

WEST SHORE VILLAGE NEWS SEPTEMBER 2021

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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 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 our security and community TV channels by punching in 732 and 733 on your remote.

To receive timely emails about community happenings, send your email to 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:

Summer has come with record breaking temperatures. Our pool has been very well used to keep cool.

A big thank you to the Summer Social Club. They have held a lot of nice events at our pool. Our volunteers did a wonderful job.

Everything is on schedule with the roofs and painting of the units.

We can't stress enough that you should go to your Village Director or to Resource Property Management for any issue you may have. They are only a phone call away. Do not deal with Maintenance directly.

As you know, the Covid virus is getting worse. Please follow the guidelines for the safety of everyone.

We hope to see all of our winter residents this fall. We have missed you.

Remember: Our TV info channels are 732 & 733. You must key the numbers in by hand.

As always I am only a phone call away: (727) 560-2813

Ted Allen
President of the Board

REMINDER: Residents need written permission from the Board of Directors before making changes to landscaping, lanais, and many other elements. Consult the current [WSV Rule Book](#) or your village Director **before** you begin!

REALISTIC CONDO RESERVES HELP PREVENT DISASTERS LIKE SURFSIDE

It has been two months since Champlain Towers South in Surfside, FL., collapsed, killing 98 people, and accusations and lawsuits are piling up. While the cause of the building's destruction will remain under investigation for months, if not years, a couple of contributing factors are beginning to emerge.

(continued on page 2)

Editor's Note: Please email your newsletter submissions and ads to Helen J. Simon at simonsez486@gmail.com. The deadline is the 26th 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.

REALISTIC CONDO RESERVES HELP PREVENT DISASTERS LIKE SURFSIDE *(continued)*

One is that the financial reserves of the Champlain Towers South Condominium Association were not supported by a reserve study and thus were inadequate for future repairs. A reserve study – which identifies problems with a property’s infrastructure and determines how much money the association must have in the bank for repairs -- would have probably uncovered the structural damage that led to the tragedy. Unfortunately, current Florida law allows condominium boards to act in the short-term financial interest of association members at the expense of long-term financial stability or even safety.

In the wake of the collapse, many condominium associations and lawmakers are starting to realize the importance of reserve studies and fully funded reserves. Some lawmakers now support imposing mandatory reserve studies and fully funded reserves. Unfortunately, regulatory change can’t happen until the state Legislature meets again early next year. Let’s hope this impetus won’t end up under the rubble of Champlain Towers.

This discussion brings up an obvious question: What about West Shore Village? Are our reserves fully funded and based on a reserve study? The answer is yes to both.

Our Association converted from partially funded to fully funded reserves in 2018. The items included in our WSV reserve accounts, their estimated remaining useful life, and estimated replacement cost are based on a reserve study done in 2019. While the study led to inevitable increases in reserve contributions and thus our monthly fees, it was necessary to ensure the long-term financial health of our Association.

Inflation makes it difficult to forecast and maintain adequate reserves for each year’s new budget. So instead of using inflation, projected costs are updated annually to reflect bidding numbers for current jobs. This works well at the village level since roofs have to be replaced and buildings painted almost every year. This year eight buildings needed new roofs, and although the costs more than doubled from 10 years ago all the villages had enough funds in their reserves.

However, it’s harder to keep adjusting the replacement cost of items in our master reserves. Many of these have a life expectancy of 30, 40 or even 50 years, but the Association still has to collect enough money each year for their eventual replacement. These projects include asphalt paving, underground pipes, landscaping equipment, pool pumps, filters and heaters, fire hydrants, tennis courts, etc. For example, the clubhouse roof was replaced in 2020 at a cost of \$85,000. With a life expectancy of 25 years, the next replacement will cost a lot more than \$85,000. The best way to keep updating the replacement costs for these jobs is by performing reserve studies at least every 5 years.

The deterioration of our aging infrastructure is constant and predictable, and over time, things cost more to maintain, repair or replace. We also have to deal with unescapable annual inflation. Thus, we can’t expect our reserve contributions and our monthly fees to stay the same year over year.

While there is no chance a tragedy like the one in Surfside can happen here, maintaining adequate reserves is just as important for our Association as it was for the Champlain Towers South Condominium. It is the responsibility of the Board of Directors to ensure the financial needs of the association are met, not only for short-term operational needs, but also for the long-term needs of our future.

Richard Tichy
Treasurer, WSV Board of Directors

WORK ORDERS

Requests for work are initiated by work orders. Owners are asked to submit work orders via OneSource so that their status and completion can be tracked. Work order forms are also available in the Clubhouse.

FROM OUR CREW

Hello Everybody,

I hope this message finds you well.

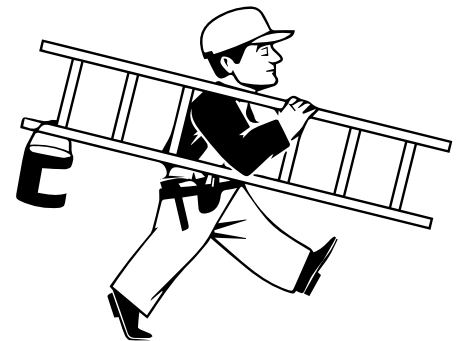
I wanted to start by thanking everyone for helping to get the water testing done. We found a number of toilets leaking – about 8 percent of the complex. They have all been repaired, but if you think you have a leak, put in a work order and we will check it.

I had a visit to the water company and thought you might like to know where our drinking water comes from. The City of St. Petersburg is part of a six-member government utility called Tampa Bay Water. Our water is a blend of ground water, surface water and desalinated water.

Ground water is primarily supplied by 11 different well fields pumping from the Florida Aquifer. Surface water is from the Alafia River, the Hillsborough River, the C.W. Bill Young Regional Reservoir, and the Tampa Bypass Canal. Hillsborough Bay is the primary supply for the Tampa Bay Seawater Desalinization Facility. Meanwhile, the Florida Department of Environmental Protection performs source water assessments to provide information about potential sources of contamination.

As a final note, I'd like to remind everyone to not abuse our large dumpster: no garbage, tires, or hazardous materials are allowed.

Thanks!
Joe & Staff



WIPES CLOG PIPES

Did you know that “flushable” wipes are not so flushable?

Although some wipes may be labeled as flushable, you should not put ANY WIPES in your toilet. The only product that should be “flushed” is toilet paper as it is the only paper designed to break down as it travels through our pipes and the wastewater treatment process. Toilet paper dissolves quickly, whereas wet wipes and paper towels take many months to dissolve.

Wet wipes have caused thousands of dollars worth of damage to our plumbing at West Shore Village. They clump together causing pipe clogs. Flushing wipes down the toilet might not be an immediate issue. The problems will arise later when the wipes combine with the fat, grease, and other dirt trapped in the pipes. These wet-wipe formations can create huge clogs that can be over 10 feet long and weigh more than 100 pounds. Yuck!

While it may be convenient to put it “outta sight and outta mind”, it really is more like “outta sight and outta our pockets”. In addition to the inconvenience of backed-up toilets and having the water shut off for repairs,

(continued on page 5)

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WIPES CLOG PIPES *(continued)*

hiring a plumber to fix these problems is expensive. Our Association spent over \$5,000 on cleaning blocked pipes in 2020 and another \$1,500 so far this year. That's \$6,500, well ..., down the drain.

Let's avoid sewer backups and protect our pipes, and our budget. Please dispose of these items in the trash, NOT THE TOILET:

- | | |
|---|--|
| <ul style="list-style-type: none"> • Cleaning and disinfecting wipes • Adult and baby hygiene wipes • Disposable Diapers • Paper Towels • Q-Tips • Toilet cleaning pads | <ul style="list-style-type: none"> • Mop or "Swiffer" type refills • Dental Floss • Moist towelettes • Cooking grease • Fabric softener balls • Women's hygiene products |
|---|--|



FINDING THE MEETING MINUTES

Looking for the Minutes from the last meeting of the WSV Board of Directors? You can find them posted in the Clubhouse and under the DOCS tab on the WSV Website, westshorevillage.net.

REAL ESTATE CORNER

Information in the Real Estate Corner is from MLS listings, courtesy of Smith & Associates as of 8/28/2021.



FOR SALE

There are currently no active listings in MLS as of 8/28/2021

UNDER CONTRACT

3337 38 th Way S	2BR/2BA Villa	1,100 sq. feet	\$219,900
3203 40 th Way S	2BR/2BA Villa	1,200 sq. feet	\$219,900

SOLD: LAST 6 MONTHS

6/29/2021	3223 38 th Way S #C	2BR/2.5BA Townhouse	1,180 sq. feet	\$165,000
6/24/2021	3281 38 th Way S #C	2BR/2.5BA Townhouse	1,180 sq. feet	\$239,000
5/27/2021	3234 40 th Way S #C	2BR/2.5BA Townhouse	1,180 sq. feet	\$215,000
5/10/2021	3276 38 th Way S #A	2BR/2BA Villa	1,170 sq. feet	\$215,000
4/14/2021	3217 40 th Lane S #A	2BR/2BA Villa	1,175 sq. feet	\$182,000
3/31/2021	3217 40 th Lane S #C	1BR/1BA Villa	645 sq. feet	\$126,000

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.

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SUMMARY OF TUESDAY MORNING WORKSHOPS JULY-AUGUST 2021

Landscaping and Trees

- Palm trees in front of the Clubhouse and at the pool island are affected by fungus and are being removed by WSV staff.
- A large oak tree in Village 5 has roots that are lifting building slabs and an A/C unit. Permission to remove the tree has been granted by the City. The magnolia tree at 3312 will be removed.
- Our 36" walk-behind lawnmower will be replaced with a more efficient zero turn mower. This is a Master Reserve item that was approved at the August Board meeting.

Maintenance

- A new pool heater coil for one of our four pool heaters will be replaced under warranty.
- Electrical panels in all units are being inspected. The cost of those needing replacement will be included in next year's budget.
- Toilet leak checking has been completed throughout WSV. 22 flappers have been replaced.
- Several buildings were repainted this summer. There has been some discussion of changing paint colors. This would need a formal vote and an approval by a majority of owners in a Village. Such a vote would cost money.
- The Board has approved replacing gutters in a number of buildings. Gutters are cleaned at approximately 6-month intervals. If owners need their gutters cleaned, they should submit a work order. Staff will start cleaning gutters and installing gutter guards in September.
- The cost of a number of roofing projects completed this summer was \$1,500 to \$3,600 above the base price due to additional wood replacements. We will reflect this additional cost in the 2022/23 roof budget. A new roofing code may allow us to increase the current 20-year-life expectancy for roofs by a few years for the purpose of funding our master reserves.
- Linda Delaney repaired the American flag that had been damaged.
- Tenting for termites was completed for buildings 3210 and 3322. PestGuard checked the maintenance building and determined that tenting was not needed.
- Spraying for bugs inside individual units will resume in the fall when seasonal residents return. In the meantime, owners who need to have their unit sprayed for bugs should submit a work order.
- Joe will ask the city Sanitation Dept. to either clean the trash dumpsters or provide new ones.
- Problems with the front gate and bar opening at once and the gate closing before cars clear the entry are being worked on.

Association Business

- Members of the Board met online with Risk Advisors from USI Insurance Services to review our flood insurance. They highlighted areas for improvement in premiums and/or coverage.
- The WSV Rules Committee is updating the WSV Rules & Regulations. Board members will receive a draft in September. The updated document will be ready for approval by the Board at the December 2021 meeting.
- The Board will continue to discuss a proposal to change the date of WSV's Annual Meeting from February to March. Such a change would require our attorney to draft a new bylaw and general membership to approve it. If approved the change would be effective for the 2023 Annual Meeting.
- The Board voted in August to amend the Association's Collection Policy to lower the current grace period of 15 days to 10 days based on a recommendation from our Attorney.

Requests for Alterations and Improvements

- The Board approved an application by Building 3119 in Village 6 to remove grass in parts of the courtyard and replace it with mulch and flowers, which the 3 owners have committed to pay for, install and maintain.
- A window-replacement project by a resident in Village 2 was stopped in July as there had been no prior Application for Alterations or Improvements submitted for this project.
- A window A/C unit was installed in Village 2 without an Application for Alterations or Improvements. The owner was instructed to remove the A/C and return the wall to its original state.
- The Board received a question about replacing an outside ground fault circuit interrupter (GFCI) outlet. The owner can replace an outside outlet without submitting an Application for Alterations or Improvements. Owners also do not need permission to install a by-pass switch for a generator as long as the switch is located inside the unit.
- Solar panels may not be installed on roofs or lanais.

PHILIPS CPAP RECALL ~ A Major Recall That Could Affect Your Life, Health And Well Being

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On June 14, 2021, Philips announced that it had received complaints of possible patient impact due to foam degradation in some devices used for sleep apnea and high-pressure breathing assistance. There have not been any reports of death or patient impact related to chemical emissions.

Philips issued a recall notification to mitigate potential health risks related to the products' sound-abatement foam component material. This recall covers most such Philips devices manufactured prior to April 26, 2021, and includes the first-generation DreamStation Go, ASV, ST, AVAPS, SystemOne AVS4, C-Series ASV, C-Series S/T and ACAPS, OmniLab Advanced+, SystemOne (Q-Series), Dorma 400 & 500, and RENstar SE Auto product family (Trilogy 100 & 200, GarbinPlus, Aeris, LifeVent, BiPap V30/A30/A40 Series Device Models). **The recently introduced DreamStation 2 is not affected.**

The problem that could occur is that the sound abatement foam component material used to minimize the sound produced by these devices may degrade into particles which may enter the device's air pathway and be ingested, or inhaled by the user, and the foam may off-gas certain chemicals. The foam degradation may be exacerbated by use of unapproved cleaning methods, such as Ozone. High heat and humidity environments may also contribute to foam degradation.

The potential risks of particulate exposure include headache, irritation, inflammation, respiratory issues, and possible toxic and carcinogenic effects. The potential risks of chemical exposure due to off-gassing include headache, irritation, hypersensitivity, nausea/vomiting, and possible toxic and carcinogenic effects.

Therefore, Philips has decided to voluntarily issue a recall notification to inform patients, users and customers of potential impacts on patient health and clinical use related to this issue, as well as information on actions to be taken.

This recall needs to be taken very seriously. Thousands of users are affected by this ceasing of use and recall. There are only two main manufacturers of such equipment, so repair, or replacement will be a long-term, monumental process. If this recall applies to you, a family member, or friend, contact Philips at: 1.877.907.7508 www.philips.com/src-update.

You should also contact your local servicer/provider with whom you obtained this equipment, and your pulmonologist doctor who prescribed this equipment's use. Your actions and response regarding the information in this article should be solely based on your follow up with the manufacturer, equipment provider and your doctor, and based on their specific instructions related to your personal situation, requirements and needs.



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