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April Neary, *Manager*

(727) 864-0004 X2212



To all my WSV friends,

Welcome to the February edition of the WSV newsletter.

First and foremost, I want to remind everyone that the notice of intent to run for election or re-election to the WSV Board must be received by Resource Property Management by Monday, February 5th at 5pm. If you have any questions concerning the form that needs to be completed, please feel free to contact me.

As you may know, the tennis court reconstruction has begun and is expected to be completed by the end of March. Thank you for your patience on this matter.

The Budget Committee is working tirelessly in preparation for the **Annual Meeting** on March 14th. I ask that all residents attend.

The Pancake Breakfast held on Saturday the 20th was a great event. We continue to add new events. I hope all residents come out to partake in these events. See pages 9 & 10 for full Social calendar details.

Friday, January 29th -- Game Night

Sunday, February 11th – Chili Cook Off

Please let me know if you have questions regarding any association matter.

Have a great February!

Michael Kelemen, President

WEST SHORE VILLAGE NEWSLETTER

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Deadline for article submissions is the 23rd of the month.

Editor's note

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.

Consider This

Technically, it's still the beginning of the year. For many of us, this time of year serves as a symbolic fresh start, providing an opportunity for reflection, renewal, and positive changes. As you move forward into 2024, a few things to consider:

Patience: A strategic ally – it allows us to weather storms, navigate uncertainties, persevere when immediate results seem elusive. It's not about being passive (or passive aggressive either). It's the ability to make calculated moves. To understand that some victories are worth the time they take to unfold.

Discipline: The daily commitment to tasks, the unwavering focus on goals and values. Consistency that turns vision into reality. It means making hard choices, adhering to ethical standards, maintaining a relentless pursuit of excellence.

Additional Benefits of Patience:

- 📌 Improved Decision-Making: Patient individuals often make more thoughtful and rational decisions as they take the time to consider all options.
- 📌 Enhanced Relationships: Patience fosters understanding and empathy, contributing to healthier and more positive relationships with others.

Additional Benefits of Discipline:

- 📌 Consistency: Discipline ensures a consistent approach to tasks, leading to more reliable and predictable results.
- 📌 Personal Growth: Establishing disciplined habits contributes to personal growth and development over time.

Together patience and discipline foster sustainable growth. Patience provides the ability to push beyond the challenges, discipline ensures that each step you push through is with purpose. In combination they cultivate a more fulfilling and balanced life.

Adriane Carter-Lovell
Editor, 2nd Vice President

The views and opinions expressed are those of the authors and do not necessarily reflect the official policy or position of West Shore Village. Any content provided by the authors is their opinion and are not intended to malign any religion, ethnic group, club, organization, company, individual or anyone or anything.

MESSAGE FROM THE CREW

Greetings,

First and foremost, the crew would like to thank you for the wonderful holiday lunch and gifts. We greatly appreciate it.

As we have been fully staffed since November, we have been able to catch up with most of our backlog. We are now able to keep up with the work orders and we are back to in-house mowing. We ask for your patience as the grass is a work in progress due to the severe summer drought (negative 16 inches of rainfall). We will be addressing it in March/April after the dormant season.

Thank you.

David, Brandon, Chris, and Willie

SUMMARY OF TUESDAY MORNING WORKSHOPS - JAN. 2023

(Workshops are held every Tuesday at 9am in the Clubhouse and are open to all residents)

Landscaping:

- Weed spraying and trimming is ongoing
- The WSV Landscaping Crew is back to in-house lawn care: mowing, trimming, blowing. Mowing will be every 2-3 weeks depending on grass growth.
- Sod replacement is set to begin in late March/early April (estimated cost \$17K)

Maintenance:

- The electrical issues in the Clubhouse have been repaired
- The tennis court repair is underway
- Painting of buildings has been completed
- Duke has been notified that some streetlights need repair
- Identified a leak in the main water line which is a city responsibility. A barricade has been placed in the area. If village water shut off is needed, advance notice will be provided.



- 1) More resident input: the Board voted to allow public comments after each agenda item has been discussed by the Board prior to the Board taking a vote. Each resident may speak for up to 3 minutes.
- 2) Flood insurance renewal was approved.
- 3) A new voting system 'Get Quorum' was approved. It is a more robust and easier voting/polling system at a cheaper cost.
- 4) Working on a go forward plan for individual and common area cameras.
- 5) Due to dog waste bags clogging gutters, dog waste bins will be installed throughout the Village.
- 6) Finding a management company for electric charging stations located at the clubhouse parking lot.
- 7) Purchasing an automated external defibrillator to be placed in the Clubhouse.



- 1) The company that supplied our bulk mulch is no longer in that business. The Committee is working on obtaining other mulch samples from other sources.
- 2) The committee met with Doris Heitzmann, of Pinellas County to access and receive landscaping recommendations to include tree, shrub and bush removal and replacement, lawn care, sod replacement as well as utilization of greenspace. Ms. Heitzmann will provide a report of her recommendations.



- 1) The committee is working with our attorney on the final draft of the updated Rules and Regulations.
- 2) Once completed, a public meeting will be held for feedback/discussion.



PREVENT VANDALISM!

JANUARY 29th TOWN HALL WITH ST PETE POLICE

Your Board of Directors invites you to a WSV Town Hall on preventing vandalism of your property.

DATE: MONDAY, JANUARY 29, 2024

TIME: 5:30 PM, WSV Clubhouse

SPEAKER: Officer Jones, St. Petersburg Police Department

Residents will have an opportunity to learn how we can reduce or eliminate the recent vandalism at West Shore Village and ask questions of the officer.

We hope to see you there.

An infographic titled "Auto Theft Safety Tips" with a dark blue header. Below the title, it says "Car crimes are on the rise. Follow these tips to avoid becoming a target for criminals." The infographic lists seven tips in two columns. On the left, a thief in a striped shirt is shown stealing from a yellow car. On the right, a blue circle contains a car icon with a key symbol above it, representing keyless entry. A callout box points to the car with text about keyless entry.

Auto Theft Safety Tips
Car crimes are on the rise. Follow these tips to avoid becoming a target for criminals.

- ALWAYS lock your vehicle** when unattended
- NEVER leave keys/key fobs** in your vehicle
- NEVER leave valuables**, such as firearms, laptops, phones, purses, etc. in your vehicle
- NEVER leave children or pets** in your vehicle
- NEVER leave your garage door opener in your vehicle** when parked outside
- NEVER leave your windows down** when your vehicle is unattended
- NEVER leave your vehicle running** unattended — especially keyless entry vehicles

SEE SOMETHING. SAY SOMETHING. CALL 911

When remotely starting your **keyless entry vehicle**, keep the car in clear view



Annual Meeting West Shore Village Master Corporation, Inc.

The Annual Membership Meeting of West Shore Village Master Corporation, INC. will be held for the purpose of electing Directors, and such other business as may lawfully be conducted.

The first notice was sent via email or mailed to all owners on or before January 12, 2024. Subsequent to the "FIRST NOTICE" you will receive a "SECOND NOTICE OF THE ANNUAL MEETING" that will specify the agenda and advise of other important information concerning the Annual Meeting.

DATE: THURSDAY, MARCH 14, 2024

TIME: 6:30 PM, WSV Clubhouse

DID YOU KNOW?



There has been an increase in plumbing issues over recent weeks caused mostly by flushable wipes, but also rags, paper towels and tissues. Please only flush toilet tissue down the toilet. Anything can cause a backup over time, if not immediately. If the plumbing issue is caused by one of the items mentioned above, the owner will be charged for the repair.

PINELLAS COUNTY – EXTENDED PERIOD OF DROUGHT

January-December 2023 was the 2nd driest year in Pinellas County in the past 129 years, a decrease of 16.71 inches from normal during the summer months. The good news is that we have been getting a considerable amount of rain and conditions have improved from 'severe' drought to 'moderate' drought. As of the beginning of December, the deficit was 9 inches.

The Southwest Florida Water Management District (SWFWMD), the regulator of our water supplies, has recently issued a Modified Phase 1 Water Shortage Order #2023-041. Watering restrictions for Pinellas, Pasco and Hillsborough Counties, which includes St. Petersburg, became effective December 1, 2023, and will end July 1, 2024, unless modified by the SWFWMD.

St. Petersburg's reclaimed water supply, while not yet restricted, is facing high demand and low supply conditions - all customers are being asked to practice water-wise use, which includes voluntary restrictions and irrigation only during non-daylight hours. During this drought, some customers may experience an increase in low pressure concerns due to demand exceeding supply.



RESIDENT SPOTLIGHT

Linda Delaney is one of the hardest working residents in WSV. She gives of her time effortlessly, voluntarily and most of the time without being asked. At every major event, there's Linda, helping with the set up and the decorating, and no event would be the same without Linda serving dessert and coffee. She is our primary ticket seller, and she is responsible for making sure we have all the supplies we need at the clubhouse and keeping the clubhouse kitchen clean. She chaired the Halloween party and the Annual BBQ Picnic in the Park. If you need to know something...ask Linda. If you need something...ask Linda. She, along with the help of Carl Mastaglio, handed out Thanksgiving dinners to residents in need. Beginning next week, she is planning on cooking and delivering meals to our wheelchair residents. There is not enough space to list all that she does for WSV. If you see her at an event, out riding her bike, playing pickle ball or her favorite...sunning at the pool say, "Thanks Linda...we appreciate you!".

Friendly Reminders



HEAVY/OVERSTUFFED TRASH BAGS



For the safety of our crew, please be considerate when putting out your trash for pick-up. Do not over fill or make the bags too heavy. Trash pick-up is manual labor, and we don't want anyone getting hurt while trying to pick up an extra heavy bag of trash, loading it into the truck, unloading it and getting it into the dumpsters. The crew thanks you in advance for your consideration.



PARKING STICKERS



Residents are allowed 2 vehicles per unit. Both vehicles must be registered and have a parking sticker displayed on each vehicle. Please see your Village Director if you require assistance with this matter.

MAINTENANCE EMERGENCIES

If you experience a maintenance emergency, please contact the Resource Property Management 24/7 Service Hotline at (727) 864-0004 and follow the prompts.



NO WEED SPRAYING



All grass, tress and shrubs are common areas and are the property of WSV. They are managed by the staff. Under no circumstances should residents spray or spread weed killer or pesticide as it conflicts with the landscaping crew's process and schedule. It causes excess use of chemical which is harmful and is killing the grass.



The WSV Social Club is a voluntary committee that sponsors social activities for the Village. It is a self-funded organization that uses the proceeds of ticket sales along with fund-raisers to pay for events. Please join us at one (or several) of the many events held throughout the year. You will get to meet your fellow residents and have some fun.

JANUARY 2024

WED	Jan 3	5:00 PM	Social Club Meeting		
FRI	Jan 5	5:30 PM	First Friday Social		
SUN	Jan 7	3:00 pm	Take Down Christmas Decorations		
SAT	Jan 20	9:00 AM	All You Can Eat Pancake Breakfast		9:00 – 10:30 AM
FRI	Jan 26	6:30 PM	Game Night		(Toni Herting)

FEBRUARY 2024

FRI	Feb 2	5:30 PM	First Friday Social		
WED	Feb 7	5:00 PM	Social Club Meeting		
THU	Feb 8	3:00 PM	Decorate Clubhouse for Valentine's		
FRI	Feb 9	5:30 PM	Valentine Dance	\$15.00	Potluck Dinner: 6:15 PM Band: Doug Lalino (Organizers: Bretons & Rancourts)
SAT	Feb 10	3:00 PM	Take Down Valentine's Decorations		
SUN	Feb 11	3:00 PM	Super Bowl LVII & Chilli Cook off		(Toni Kelemen & Karen White)
SAT	Feb 24	9:00 AM	French Toast & Sausage Breakfast		9:00 - 10:30 AM
			Health Seminar		(Karen W. & Adriane)

MARCH 2024

FRI	Mar 1	5:30 PM	First Friday Social		
WED	Mar 6	5:00 PM	Social Club Meeting		
FRI	Mar 15	3:00 PM	Decorate Clubhouse for St. Patrick's		
SUN	Mar 17	5:00 PM	St. Patrick's Dinner & Dance	\$20.00	Band: Dinner at 6:00 PM (Dennee & Jim)
MON	Mar 18	3:00 PM	Take Down St. Patrick's Decorations		
SAT	Mar 23	9:30 AM	6 th Annual WSV Shuffleboard Tournament		\$? singles or doubles, \$? for both
SUN	Mar 24	1:00 PM			
SUN	Mar 24	3:00 PM	WSV Annual BBQ Picnic		BBQ at 4 PM. Bring a side dish

Look for event information on tv channel 733, RPM emails, flyer on Clubhouse bulletin board, and the WSV Facebook page.



SOCIAL CLUB

FEBRUARY EVENTS

B I N G O

WSV 1st FRIDAY SOCIAL

February 2nd, 2024



Social Hour: 5:30pm

Light Fare: 5:30pm (Bring a dish to share)

Bingo: 6:45 - 8:00pm



Valentine's Dance

Friday, February 5th, 2024

Social: 5:00pm

Potluck Dinner: 5:30pm

Live Music: 7:00pm




Please join us for a fun filled afternoon on Super Bowl Sunday February 11th. We will kick off the festivities with our first annual Chili Cook Off at 5pm. \$5.00 at the door will get you your choice of chili, cornbread and fixings. Pair your chili with a drink from our bar (donations of 2.00 per drink appreciated) while listening to some tunes. Judging will be held for 1st, 2nd, and 3rd place at 5:45pm. Super Bowl festivities with Superbowl bingo cards and scratch offs will commence at 6:30pm. Please bring a dish to share.

Sat., Feb. 24th at The Clubhouse

9:00 – 10:30am



Menu:
 French Toast
 Scrambled Eggs
 Sausage
 Fresh Fruit
 Coffee/Tea
 Orange Juice

\$7.00 per Person - Cash at the Door

French Toast Breakfast

HEALTH SEMINAR



AGING WELL: EMPOWER YOUR FUTURE SELF

Feb. 24th

11:00am-12:30pm (Following French Toast Breakfast)

Industry experts will provide tools and insider tips on:

- healthy aging
- necessary important documentation
- aging in place
- Medicare
- local resources



CONSUMER ELECTRONICS SHOW 2024 ~ Highlights Of Some Unusual Showings...

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At the beginning of each year manufacturers, distributors, retailers and the media get together in Las Vegas for the annual Consumer Electronics Show, World's largest exhibition of new technology that may show up at your local stores. CES, as it's better known, is an opportunity for inventors to test prototype ideas and for manufacturers to show "soon to be available" new gadgets and products to resellers and the media. 2024 certainly had its share of innovative products. Some 130,000+ attendees and 4000+ exhibits enjoyed this most unusual and fun filled event. I'll list just a very few of the most unusual and perhaps practical items in this column.

GE introduced their **PROFILE SMOKER**, a countertop smoker that uses wood pellets, just like an outdoor smoker, but turns the wood smoke into warm air. It has 6 preset food settings (brisket, pork ribs, pork butt, wings, chicken and salmon) and can connect to the GE Profile Connect App for more features. GE claims it can fit 3 racks of ribs cut in half, a full chicken, or a 14 pound pork butt. \$999.



The **WITHINGS BEAMO** is a thermometer, stethoscope, pulse oximeter & EKG in one device. This device with the Withings Health Mate app when connected to Wi-Fi and is USB-C rechargeable. Available late June after FDA approval. \$249.95.



The **GYROGLOVE, A/K/A GyroGear**, works to help those with hand tremors. This wearable glove is intended to help stabilize the hands of those with tremors. GyroGear, a medical technology startup, debuted this hand-stabilizing glove in hopes that it will assist people to regain control of their lives. In a demonstration an individual with a right hand that shook slipped on the black glove, then their right hand relaxed, and they were able to hold a pen and write their name. It's too early to know if insurance, or Medicare will cover any, or all of the \$5,899.00 cost, but certainly this could give back a piece of a person's previous life when they have the glove on





Clicks keyboard case for iPhone comes with a built-in physical **QWERTY KEYBOARD CASE** that you can use with your iPhone. The best part is that the virtual keyboard won't appear unless you force it to, so you get back that screen real estate as you type. It does add some height to the phone. It has backlit keys & supports Mac & iPad keyboard shortcuts. Only available for the iPhone 14 Pro, iPhone 15 Pro, and iPhone 15 Pro Max. \$139 with shipping starting in February.



LG displayed their LG OLED T, a wireless, 77" transparent TV. The front panel is transparent, with an opaque contrast screen behind it. By raising or lowering the contrast screen, you can make the screen look more or less transparent. LG showed off visuals that made it look like a 3D fish tank with the transparent screen, and then raised the opaque panels to show off how the TV functions more normally. Price TBA soon.



BONUS GADGET



THE MAGIC LIQUID DISPENSER TAP No-Spill Drink Container Dispenser is a battery powered pump that quickly attaches to most liquid containers. It's powered by two AA easily replaceable batteries contained in the head of the tap. The tap's head easily snaps on to most container's openings since it requires no threads and is made of a very flexible plastic. A 10.5-inch flexible plastic tube/pump slips into the container. Its flexibility permits the tube to curve and easily adjust for the depth of most containers. At the end of the hose is a pump that gains its power via a liquid-proof cable that's contained in the tube and is attached to the Tap's batteries and circuitry located in the head. Attaching to your container is easy too. Simply place the tube portion into the opening of your beverage container.

It is not recommended for dispensing carbonated beverages, beverages containing pulp, or Sarsaparilla emulating flavors such as root beer. Beverages with 40%, or more alcohol, or beverages beyond their stated expiration date should be avoided. It is ideal for milk, juice, water, sports drinks, iced tea, and hot drinks.

Bob Skidmore is a freelance writer, who may be contacted at bskidmore@mac.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 Bob's Twitter page for up to the minute gadget news. Available at: <https://twitter.com/bskidmore>

Monthly Financial Highlights

December 2023

Operating Cash as of	December 31, 2023	
	Beginning Balance	Ending Balance
Operating Cash	\$31,543.40	\$29,715.29
Petty Cash	\$1,000.00	\$1,000.00
Back Gate Key Fund	\$410.00	\$147.00
Insurance Account ⁽¹⁾	\$78,336.02	\$18.02
BOZK Social Funds	\$3,859.78	\$5,409.38
Total Operating Cash	\$115,149.20	\$36,289.69
Borrowed from reserves	-\$122,895.31	-\$117,310.31
Total incl. borrowed funds	-\$7,746.11	-\$81,020.62

Note 1: Monthly contributions to Insurance Account in 2023/24 \$68,000.00

OPERATIONS SUMMARY	Actual as of December 31, 2023	Budget Year-to-date	Budget - Actual as of December 31, 2023
Pool	\$9,123.50	\$10,799.91	\$1,676.41
Building Repair & Maintenance ⁽²⁾	\$117,865.38	\$90,225.00	-\$27,640.38
Utilities ⁽³⁾	\$440,160.49	\$411,975.00	-\$28,185.49
Administrative (without insurance) ⁽⁴⁾	\$242,946.37	\$272,970.00	\$30,023.63
Total (without insurance)	\$810,095.74	\$785,969.91	-\$24,125.83

INSURANCE PREMIUMS	Actual To Date	Year End Budget	Budget - Actual
Year-to-Date Actual & Year End Budget	\$672,715.96	\$812,000.00	\$139,284.04
TOTAL OPERATIONS	\$1,482,811.70	\$1,859,960.00	\$377,148.30

Note 2: Over budget on Bldg Repair (\$8,116.52), Grounds Improvements (\$26,804.83) and Maintenance Supplies (\$3,095.71). Under budget on Fertilizer & Spraying (\$8,666.64) and Truck Gas (\$2,168.67).

Note 3: The actual expenses don't reflect Spectrum Door Fee of \$40,500.00. Water/Sewer/Trash is over budget (\$7,590.21). Electricity is under budget (\$3,536.59).

Note 4: Under budget on Salaries, Payroll and Benefits (\$60,560.50), Over budget on Taxes (\$8,014.97) and Professional Fees (\$18,882.06).

WSV RESERVES	Balance Nov-2023	Contributions Dec-2023	Expenses Dec-2023	Total incl. Interest December 31, 2023
Master ⁽⁵⁾	\$258,553.10	\$11,375.00	-\$40.00	\$270,367.99
Village 1 ⁽⁶⁾	\$44,174.89	\$4,875.00	-\$10,472.22	\$38,646.26
Village 2 ⁽⁷⁾	\$59,611.92	\$1,150.00	-\$523.61	\$60,345.42
Village 3	\$49,404.43	\$2,500.00	\$0.00	\$51,996.72
Village 4	\$36,395.98	\$1,566.67	\$0.00	\$38,030.15
Village 5 ⁽⁸⁾	\$42,725.09	\$5,058.33	-\$4,712.52	\$43,147.48
Village 6 ⁽⁹⁾	\$3,035.92	\$6,250.00	-\$314.15	\$8,987.72
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$907.91	-	
Due from Operating	-\$122,895.31			-\$117,310.31
Interest & Total	\$411,056.45	\$33,682.91	-\$16,062.50	\$434,261.86

Note 5: Termite tenting (Bldg. 3281)

Notes 6 to 9: Painting

Issued on 2024-01-18

REAL ESTATE CORNER

	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	PRICE/SQ FT
FOR SALE					
3122 37th Lane S #C	2	2	1,100	\$255,000.00	\$231.82
3227 39th St S #C	1	1	645	\$210,000.00	\$325.58
3267 39th St S #B	2	2.5	1180	\$239,000.00	\$202.54
3348 38th Way S #C	1	1	720	\$219,000.00	\$304.17
3217 40th Lane S #A	2	2	1,175	\$355,000.00	\$302.13

	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	PRICE/SQ FT
PENDING					
3292 39th St S #B	2	2.5	1,180	\$275,000.00	\$233.05

	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	PRICE/SQ FT	DATE CLOSED
SOLD						
3267 39th St S #A	2	2		\$222,000.00	\$188.94	01/19/24
3255 39th St S #A	2	2		\$212,500.00	\$180.85	12/29/23
3135 37th Lane S #B	2	2		\$325,000.00	\$295.45	12/28/23
3229 40th Lane S #C	1	1	645	\$215,000.00	\$333.33	09/15/23
3340 38th St S #A	2	2	1100	\$312,000.00	\$283.64	10/02/23
3263 38th St #C	1	1	735	\$180,000.00	\$236.73	10/05/23
3346 30th St #B-1	2	2	1100	\$265,000.00	\$240.91	10/06/23
3300 38th Way S #C	1	1	735	\$225,000.00	\$306.12	10/13/23
3268 39th St S #C	2	2	1180	\$310,000.00	\$254.24	10/19/23
3340 38th St S #B	2	2	1100	\$275,000.00	\$250.00	11/20/23
3247 38th Way S #E	1	1	725	\$207,000.00	\$285.52	11/21/23
3217 40th Lane S #C	1	1	645	\$220,000.00	\$341.09	11/27/23



Information is provided by Debbie Zito, Coastal Christies (727) 865-8326
www.bayshoretobeaches.com




Thinking of selling your condominium?

Inventory is low and prices have stabilized, creating an unprecedented demand. Debbie Zito and her St. Pete Team have specialized in buying and selling in West Shore Village for over 13 years. Put your trust in one of the most successful Real Estate Teams in St. Petersburg. They are very knowledgeable, thorough, and best of all, fun to work with.






3255 39th St S #A
2 Bed | 2 Bath | 1,160 SF



3229 40th Ln S
1 Bed | 1 Bath | 645 SF



3276 38th Way S #B
2 Bed | 2 Bath | 1,180 SF

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