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WEST SHORE VILLAGE NEWS SEPTEMBER/OCTOBER 2021



- Photo by Connie Nye

PRESIDENT'S MESSAGE

Hello West Shore Village friends.

It has been an extremely hot summer. The temperature has already dropped some degrees and the humidity has settled down. Our morning walks for two and four legged creatures, is much more enjoyable.

Our Rules & Budget Committees are busy, if you have any suggestions, please pass them along to your Directors.

Air conditioner drains: Everyone should go outside once a month to check that your unit is draining.

We are looking forward to seeing all our northern friends.

Many thanks for the Summer Social Club, let's keep it going next year.

Ted Allen

President of the Board

NEWSLETTER NEWS

Helen Simon, WSV's wonderful newsletter editor, has stepped down from this role. Editing a condo community newsletter is a labor of love and commitment to bettering a community. Helen applied her journalistic skills, along with diligence and creativity, to the task. She showed up at events to take pictures, twisted arms (gently!) for submissions, and was a real pleasure to work with. Helen, your work on the newsletter is appreciated by all of us. Thank you.

Rita Vine and Jere Lepley stepped in to do this issue. Before they got far, Tammy Turner volunteered to take Helen's place and hit the ground running. Thank you, Tammy, for stepping up. Don't be surprised if Tammy asks to take your picture soon.

IN MEMORIAM

We regret to announce the recent passing of the following residents, with sincere condolences to friends and family members.

Carrie Johnson, Village 2 - passed October 19

David Shaw, Village 1 - passed September 10

Editor's Note: Please email your newsletter submissions and ads to Tammy Turner at tturner1960@aol.com. The deadline is the 25th 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.

Summary of Tuesday morning workshops, August 31 - October 12, 2021

General Maintenance & Landscaping

- Staff has been spraying weeds and mowing weekly. The staff is back to normal working hours, 8 am to 4:30 pm.
- Tree removal: tree at 3340C; magnolia at 3312; pine tree at 3234
- Trees at 3281 and 3203 have been trimmed.
- Duke Energy will cut large branches of banyan trees in front of our property, which are hanging over power lines.
- The recycled water for irrigation has been turned back on.
- Joe talked to Waste Management people regarding spraying the garbage containers to reduce odor. Our Maintenance has been spraying the containers also.
- The entire property has been sprayed for bugs. There are also several requests for spraying the units inside. Most of the complaints are about ants.
- We are getting a better X-Mark Zero turn mower than originally agreed and the new mower is \$708.08 less than the previous model.

Painting, Unit Alterations, Unit Maintenance

- Gutter repairs took place in October.
- Joe continues repairing garage ceilings in two story buildings. There are currently 10 ceilings to be repaired, which have been affected by A/C condensate water. Painting: Building 3218 (V4); 3210 (V3)
- New garage gutter installation: No buildings in WSV had gutters installed as part of their original construction. All existing gutters have been paid for by the unit owners requesting them. It is the policy of the West Shore Village Association that owners requesting to have gutters on their garages, must pay for them. The Association then maintains and eventually replaces them if needed.
- A number of owners have installed "push button keypad door locks". It is up to the owners to provide either the key or the door code to Joe in case there is an emergency requiring access to their unit.

Common Areas

- The shuffleboard and tennis courts are in good shape. A couple of small cracks on the tennis courts will be repaired.
- Some research was done on costs of installing lights at the tennis courts. It would be very costly.
- Area lamppost bulbs are being changed to LEDs.
- There are some areas that require an urgent asphalt patching. A complete asphalt paving (milling and overlay) of perimeter roads is included in reserves for the next fiscal year. The Association will need a consultant to write specifications and follow up with on-site inspections.
- To change the homeowner's phone number associated with the front gate call box, owners can contact Rebecca Klinesmith at RPM (727) 864-0004, or rklinesmith@resourcepropertygmt.com.

Water

- Water consumption: Despite fixing some 35 toilet leaks, our water consumption is still very high. The average daily usage in August was over 100 gallons per unit. Jere Lepley has been checking the water meter late at night and found indications of high water flow even then. Joe will request that the meters be inspected for accuracy.

Spectrum TV and Internet

- Some residents have noticed increases in their home phone and specialty TV channel billing from Spectrum. The Association Bulk Service contract with Spectrum is basic and does not cover individual additional services, such as telephone, extra receivers and better TV packages. The current 5-year contract with Spectrum ends on July 12, 2023.
- Rita Vine has recommended that some changes be made to make the WSV website more user friendly, and explore possibilities of integrating some functions with OneSource. Preliminary consultations with RPM have started.

Miscellaneous Items

- The association is planning to move to electronic voting, and also to change the WSV Annual Meetings from February to March. In order for the online voting to be cost effective, owners are asked to register their email addresses with RPM so that they can be added to OneSource.

WATER CONSUMPTION UPDATE

It is time for another update on our water consumption. After a brief drop in daily consumption in June and July of this year, we were back to the previous high level of usage in August. Despite the many units being vacant during the summer months, the average daily consumption per unit was 103 gallons. It is certainly troubling that our August 2021 daily water usage was 21.5% higher than in the same month in 2020, and even worse in the August 2021 usage was 54% higher than in 2019.

This increase in water consumption obviously results in significantly higher City of St. Petersburg monthly invoices. Even with a previous increase of \$38,000 for Water, Sewer and Trash in the current budget, we will be approximately \$25,000 over budget at the end of this fiscal year at the current rate of water usage. Sadly, this will necessitate an increase of our monthly fees in the next year by an average of \$8 per unit, just for the Water/Sewer/Trash expenses.

So, what is going on? Our Maintenance Staff repaired some toilet tank leaks over the past 6 months. Yet, over the same period the average usage of water has increased by almost 7,400 gallons per day since 2019. To put it in perspective, that amount of water would fill our pool every 11 days. So, it is a reasonable assumption that a leak of so much water would show up somewhere in no time. To get a better data for detailed analysis of the water usage we will track the water consumption daily with early morning and late-night recordings. This may help us to uncover some infrastructure problems.

In the meantime, let us all keep our monthly fees in mind when using water.

The following table shows the water consumption for the past six months and for the same period in 2019 and 2020:

Month	March	April	May	June	July	August
2019 Gallons per day	21,218	20,191	18,738	19,557	18,805	18,106
2020 Gallons per day	23,993	21,090	22,486	23,984	22,128	22,937
2021 Gallons per day	27,247	27,806	26,541	25,853	25,603	27,887
% increase in 2021 over 2020	13.56%	31.85%	18.03%	7.79%	15.70%	21.58%

FROM THE CREW

Hello Everybody,

We hope this letter finds all of you healthy. It has been one of the most trying times for all of us this year. We are finally back to full staff and are working hard to catch up on our work.

Thanks for everyone's cooperation in checking and monitoring our water usage. We are still monitoring, and we have repaired several running toilets. We encourage you to not water lawns and bushes with our domestic water. If you think they are not being watered, put in a work order and we will check the irrigation in that area.

A 20-yard dumpster from the city is included in our garbage contract. We encourage you to not overload it or dump items that do not belong, and please collapse all cardboard boxes to maximize space. All garbage must go in the three dumpsters behind the fence. Contractors doing work in your unit are not allowed to put their debris in the dumpster, they should be removing it.

If you are having a pest control problem, put in a work order and we will schedule PestGuard to come in. We have not scheduled a complete indoor spray for the complex due to COVID and our empty units. When more people return, we will have it done.

For any work done outside your unit or changes to appearance, please go through the office using the proper paperwork. We have it at the office, or you may contact your director. Most items will be approved as it increases the value of your unit, but I cannot overstate the importance of getting approval from the Association.

If you need us you can contact us several ways: paper work order, email, and OneSource. All things start with a work order - simply telling me or the crew about an issue does not always get the job done.

Thank you everyone,
Joe and Staff

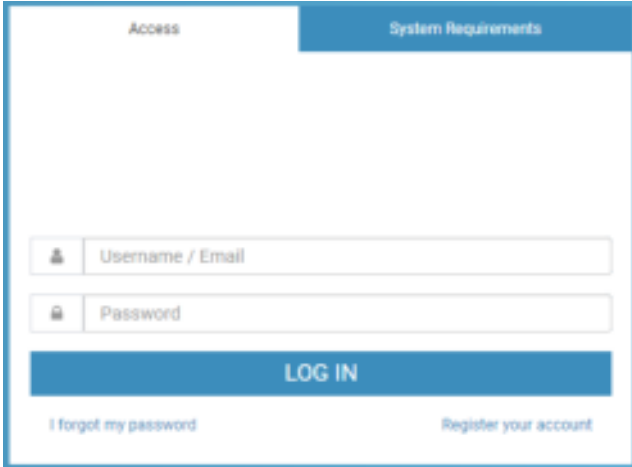
GETTING THINGS DONE AT WEST SHORE VILLAGE WITH ONESOURCE

ONESOURCE is West Shore's official online portal for work orders and other important owner information.

How do I get to ONESOURCE?

Under the aerial photograph of our community on the home page at www.westshorevillage.net, select [Click here to get to the One Source website.](#)

The following screen displays:



If you have never logged into ONESOURCE before, you must obtain a security key code from Resource Property Management (RPM), our management firm at (727) 864-0004. With this security key, you can create a user account by selecting [Register your account.](#)

How can I create a work order?

When you have completed LOG IN, select Maintenance in the column on the left. Then select, Create New Request. Then select from the Maintenance Items list and fill in the requested information to complete your request. Then select, Create Request, at the bottom of the screen.

I'm a tenant. Can I access ONESOURCE?

You may access ONESOURCE with permission of your landlord. Your landlord will need to contact RPM to provide your contact information, at which time RPM will issue you a security key.

What can I do on ONESOURCE?

Most residents use ONESOURCE to submit work orders (or Maintenance Requests). In addition, you can find information on the status of your Maintenance Requests; your condo fee balances, Board meeting minutes, and other important documents.



The association does not recommend any advertiser or vendor herein, nor shall the Association be liable for any failure of any service provided by the vendor. The advertisements are solely the opinion of the advertiser.



Graphic credits: Manufacturer

OPOLAR BATTERY FAN ~ A Great Cooling Source for Emergencies.

Bob Skidmore - Correspondent © 2021

This is the second of a two-part series about devices for events like hurricanes, tornados, earthquakes, storms, floods and power outages. Last month we featured the **AYL 1800LM RECHARGEABLE LED Lantern**. Today, we're featuring the **OPOLAR ZD201 RECHARGEABLE Portable Battery-Operated Fan**.

What makes this rechargeable battery-operated, eight-inch fan quite unique is its compact foldability while still maintaining an adjustable height range of 14.2" – 40". Yes, you read it correctly. It can go from being a desktop fan to a floor standing model and still collapse into a disc shaped storage capsule that's under eight-inches in diameter and can easily be stored under most beds. It's remote controllable with controls for oscillation, timer, on/off, 3 speeds and a natural wind setting. The oscillating angle is 90° with a rotation angle of its head that exceeds 180°. It has one, two, three and four-hour operational timing modes with the built-in timer, and has an under 40db noise level at its highest speed. That is the same noise level as you may find in a quiet office. It uses a USB charger (not included), with a charging time of 4.5 - 5.5 hours. Depending on the speed you use, and if oscillation is used, it can run between 5 to 11.5 hours per charge. A great way to keep your cool when the power is out, or useful when camping!

MSRP: \$55.99 GADGETEER's RATING: ★★★★★

For more information go to: <https://bit.ly/36h8Bah>

*Bob Skidmore is a freelance writer, who may be contacted at bob.thegadgeteer.skidmore@gmail.com, or followed at twitter.com/bskidmore for the latest gadget industry news. He does not represent, or endorse any of the products he reviews and his opinions are solely his points of view and not those of the manufacturer, or any legal resource. The manufacturer generally supplies products and press releases at no cost for the articles and no other compensation is received. **THE GADGETEER** is highly selective as to products he feels worthy of review so as not to waste the reader's time, thus the reason for many superior ratings.*

CHECK OUT OUR DAILY TWITTER PAGE FOR THE LATEST GADGET NEWS POSTINGS: <https://twitter.com/bskidmore>

RISING PRICES FOR WEST SHORE ROOF REPLACEMENTS

The good news for West Shore Village owners is that our condo fees cover roof replacement costs. The bad news is that, in 2020 and 2021, those costs have gone up significantly. Our average roof price in 2019 for a typical building at West Shore was approximately \$23,250. However, over the last two years, our roof replacement costs increased by an average of \$6,665 per roof, about 27% over 2019 costs.

The increase was due to a new building code, the dramatic increase in lumber prices last year, and higher consulting fees. The good news is that lumber prices have fallen from the summer peak, which will benefit us in the future. Nevertheless, our reserve budget for 2022-23 will need to reflect what we feel will be ongoing higher costs in roof replacements. Expect to see these additional costs during our Budget Committee's presentation in early 2022.

WEST SHORE VILLAGE REAL ESTATE CORNER

For Sale: 3280 39TH Street S, B / 2BR/2BA / Townhouse / 1180 Sq. Ft. / \$239,900. **Under Contract:** No units under contract in MLS.
Sold in the Last 6 Months:

09/20/2021	3337 38 th Way S, B	2BR/2BA	Villa	1100 Sq. Ft.	\$220,000
09/03/2021	2303 40 th Way S, B	2BR/2BA	Villa	1200 Sq. Ft.	\$225,000
06/29/2021	3223 38 th Way S, C	2BR/2.5BA	Townhouse	1180 Sq. Ft.	\$165,000
06/24/2021	3281 38 th Way S, C	2BR/2.5BA	Townhouse	1180 Sq. Ft.	\$239,000
05/27/2021	3234 40 th Way S, C	2BR/2.5BA	Townhouse	1180 Sq. Ft.	\$215,000
05/10/2021	3276 38 th Way S, A	2BR/2BA	Villa	1170 Sq. Ft.	\$215,000

NEW WSV RESIDENT HIGHLIGHT – TARA McATEER

Hello and welcome to Tara, new resident of Village 2. Tara moved into the village recently with her 13-year-old dog, Shadow. Though she has two teenage children, she is actually an empty nester who relocated to WSV all the way from St. Pete, FL (LOL)!

One of the reasons Tara chose WSV is our Condominium Association; she knows it's a good one as she is a property manager for six different properties and knows how to distinguish between the good and bad in CA's.

Tara is charming, loquacious and loves to laugh. She says her life is pretty boring; working from home a lot, reading fiction, watching Bravo, hanging at the pool, in Gulfport, at the beach or with family. She enjoys the freedom of having a home to herself in spite of the "shared wall thing" again at this stage of her life. Sounds idyllic, not boring!

What else would she like to do in this Floridian haven? She'd love to add boating and fishing and "all things Florida" to her list of activities. We'll see her doing it all, hopefully.

WELCOME NEW RESIDENTS

Alana Faulkner - V4
 Traci High - V2
 Larry & Sharon Ann Hardtke - V2
 Ormond Sivers - V6
 Chris & Maryjane Russell - V6
 Spencer Loch - V6
 Beth Wilde - V5



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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, which we encourage you to visit 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 selecting 732 and 733 on your remote control.

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 select the Members tab in the top menu and type the password. You'll find names, addresses, phone numbers and emails.

To reach WSV's management company, Resource Property Management, visit resourcepropertymgmt.com or call RPM's WSV manager April Neary at (727) 864-0004 x2212.

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