

# WEST SHORE VILLAGE NEWS DECEMBER 2021

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- Photo by Dennee Gray

## PRESIDENT'S MESSAGE

Hello Westshore Village,  
 MERRY CHRISTMAS TO ALL!

May it be joyous and may the New Year bring you much health, wealth and happiness.

**Ted Allen**  
*President of the Board*

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**Editor's Note:** Please email your newsletter submissions and ads to Tammy Turner at [tturner1960@aol.com](mailto:tturner1960@aol.com). The deadline is the 25<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.

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## Real Estate Corner

There are no WSV active listings currently on MLS.

Under contract: 3246 40th Way So. #B 2BR/2BA Townhouse 1180 Sq. Ft. \$215,000.

Sold in the last six months:

DATE:	ADDRESS:		SQ. FT:	SOLD PRICE:
11/24/21	3280 39 <sup>th</sup> St. S. #B	2BR/2B Townhouse	1180	\$240,000
09/03/21	3203 40 <sup>th</sup> Way S. #B	2BR/2B Villa	1200	\$225,000
09/20/21	3337 38 <sup>th</sup> Way S. #B	2BR/2B Villa	1100	\$220,000
06/29/21	3223 38 <sup>th</sup> Way S. #C	2BR/2.5B Townhouse	1180	\$165,000
06/24/21	3281 38 <sup>th</sup> Way S. #C	2BR/2.5B Townhouse	1180	\$239,900
05/27/21	3234 40 <sup>th</sup> Way S. #C	2B/2.5B Townhouse	1180	\$215,000
05/10/21	3276 38 <sup>th</sup> Way S. #A	2BR/2BA Villa	1170	\$215,000



## WeGuard

A backup for TV reception when cable fails.

By **BOB SKIDMORE**  
Correspondent

If you're a cable user you receive various broadcast channels via cable, or Roku, or even Apple TV via the Internet. What happens if and when your cable and Internet has an unexpected outage? Perhaps simply a local outage, or the result of a weather-related disturbance such as a hurricane. Did you know there's a way to receive some broadcast channels by simply selecting TV in your input menu of your flat screen. To do this you need to take a few steps to prepare for such an outage. I've tested the **WeGuard Indoor HDTV Antenna**, an omnidirectional device that allows your TV to receive some local TV channels. This small antenna can be placed next to your TV, or for better results, on a window sill. Once plugged into the TV's RF antenna jack and the USB power lead into a small USB power adapter, not supplied, you're ready for the next step, programming your TV to accept the newly installed antenna. When the antenna input is selected, you'll find another menu that asks you if you would like to auto-select broadcast stations that transmit their digital signals over the airwaves in your area, so press Yes. The number of stations you can receive in this mode will depend on several factors. If you have obstacles, concrete walls and large outdoor objects in the way they may hinder the TV's ability to program in these channels. Considering that receiving some programming is better than none when cable service fails the WeGuard Antenna could be an inexpensive and easy solution. Remember that not all stations you're accustomed to viewing can be received. This means that some networks like ABC, NBC, CBS and PBS may, or may not be available if you can't receive their affiliate station's transmission. Services like CNN, FOX NEWS, CNBC, THE WEATHER CHANNEL, HBO and SHOWTIME do not have local transmitters and thus will not be available at all. So, it's easy to see how an indoor antenna like the **WeGuard** can provide an easy backup during a cable outage. Something is better than nothing! It's easy to install at very little cost and it works!

GADGETEER's RATING: ★★★★★

MSRP: \$19.99 Available at retail or no-line.

For more information go to: <https://amzn.to/32JpNnn>

Graphic credits: Amazon

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## Summary of Tuesday morning workshops in December 2021

**Dumpster Update:** The dumpster returned in mid-December on a temporary basis – the plan is to have the dumpster on site for short periods of time until it is filled. Unflattened cardboard is still appearing in the dumpster despite numerous reminders. Signage will be created that will remind residents what is permissible.

**COVID Protocols at WSV.** There were questions regarding the need for increased protective measures at the Clubhouse given the increase in COVID cases in the area. We will reinstate the notice at the Clubhouse door which strongly recommends masking upon entry. April will look into options for other measures that can be taken. (In the meantime, stay safe everyone)

**Electronic voting:** As of December 28, 63 owners have successfully logged into the HOAST service for electronic voting.

**Annual building inspection:** The crew is planning its annual inspection of building exteriors to see what needs to be repaired.

**Regular pest control,** which usually takes place in March but was delayed because of COVID, is on track for March 2022.

**Automatic sprinkler settings** at WSV: Residents are asked to submit a work order if they need the schedule for sprinklers around their unit changed. The system is reasonably flexible to accommodate these. No watering takes place on Sundays.

**Water consumption at WSV:** Board members have met with the city manager for advice on our increased consumption and will consider our next steps in 2022. Residents are reminded that if they notice even the slightest continuous water movement sound in their toilet, that's a sign of possible (and substantial) leaks. Please submit a work order. Remember that our potable water consumption is shared by all residents as part of our maintenance fees. Please use water wisely!

**Christmas décor:** Removal on January 9 rather than January 16 so as not to interfere with another social event that is planned.

**Email addresses:** We are actively encouraging all owners and residents to register and update their email addresses with RPM. Electronic communications and attachments save the association a significant amount of money in paper, printing and postage, and should be adopted whenever possible.

**OWNERS! Please register for electronic voting BEFORE the deadline, January 17! Please check your email for instructions on electronic voting registration.**

**If you are missing the email and need help registering for electronic voting on HOAST, you can ask Director-at-Large [Rita Vine](#) for instructions or email [wsvbb1@gmail.com](mailto:wsvbb1@gmail.com).**

### FROM THE CREW

My staff and I want to thank you for the well-wishes and generosity this Holiday season, it is very appreciated. As we start the new year, we have a few things left from last year that we will finish up in January. If you have an outstanding work order, it will be done in the order it came in.

We are still working on our water problem, and I urge you to limit watering with the city water as much as you can. Many of our bushes and trees are drought tolerant and do not need to be watered. Always have a shut off on your hose and report any that are leaking.

Sometime in the next couple of months we are going to do another round of shut-off valve repairs. We know it's inconvenient, but some of our valves are 45+ years old.

Again, thank you, and if you need us, contact us in the usual ways.

Happy New Year,  
Joe and Staff

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### IN MEMORIAM

West Shore Village regrets to announce the passing of the following residents. Our sincere condolences to friends and family members.

Daniel LaBlanc – passed August 9 \* Helen Simon, Village 4 - passed December 31





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### Welcome New Residents



Welcome to Chris and Jane Russell, new residents of Village 6 as of August, 2021. Though the name Jane Russell may bring to mind the 1950's actress/1970's Playtex Living Bra model, this Jane Russell (and husband Chris) have no desire for such notoriety. Even when it comes to karaoke, this Jane Russell will only do it in private!

Originally from the Philippines, Jane met Chris while he was vacationing there. Soon after, she moved to Montana where he had his home. They spent 4 years together before returning to Florida where Chris was born and raised.

Chris is a software engineer who works from home, a history buff, and he enjoys European auto racing. You just may find Jane at her part-time job at our nearby Publix or hear her singing in their home. Otherwise, they enjoy anything together, especially the beach, and are avid sunset followers.

They consider themselves "tropical people" and are happy here, having gotten away from the snow and ice of Montana. On the evening of our interview, as the December temperature began to fall from the 80's to the 70's, Chris pulled out his phone. "It's going down to 8 degrees back home in Montana tonight," he remarked.

Here's to Chris and Jane: may you enjoy sunshine, warm temps, and many, many sunsets from your new home!



- Photo by Dick Grimshaw

## Monthly Financial Highlights

<b>Operating Cash Balance</b>	<b>\$133,965.09</b>	<b>November 30, 2021</b>
<b>Operating Cash</b>	<b>\$79,505.09</b>	
Petty Cash	\$1,000.00	
Back Gate Key Fund	\$105.00	
<b>Insurance Account</b>	<b>\$48,998.45</b>	
BOZK Social Funds	\$4,356.55	
<b>Reserve Funds</b>	<b>\$574,761.85</b>	

<b>Operations Summary</b>	Actual as of November 30, 2021	Budget	Budget – Actual November 2021
Pool	\$6,777.84	\$7,316.72	\$538.88
Building Repair & Maintenance <sup>(1)</sup>	\$66,860.51	\$80,766.67	\$13,906.16
Utilities <sup>(2)</sup>	\$306,251.88	\$300,157.36	<b>-\$6,094.52</b>
Administrative <sup>(3,4,5)</sup>	\$202,941.24	\$227,235.36	\$24,294.12
<b>Total</b>	<b>\$582,831.47</b>	<b>\$615,476.11</b>	<b>\$32,644.64</b>

Note 1: Over budget on plumbing repairs and truck/golf carts repairs. Under budget on Bldg. Repairs, Grounds Improvement, Fertilizer & Spraying, Trees & Exterminating Interior.

Note 2: Over budget on water, sewer & trash bills (**\$12,489.36**). Under budget on electricity (\$5,435.98).

Note 3: Actual expense excludes property insurance premium of \$320,756.07

Note 4: Excludes monthly insurance budget of \$34,275.00

Note 5: Under budget mainly due to dedicated maintenance (\$12,573.00) and professional fees (\$6,640.00).

<b>WSV RESERVES</b>	Balance October 2021	Contributions November 2021	Expenses November 2021	Total Including Interest
Master (1)	\$173,985.57	\$9,833.33	<b>-\$3,192.80</b>	\$180,629.32
Village 1	\$103,424.72	\$2,030.83	\$0.00	\$105,457.47
Village 2	\$72,703.68	\$708.33	\$0.00	\$73,413.36
Village 3 <sup>(7)</sup>	\$46,549.91	\$933.33	<b>-\$977.78</b>	\$46,506.33
Village 4 <sup>(8)</sup>	\$38,928.41	\$1,121.67	<b>-\$977.78</b>	\$39,073.02
Village 5	\$12,222.18	\$3,079.17	\$0.00	\$15,301.58
Village 6 <sup>(9)</sup>	\$133,433.10	\$2,950.00	<b>-\$2,004.44</b>	\$114,380.77
Interest		\$10.42	\$0.00	
Interest & Total	\$561,247.57	\$20,667.08	<b>-\$7,152.80</b>	\$574,761.85

Note 6: Termite tenting (**\$5,692.00**), Furniture Adj. (+\$2,499.20).

Notes 7 and 8: Cardoza's reports for Villages 3 and 4 at **\$977.78** each.

Note 9: Cardoza's report **\$2,004.44**



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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](http://westshorevillage.net), which we encourage you to visit 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 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](mailto:wsvbb1@gmail.com) and ask to be added to the list.

**Our list of residents:** on [westshorevillage.net](http://westshorevillage.net) select the Members tab in the top menu and type the password. You will find names, addresses, phone numbers and emails.

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



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## SOCIAL CLUB PLANNED EVENTS FOR 2021/2022 SEASON

Day	Date	Time	Event	Price PP	Entertainer/Remarks
<b>January 2022</b>					
FRI	Jan 14	5:30 pm	Second Friday Social/Casino Night		Cancelled
SUN	Jan 9	3:00 pm	Take Down Christmas Decorations		
SAT	Jan 15	9:00 am	All You Can Eat Pancake Breakfast	\$5.00	9:00 – 10:30 am
<b>February 2022</b>					
FRI	Feb 11	5:30 pm	Second Friday Social		
	Feb		Decorate Clubhouse for Valentine's		
MON	Feb 14	5:30 pm	Valentine Potluck Dinner & Dance	\$10.00	Sounds of Yesterday / Dinner @ 6:15 pm
	Feb		Take Down Valentine's Decorations		
SAT	Feb 19	9:00 am	French Toast & Sausage Breakfast	\$5.00	9:00 – 10:30 am
SAT	Feb 26	9:30 am	WSV Garage Sale / Auction		
<b>March 2022</b>					
FRI	Mar 11	5:30 pm	Second Friday Social		
	Mar		Decorate Clubhouse for St. Patrick's		
THU	Mar 17	5:30 pm	St. Patrick's Day Dinner & Dance	\$15.00	Sequel / Corned Beef & Cabbage @ 6:30 pm
	Mar		Take Down St. Patrick's Decorations		
FRI	Mar 25	9:30 am	4 <sup>th</sup> Annual CAN/AM	\$5.00	
SAT	Mar 26	1:00 pm	Shuffleboard Tournament		
SAT	Mar 26	3:00 pm	WSV Annual BBQ Picnic		BBQ at 4 pm / Bring a side dish
<b>April 2022</b>					
FRI	Apr 8	5:30 pm	Second Friday Social		
SAT	Apr 9	2:00 pm	Annual Pig Roast	\$7.00	Dinner @ 3:00 pm



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- photo by Dennee Gray