

WEST SHORE VILLAGE NEWS JANUARY 2022

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PRESIDENT'S MESSAGE

Hello West Shore Village,

Our holidays have come and gone; I hope everyone had wonderful ones.

The Annual Meeting for West Shore Village is February 17, 2022. I can't emphasize enough the importance of turning in your proxies either by paper or on our new HOAST electronic voting.

Lastly, I want to take the time to thank all the Committees and other people for all your help!

As always let's keep West Shore Village the best kept secret in St. Petersburg.

Ted Allen

President of the Board

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.

FROM THE CREW

Hello everyone,

The staff and I are working our normal maintenance schedule, doing sidewalks, roofs and gutters. It will take a couple months to complete. If you have an issue, please submit a work order and we will get to it.

The lawn crew has been trimming trees and shrubs until they get back to mowing every week.

Please do not tie knots in the pool dividers (floats). These knots are difficult to untie.

On a personal note, I am over wearing this mask. However, if it helps, I will continue following the guidelines. I can see a time when we are all back to normal and can't wait.

Remember, everything we do starts with a work order, which allows us to prioritize and schedule the work. OneSource (online) is the most efficient way to submit a work order.

Take care of yourselves,

Joe and Crew

Real Estate Corner

FOR SALE: As of January 28, there are no active listings in MLS.

Pending:	3134 37 th Lane S.	Unit C	1BR/1BA	Villa	\$189,900
CLOSED:					
01/28/22	3142 38 th St. S.	Unit B	2BR/2BA	Villa	\$260,000
01/14/22	3246 40 th Way S.	Unit B	2BR/2.5BA	Townhouse	\$225,000
11/24/21	3280 38 th St. S.	Unit B	2BR/2.5BA	Townhouse	\$240,000
09/20/21	3337 38 th Way S.	Unit B	2BR/2BA	Villa	\$220,000
09/10/21	3223 38 th Way S.	Unit C	2BR/2.5BA	Townhouse	\$245,000
09/03/21	3203 40 th Way S.	Unit B	2BR/2BA	Villa	\$225,000

Information in the Real Estate Corner is from MLS listings, courtesy of EXP Realty and the St. Petersburg Team of Mike and Debbie Zito.

Monthly Financial Highlights - December 2021

Operating Cash Balance	\$48,161.54	December 31, 2021
Operating Cash	\$42,326.62	
Petty Cash	\$1,000.00	
Back Gate Key Fund	\$105.00	
Insurance Account	\$0.58	
BOZK Social Funds	\$4,729.34	
Reserve Funds	\$592,185.00	

Operations Summary	Actuals as of December 31, 2021	Budget	Budget – Actual Dec. 2021
Pool	\$7,527.84	\$8,231.31	\$703.47
Building Repair & Maintenance ⁽¹⁾	\$76,909.38	\$90,862.47	\$13,953.09
Utilities ⁽²⁾	\$346,806.78	\$337,677.03	-\$9,129.75
Administrative ^(3, 4, 5)	\$232,979.06	\$255,639.78	\$22,660.72
Total	\$664,223.06	\$692,410.59	\$28,187.53

Note 1: Over budget on Plumbing Repairs, Building Repairs and Truck/Golf Carts Repairs. Under budget on Grounds Improvements, Fertilizer & Spraying, Trees and Exterminating Interiors.

Note 2: Over budget on water, sewer and trash bills (**\$15,742.82**). Under budget on electricity (\$5,578.08).

Note 3: Actual expense excludes property insurance premium of \$436,589.71.

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

Note 5: Under budget mainly due to payroll, burden and benefits (\$10,532.75) and professional fees (\$8,237.33).

WSV Reserves	Balance Nov. 2021	Contributions Dec. 2021	Expenses Dec. 2021	Total Incl. Interest
Master ⁽⁶⁾	\$180,629.32	\$9,833.33	-\$2,049.45	\$188,417.96
Village 1	\$105,457.47	\$2,030.83	\$0.00	\$107,491.02
Village 2 ⁽⁷⁾	\$73,413.36	\$708.33	-\$1,198.53	\$72,925.03
Village 3	\$46,506.33	\$933.33	\$0.00	\$47,440.83
Village 4	\$39,073.02	\$1,121.67	\$0.00	\$40,195.71
Village 5	\$15,301.58	\$3,079.17	\$0.00	\$18,381.21
Village 6	\$114,380.77	\$2,950.00	\$0.00	\$117,333.74
Interest		\$14.97		
Interest & Total	\$574,761.85	\$20,671.63	-\$3,247.98	\$592,185.50

Note 6: Slab Reimbursement 3275-B (**\$1,500.00**), Shuffleboard beads & wax (**\$112.24**), Tennis Courts "Touch Up" paint (**\$437.21**).

Note 7: Roof Leak Repair - Building 3212, Village 2 (**\$1,198.53**).

IN MEMORIAM

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

Jackie Fecteau, Village 3 – passed January 28

Summary of Tuesday morning workshops in January 2022

Landscape and Grounds - Tree trimming by David and the grounds staff with rented equipment took place throughout January.

Property Maintenance - There was a question about how best to begin the process for re-paving our roads in WSV. We have already deferred repaving twice in our WSV reserve budget, but there is currently enough money in the budget to repave a significant section of our roads. Sealing is not considered an option as it has a very short life. There was some discussion surrounding the need for a consulting engineer as well as a paving contractor. We have always had an independent consulting engineer define the requirements and the scope of work, as well as reviewing the results (similar to the way we handle our roof replacements).

There was a question regarding a rat around a V6 home. Joe reported that he had checked the building and set bait boxes, but it seems that the rat is outside the home. He will follow up with the resident.

The dumpster, which was returned temporarily in January, was removed because it was full. Part of the problem was unbroken cardboard, which takes up a lot of space. We will prepare signage for the dumpster area with instructions for residents in the hope that just-in-time signs can help alleviate this when the dumpster returns next month.

As usual, residents are encouraged to submit a work order through ONESOURCE if something around their unit needs attention.

Light Standards - A Village 1 light standard was repositioned after an owner reported that it was pointed directly into their unit and shining into their windows.

Annual roof inspection has taken place throughout January. This includes minor repairs, gutter cleanout, dryer vent checks. About half the villages are completed and work will continue through February. Gutter guards are being installed in selected locations. If residents would like a gutter guard, they should file a work order on OneSource so that these can be considered by the Board. Many gutter guard installations are not covered by the association so this is handled on a case by case basis.

Bids and approvals for repair of broken sidewalks in villages 3 and 6 are underway. Scheduling is expected in February.

Joe has started working with the Leak Detection consulting firm to assess our next steps for identifying the cause of our increased water consumption. We will be repeating the toilet tank inspection and "blue pill" with a number of buildings.

Owner Improvements - We reported earlier that a unit in V5 has been unoccupied for many years. Mold and other terrible things have made it necessary to enter the property and (ick) clean out the unit. This was started in January. As we are unable to reach the owners (even though maintenance fees have been paid), our WSV insurance will cover the cleanout and basic repairs.

There was a question regarding what WSV can do to avoid a repeat of what happened in the unoccupied unit in V5. There is also a concern that unoccupied units may be contributing to the water consumption excesses, but we do not know until these units are checked. We need owner permission to enter a unit unless there is an emergency. Unit owners are responsible for organizing their own periodic inspections. Village Directors will try to identify vacant units in each village and to obtain blanket permissions to enter when needed.

An awning was recently purchased by an owner and could not be approved because it does not conform with existing visual requirements for external features. Residents need to be sure to get approvals for any alteration or adjustment before purchasing or installing fixtures.

There was some discussion regarding how requests like these move through the approvals process for alterations and adjustments. At the January Board meeting, the Board tabled a request for ratification of window replacements until the February meeting because the full package had not been made available to them for review prior to ratification. Although any director can approve an alteration or adjustment request from a resident prior to ratification by the Board, it is recommended that, especially for newer Board members, to review the entire proposal with another director before approving, as there can be many details involved in an alteration request that can be easily overlooked.

Miscellaneous - Residents are reminded that voting is open for Board elections, proxy assignment, and several other approvals. Paper ballots are available to owners who have registered for e-voting but who are having trouble voting online.

Disposal of LIVE Christmas trees: Joe has asked that you set out your LIVE trees for pickup just as any garden debris, and staff will pick them up and dispose of them.



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YOUR VOTE COUNTS

Votes are due in by February 17, which is the day of the Annual Meeting of the Association. You may vote electronically (using HOAst) or by paper ballot returned to Resource Property Management (RPM). Items on the agenda address certain financial issues, reserve funds, and election of directors in Villages 3, 4 and 5. Details on how to attend the meeting via Zoom are included in the mailing sent by RPM.

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.

Here is a recipe that Dennee Gray has made for gatherings and several have asked for a copy. Enjoy!

CHICKEN ORZO SKILLET

- 1 Tbsp Olive Oil
- 1 tsp Greek seasoning or 1 tsp oregano plus dash garlic powder
- ½ tsp each grated lemon peel and black pepper
- 4 boneless skinless chicken breasts (about 1 ½ lbs.), cut into 1" in. cubes
- 1 can chicken broth (about 14 oz.)
- 1 ¼ cups uncooked orzo pasta
- 6 oz. Greek green olives, drained
- 4 cloves garlic, minced
- 2 cups torn, stemmed, spinach
- ¼ cup crumbled feta cheese, plus additional for garnish

1. Heat in large non-stick skillet over medium heat. Add seasoning, lemon peel and pepper, cook and stir just until fragrant. Add chicken, cook and stir 4 min.
2. Stir in Broth, orzo, olives and garlic. Bring to a boil. Reduce heat to medium-low, simmer partially covered 15 min. or until pasta is tender and chicken is cooked through, stirring occasionally.
3. Stir in spinach and feta. Cover, let stand for 2-3 min. or until spinach wilts. Garnish with additional feta.

Makes 4 servings

Consumer Electronics Show (CES) 2022 ~ BMW's Color Changing Concept Car

by Bob Skidmore, Correspondent

Traditionally **CES** is held each year in Las Vegas, NV. It typically hosts thousands of eager manufacturers, distributors and dealers looking to display the latest in electronic gadgets that may appear in your local stores throughout the year. Canceled last year due to COVID, it reappeared in a scaled down version at the LV Convention Center even though a vast number of exhibitors opted for some form of virtual exposure, or simply became no shows. Attendance was only 40,000 compared to previous years of up to 200,000. Perhaps the most interesting and innovative presentation was from BMW, the well-known automobile manufacturer. Yes, in recent years, car manufacturers have found **CES** to be a novel way to test the waters and see what electronic gadgets and features people would like them to include in their future models. BMW is no exception to this trend. They displayed the **BMQ iX Flow**, a concept car that changes colors at the push of a button. Yes, it can change from white for hot days, to black on cold ones.



The body is laminated with an electrophoretic film containing microcapsules that are the diameter of a human hair. Each capsule contains differently charged white, black, or colored particles which become visible when an electronic field is applied. This creates what is known as an Electronic Paper Display, EPD. This could become a viable option allowing you to match the color of the car to your mood, or color coordinate with what you are wearing as well as affecting the climate in your car in an energy saving manor. I should mention that the iX series itself is presently available from BMW in other models including an electric version. The Flow is just a concept at this particular time.

Graphic credits: The Gadgeteer & Google Images

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.

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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 will 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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SOCIAL CLUB PLANNED EVENTS FOR 2021/2022 SEASON

Day	Date	Time	Event	Price PP	Entertainer/Remarks
February 2022					
FRI	Feb 11	5 pm	Second Friday Social		Cancelled
	Feb 12		Decorate Clubhouse for Valentine's		
SUN	FEB 13	6p	Super Bowl Gathering		Please bring snacks & drinks
MON	Feb 14	5:30 pm	Valentine Dance	\$10.00	Sounds of Yesterday
	Feb	noon	Take Down Valentine's Decorations		
SAT	Feb 19	9:00 am	French Toast & Sausage Breakfast	\$5.00	Cancelled
SAT	Feb 26	9:30 am	WSV Garage Sale / Auction		
March 2022					
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 th 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
April 2022					
FRI	Apr 8	5:30 pm	Second Friday Social		
SAT	Apr 9	2:00 pm	Annual Pig Roast	\$7.00	Dinner @ 3:00 pm

(All events are subject to change.)

Wild Carrot

Queen Anne, sewing lace,
Pricked her finger, so it bled
A drop of purple landed
In the middle of the flower head

It's important that you always find
This tiny purple dot
So, you know the flower you are picking
Is definitely NOT

Hemlock is a poisonous plant
That looks like Queen Anne's Lace
Socrates, the philosopher,
Died from drinking just a trace

Now if you find some Queen Anne's lace
And not hemlock in disguise
You can pull it out by its root
And it will keep you well

What is Queen Anne's lace also known as?

- Connie Nye