. A Lidar sensor, much like that used in self-driving cars, detects distance and tracks location for exacting its movement. A 3D sensor recognizes the difference between objects such as a toy or a leg chair. It recognizes a room's shape to aid in the navigation process and can detect when your pet has made a mess, avoid it, and send you a notification. When the cleaning process is completed it automatically heads back to its base, which also serves as a disposal system. It empties the collected debris into a bag that you replace every few months. The **JetBot** may also be operated via your Smartphone when the Samsung **SmartThings** app is installed, allowing you to control the vacuum process from anywhere.

The Samsung washer/dryer series 8800 with Smart Dial Technology learns your preferred cycles and settings and prioritizes them for quick access in an easy-to-use centrally located control panel. It also suggests specific cycles based on intelligent learning of past cycles run on particular days or specific times. Its **OptoWash** feature detects the laundry load's weight and uses a sensor to determine the ideal amount of water vs detergent to use in the cycle. Using a stacked washer/dryer is made easy with Samsung's MultiControl feature that allows you to operate both the washer and dryer from one centralized panel on the washer. You can also use the previously discussed **SmartThings** app to receive "end of cycle" alerts, remotely start/stop your wash, schedule cycles, and much more from your Smartphone. The **DV8800A** companion dryer automatically optimizes its cycle too, so you no longer have to check if your clothes are dry.

GADGETEER's RATING: ★★★★★ Graphic credits: Google Images

