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APRIL NEWSLETTER

MESSAGE FROM THE PRESIDENT

To all of my West Shore Village Friends,

As we start the new fiscal year, I am ecstatic to introduce our new board members.

V2 - Bruce Phillips

V3 - Tony Pisegna

V4 - Linda Delaney

V4 - Sierra Kluson

V5 - Michael Watkins

As I discussed at the last meeting, infrastructure will most likely be a priority for the Board, along with our favorite subject, insurance. I expect we will need to start the latter conversation sooner rather than later.

In any event, the new Board will be fully engaged in serving the best interests of WSV and I am excited to be a part of it. We always appreciate your input, so please contact your Director. You may also offer your ideas, opinions and comments at the monthly Board meetings (held on the 3rd Thursday of every month at 6:30pm). Prior to any vote taken at every Board meeting, comments are heard from owners.

Have a happy April and I look forward to seeing you at our 9am Tuesday morning workshops and the next Board meeting on April 18 at 6:30pm.

Michael Kelemen
President

WEST SHORE VILLAGE NEWSLETTER

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*West Shore Village News is a
publication of the West Shore Village*

Master Corporation Inc.

Available on the web at

www.westshorevillage.net/news

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

POSITIVITY LEADS TO PROGRESS

Spring is often associated with renewal and rejuvenation. As the coolness of winter fades away, nature comes back to life with blooming flowers, budding trees, and warmer weather. People often feel a sense of optimism and energy during this time, making it a perfect opportunity to start afresh, set new goals, and embrace positive changes.

Leave behind negativities. Yeah, but...," it is one of my least favorite phrases. It's a negative conversation starter and an innovative idea buster. It's the lead into why something won't work out or the start of heels being dug in.

Let's embrace positivity...

Positivity fuels collaboration – Cultivating a supportive environment where teamwork flourishes requires positive individuals. Sharing ideas, working toward outcomes in harmony, providing constructive feedback, and respectfully disagreeing all enhance collaboration and promote positivity. Assuming the worst, drawing negative conclusions without a basis in numbers or facts, and lacking transparency undermine the positive flow and collaboration.

Positivity fuels motivation – Happiness has been proven to be driven by positive feedback and recognition – by peers and leaders. This positive feeling, the sense of appreciation and belonging to a purpose, motivate us to give more of ourselves than most other factors. Positivity, and hence motivation, comes from the effort made by others to recognize your effort, ideas, contributions, outcomes and attitudes. Go ahead, pat someone on the back for a job well done!

Most situations can be looked at from multiple angles. Risks, concerns, and challenges cannot be ignored or dismissed; we can address them with an aim to maintaining momentum and collaboration toward a common understanding and positive outcome. Our positivity can be infectious and fuel resilience, collaboration, and motivation, helping us to see our way to changes and success.

Absolutely, positivity can be a powerful force for change. When individuals approach situations with a positive mindset, they're more likely to see opportunities rather than obstacles. This optimistic outlook can motivate people to take action, pursue their goals, and overcome challenges with resilience.

Positivity also tends to be contagious. When one person radiates positivity, it can uplift those around them, creating a ripple effect that inspires others to adopt a similar attitude and make positive changes in their own lives.

Moreover, maintaining a positive mindset can help individuals navigate change more effectively. Instead of fearing change, they may embrace it as an opportunity for growth and success.

In summary, positivity can serve as a catalyst for change by fostering optimism, inspiring action, and promoting resilience in the face of challenges.

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,

Now that we are fully staffed, we are working hard to catchup so that we can finally get on a regular schedule. We still need you to exercise patience as it is coming up to our busy season and we are working as fast and as hard as we can.

Please continue to complete work orders for any requests/issues. You may do so by submitting them in the Clubhouse or online via the WSV Resident Information Portal. We continue to prioritize all projects and issues.

Thank you.

David, Brandon, Dale, March, Craig

SUMMARY OF TUESDAY MORNING WORKSHOPS - Mar. 2024

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

Landscaping:

- David and crew to blow the property.
- Weed and fungus spraying has begun.
- Mulch provided by the city of St. Petersburg will be used for the front entrance and the picnic area.
- Mowing is now every week.
- Sod replacement (\$17,000 initiative) has begun in certain areas. It is being prioritized with the most severe areas being completed first.

Maintenance:

- Pest Guard annual interior pest control treatment and termite inspection treatments were completed on March 21st & 22nd.
- The tennis court repair completion is to resume in April.
- Interior Clubhouse ceiling repaired.
- Ongoing sprinkler repairs
- Dog waste bins have been installed near the back of the Village to prevent gutter backups.



- 1) Adopted the 2024/2025 Budget.
- 2) Adopted the 2024 Rules & Regulations.
- 3) The pool area now has limited wi-fi (no streaming at this time). Upgrades in progress.
- 4) Finding a management company for electric charging stations located at the clubhouse parking lot.
- 5) Orientation for new Board Members is in progress.
- 6) The lock will be changed and new keys to be made for Clam Bayou gate as current keys are no longer in circulation, meaning once we run out (10 left) we have no way to cut more keys.



- 1) The Committee is testing the city of St Pete mulch at the entrance and in the picnic area.
- 2) The Board has approved the recommended Florida friendly plant list.



What's New in the 2024 Rule Book?

"People make rules for others, and exceptions for themselves."

Section	Title	Change
VII.	Sales	By appointment only – no open houses
XII.	Landscaping	Landscaping Committee procedures/approvals for plantings
XIII.	Electronic Home Monitoring Devices	New requirements for home security cameras
XVII.	Parking	Up to 2 WSV-stickered vehicles can park in driveway if space permits
XIX.	Pets & Assistance Animals	Registration of cats as well as dogs
XX.	Signs and Flags	No signs except security installations; removable flags only as per FL Statute Ch 718

PLUS... better and more complete instructions on how to submit forms and applications.

Follow the latest Rules Book to ensure a harmonious environment for all owners, renters, visitors, and guests in our beautiful community. Find it online at tinyurl.com/2024rulebook



Your WSV Board Members for 2024/2025. Please see page 1 for email addresses and phone number

Village 1: **Michael Kelemen – President**

Dave White

Village 2: **Adriane Carter-Lovell – VP**

Bruce Phillips

Village 3: **Toni Herting – Treasurer**

Tony Pisegna

Village 4: Linda Delaney

Sierra Kluson

Village 5: Doug Legg

Mike Watkins

Village 6: **Maria Ochoa - Secretary**

Debra Roll

Director-at-Large: Rita Vine

COMMITTEES

Landscaping:

Toni Kelemen – Chair
Anne Carrel
Dennee Gray
Cheryl Nixon

Appeals

Bob Henage – Chair
Carl Ferreira
Joyce Gesick
Barbara Oliver
Alternates: Yvonne Tanis, Nicole Weimer



FINANCE COMMITTEE



This committee plays a crucial role in overseeing the financial health and sustainability of WSV, and we believe that diverse perspectives and expertise will greatly contribute to its effectiveness.

The Finance Committee is responsible for:

Budget planning and management
Financial reporting and analysis

Oversight of financial policies and procedures
Advising on financial strategies and investments

We are seeking individuals who have a background in finance, accounting, business management, or related fields.

Volunteering for the Finance Committee offers an excellent opportunity to make a meaningful impact on our Village's financial decisions and long-term sustainability.

If you are interested in joining the Finance Committee, please contact Toni Herting, Treasurer via email (atherting17a@gmail.com) by April 10th. In your response, please briefly outline your relevant experience and/or expertise.

Stay tuned as other committees will be formed and resident participation will once again be solicited.



WHAT'S HAPPENING THIS MONTH?



APRIL 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	Hydrant Inspection Line Dancing-10:00am Euchre-7:00pm Easter Monday April Fool's Day	Maintenance Workshop-9am Water Aerobics 10:30am Social Club Meeting-5pm	Ladies' Night Dominoes-7pm	Shuffleboard-9:30am Men's Night Poker/Pool-7:00pm	First Friday Bon Voyage-5:30 pm	
7	Line Dancing 10:00am Euchre-7:00pm	Maintenance Workshop-9am Water Aerobics 10:30am	Ladies' Night Dominoes-7pm	Shuffleboard-9:30am Men's Night Poker/Pool-7:00pm	12	13
14	Line Dancing 10:00am Euchre-7:00pm Tax Day	Maintenance Workshop-9am Water Aerobics 10:30am	Ladies' Night Dominoes-7pm	Shuffleboard-9:30am Vantica Workshop 6:00pm WSV Board Meeting-6:30pm	19	20
21	Line Dancing 10:00am Euchre-7:00pm Passover Begins	Maintenance Workshop-9am Water Aerobics 10:30am	Ladies' Night Dominoes-7pm	Shuffleboard-9:30am Men's Night Poker/Pool-7:00pm	26	27
28	Line Dancing 10:00am Euchre-7:00pm	Maintenance Workshop-9am Water Aerobics 10:30am Passover Ends	Ladies' Night Dominoes-7pm			



Automated External Defibrillator (AED) Now in the Clubhouse



An Automated External Defibrillator (AED) is a machine that is used to treat cardiac arrest, a life-threatening condition where the heart suddenly stops beating properly. By sending an electric shock to the heart of a person in cardiac arrest, the AED restores a normal heart rhythm. Thanks to the diligence of Dick Grimshaw and Karen Moore, we now have one in the Clubhouse located in the kitchen by the fire extinguisher and the first aid kit.

WSV Resident Information Portal

WSV Resident Information Portal (Vantica) is the new website page for WSV.

<https://home.resourcepropertymgmt.com/>

You should have received your login information and should have access. From your dashboard you can view

- your maintenance account balance and make payments
- change your password
- see emails notifications
- see the WSV resident directory
- view various WSV documents
- view 'How To' videos to help you navigate the website



April 18th-6:00pm (before the monthly Board meeting)

A portal workshop will be held in the Clubhouse to demonstrate how to register and navigate the system.



TENNIS COURT/PICKLE BALL COURTS



The votes have been counted and it is official. There will be 1 tennis court and 2 pickle ball courts.

Option	Votes
yes	210
no	17
abstain	3

Friendly Reminders



VILLAGE DIRECTORS



Your Village Directors are a key resource if you have questions, concerns or comments. Feel free to reach out to them for assistance and they will do their absolute best to point you in the right direction, listen or offer guidance.

CLUBHOUSE



RENTAL

The Clubhouse is available for rental. A form must be completed and given to your Director along with a \$200 cash security deposit. The deposit will be returned upon inspection after the event. The Clubhouse must be clean to include disposal of trash.

LAWN and GARDEN

Now that Spring is in bloom, if you have plant or garden debris and/or clippings, please place in bags along the side of the perimeter road for pickup.



GARAGE SAFETY



In an effort to be proactive in keeping our Village as safe as possible, please do not leave your garage door open and unattended for lengthy periods of time. Items stored in your garage, such as tools, bicycles, or sports equipment, are vulnerable to theft when the garage door is left open. Thieves can quickly grab items and make a getaway. Also, open garage doors can invite pests such as rodents, insects, or stray animals to enter and potentially infest your garage. They may damage stored items or create unsanitary conditions.

Due to the implementation of the RPM Vantica system the Monthly Financial Highlights report is delayed. It is our hope to be up to date by the next Board meeting. Below is the report from January.

Monthly Financial Highlights

January 2024

Operating Cash as of		January 31, 2024	
	Beginning Balance		Ending Balance
Operating Cash	\$29,715.29		-\$175.05
Petty Cash	\$1,000.00		\$1,000.00
Back Gate Key Fund	\$147.00		\$147.00
Insurance Account ⁽¹⁾	\$18.02		\$68,018.02
BOZK Social Funds	\$5,409.38		\$5,338.18
Total Operating Cash	\$36,289.69		\$74,328.15
Borrowed from reserves	-\$117,310.31		-\$78,206.31
Total incl. borrowed funds	-\$81,020.62		-\$3,878.16
Note 1: Monthly contributions to Insurance Account in 2023/24		\$68,000.00	

OPERATIONS SUMMARY	Actual as of January 31, 2024	Budget Year-to-date	Budget - Actual as of January 31, 2024
Pool	\$11,383.50	\$11,999.90	\$616.40
Building Repair & Maintenance ⁽²⁾	\$122,674.75	\$100,250.00	-\$22,424.75
Utilities ⁽³⁾	\$487,477.34	\$457,750.00	-\$29,727.34
Administrative (without insurance) ⁽⁴⁾	\$269,311.21	\$303,300.00	\$33,988.79
Total (without insurance)	\$890,846.80	\$873,299.90	-\$17,546.90

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	\$1,563,562.76	\$1,859,960.00	\$296,397.24

Note 2: Over budget on Bldg Repair (\$6,616.52), Grounds Improvements (\$26,304.83) and Maintenance Supplies (\$2,928.06). Under budget on Fertilizer & Spraying (\$9,754.97) and Truck Gas (\$1,787.48).

Note 3: The actual expenses don't reflect Spectrum Door Fee of \$40,500.00. Water/Sewer/Trash is over budget (\$7,917.96). Electricity is under budget (\$4,581.01).

Note 4: Under budget on Salaries, Payroll and Benefits (\$64,631.07), Over budget on Taxes (\$8,014.97) and Professional Fees (\$17,947.39).

WSV RESERVES	Balance Dec-2023	Contributions Jan-2024	Expenses Jan-2024	Total Incl. Interest January 31, 2024
Master	\$270,367.99	\$11,375.00	\$0.00	\$282,105.34
Village 1 ⁽⁵⁾	\$38,646.26	\$4,875.00	-\$2,827.50	\$40,746.10
Village 2 ⁽⁶⁾	\$60,345.42	\$1,150.00	-\$4,712.50	\$56,855.95
Village 3	\$51,996.72	\$2,500.00	\$0.00	\$54,566.81
Village 4	\$38,030.15	\$1,566.67	\$0.00	\$39,647.75
Village 5 ⁽⁷⁾	\$43,147.48	\$5,058.33	-\$5,655.00	\$42,605.54
Village 6 ⁽⁸⁾	\$8,987.72	\$6,250.00	-\$2,827.50	\$12,426.18
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$679.43	-	
Due from Operating	-\$117,310.31			-\$78,206.31
Interest & Total	\$434,261.86	\$33,454.43	-\$16,022.50	\$490,797.79

Notes 5 to 8: Painting



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.

APRIL 2024

TUES	Apr 2	5:00 PM	Social Club Meeting		
FRI	Apr 5	5:30 PM	First Friday/Bon Voyage Social		Bring a dish to share

MAY 2024

WED	May 1	5:00 AM	Social Club Meeting		
FRI	May 3	5:30 PM	First Friday Social		Bring a dish to share
SUN	May 5	3:00 PM	Cinco De Mayo	Pool	Tacos provided, bring a side to share
MON	May 27	3:00 PM	Memorial Day	Pool	Burgers and Dogs provided, bring a side to share

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



March Event Recap:

Picnic Area Cleanup – A big thank to all the volunteers and the staff that worked to spruce up the picnic area. Thanks to Carl for co-ordinating the project!





St. Patrick's Day Dinner Dance – Irish for a day...corned beef, cabbage, potatoes, cottage pie and Irish soda bread were enjoyed by all who attended followed by dessert and dancing.



Shufflebaord Shootout – A good round of competition.
WINNERS – Singles: Steve Hopkins / Doubles: Bob Henage and Dick Breton



Annual Picnic in ther Park – Free hot dog and burgers and plenty of sides and desserts were shared during an afternoon in the newly spruced up picnic area.



CPR Training – A great turnout of residents to learn CPR and choking training.

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Water	Fire	Mold	Biohazard
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Walmart Beverage Refrigerator & Cooler ~ Perfect for beer, wine & other drinks



I'm sure you've often wished you had a small fridge just for your various beverages including soda, wine and beer? Perhaps it's time to replace the old, under the bar, fridge? The unbranded Walmart fridge from on-line sales at Walmart, model BR-110-WM, and also sold under other brand names, may be the possible answer.

This fridge has many features that competitive models lack. Probably the most outstanding one is its Auto-Defrost capability. Yes, no more having to deal with turning off a fridge and waiting hours to be able to remove the large panels of ice that form on the rear of non-frost free models. Not only is this a mess to deal with, but also a time waster. Temperature selections between 34°F to 50°F are adjustable and if a power failure takes place your preset temperature will return to its original setting, a very handy benefit. (120V/240W)

The brown fridge has a silver stainless steel frame, is 3.2 cubic feet, free standing, has a reversible hinge see-thru door, can hold up to 126 cans of your favorites and is whisper quiet. It includes a switchable soft LED blue light. Always turn the light off when not needed. Dimensions are: 17.5(D) x 18.9(W) x 31.5(H) inches and adjustable feet are included.

As is the case with all newly delivered fridges, leave the cooler at least 24 hours in an upright position before plugging it into AC and using it. This is important as you never know if in shipping the unit was kept upright. Failure to adhere to this could pose potential future operating issues. Also, foods of any type are not to be stored in this type of fridge as it's designed to keep beverages cool, not food! Estimated yearly energy cost is about \$40.00. Walmart offers both a 3 and 4 year extended warranty. The warranty simply covers a total replacement in place of repairs, or service calls, a nice hassle free optional benefit.

Available from: Walmart on-line
MSRP: \$269.99 List (promotion prices sometimes offered)
3-year warranty \$34.00 • 4-year warranty \$49.00 GADGETEER's
RATING: ★★★★★
For more information go to: <https://bit.ly/3Htg8p4>



Graphic credits: Walmart

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>



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