

BOARD OF DIRECTORS

V1 – Michael Kelemen

President

(304) 533-9283

michael.kelemen.mk@gmail.com

Dave White

(407) 694-3453

dwhitesc3@gmail.com

V2 – Anthony Bonanni

(610) 733-7049

M3CSL95@hotmail.com

Adriane Carter-Lovell

2nd Vice President

(917) 488-0801

adrianewsv@gmail.com

V3 – Richard Breton

(207) 441-4203

peperebreton6@yahoo.com

Toni Herting

(267)-634-4394

atherting17a@gmail.com

V4 – William Bruder

(727) 308-1478

wmb Bruder@gmail.com

Richard Tichy

Treasurer

(727) 793-7815

richard.tichy@gmail.com

V5 – Doug Legg

(207) 649-9377

drlegg1951@gmail.com

Karen Moore

(226) 985-1070

karen_moore815@hotmail.com

V6 – Maria Ochoa

Secretary

(727) 460-3078

mocha325@me.com

Debra Roll

(614) 296-7955

debraroll@gmail.com

Rita Vine

Vice President

Director at Large

(727) 231-1032

vinerita@gmail.com

Resource Property Management

24/7 Service Hotline

(727) 864-0004 (follow prompts)

April Neary, *Manager*

(727) 864-0004 X2212



MARCH NEWSLETTER

MESSAGE FROM THE PRESIDENT

To all my WSV friends,

Welcome to the March edition of the West Shore Village Newsletter!

It's hard to believe that it will soon be a year since I became Association President. Looking back, it was a very busy year for the Board. I am very proud of the work this Board completed to make positive strides for a better West Shore Village and I hope to continue our efforts.

March will be another busy month as we have the following:

March 5 – A landscaping presentation from the Pinellas County Landscape Program Coordinator.

A special Board meeting will be held in conjunction with this presentation to discuss next steps for the Landscape Committee.

March 14 – The monthly Board meeting, the annual meeting and the organizational meeting starting at 6:00 pm.

March 17 - St. Patrick's Day Dinner and Dance.

March 24 – WSV Shuffleboard Tournament and BBQ picnic.

Thanks again to all the incredible people in West Shore Village. Toni and I feel blessed to live here.

Michael Kelemen
President

WEST SHORE VILLAGE NEWSLETTER

Editor

Adriane Carter-Lovell

wsvbbnews@gmail.com

Advertising Sales

Bob Skidmore

bskidmore@mac.com

Editorial Advisory Board

Michael Kelemen / Maria Ochoa /

Richard Tichy

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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

LIVE for TODAY!

Living for today is an important perspective that emphasizes being present, enjoying the moment, and finding joy in the here and now. While it's essential to plan for the future and work towards long-term goals, it's equally important to savor the present moment and appreciate life's simple pleasures. Here are some ways to embrace living for today:

Practice Mindfulness: Stay grounded in the present moment by practicing mindfulness techniques such as meditation, deep breathing, or simply taking a moment to pause and appreciate your surroundings.

Gratitude: Cultivate a sense of gratitude for the blessings and experiences you have in your life right now. Take time each day to reflect on what you're thankful for, whether it's a beautiful sunset, a delicious meal, or the company of loved ones.

Enjoy the Little Things: Find joy in everyday activities and moments, whether it's savoring a cup of coffee in the morning, going for a nature walk, or spending time with pets or loved ones.

Follow Your Passions: Pursue activities and hobbies that bring you joy and fulfillment, whether it's painting, playing music, gardening, or any other creative endeavor. Allow yourself to immerse fully in these experiences without worrying about the future.

Connect with Others: Cultivate meaningful connections with friends, family, and community members. Spend quality time with loved ones, share laughter and experiences, and support each other through life's ups and downs.

Embrace Spontaneity: Be open to new experiences and opportunities that come your way. Say yes to adventures, try new things, and embrace the unexpected twists and turns of life.

Prioritize Self-Care: Take care of your physical, emotional, and mental well-being by prioritizing self-care activities such as exercise, relaxation, hobbies, and spending time alone doing things that recharge you.

Let Go of Regrets and Worries: Release any regrets about the past or anxieties about the future and focus instead on making the most of the present moment. Accept life's imperfections and uncertainties and find peace in the here and now.

Forgive: It allows for positive emotional healing, improved relationships, peace of mind, and unity. Most importantly forgiveness breaks the cycle of hurt. It's important to note that forgiveness does not mean condoning or excusing harmful behavior. Rather, it's about releasing the hold that past grievances have on you and choosing to focus on the present.

While it's important to plan and prepare for the future, living for today allows you to fully appreciate and enjoy the richness of life in the present moment. By finding balance between living for today and planning for tomorrow, you can create a life that is both fulfilling and meaningful.

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,

We are again asking for your patience and understanding, as although we are once again fully staffed, there is a training/learning curve for our two new crew members. As of March 4th, we are happy to announce that March Bell has joined our Landscaping team and as of March 6th, Craig Paladini has joined our Maintenance team. Dale will move over to Landscaping but will continue to swing between maintenance and landscaping as needed.

Please continue to complete work orders for any requests/issues. Please also understand that we have a backlog of work, and we are doing our absolute best to prioritize projects and issues.

Thank you.

David, Brandon, Dale, March, Craig

SUMMARY OF TUESDAY MORNING WORKSHOPS -Feb. 2023

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



Landscaping:

- David continues to blow the property. He will need to begin weed and fungus spraying prior to planting and sodding.
- Mulch provided by the city of St. Petersburg will be used for the front entrance. This will be a test to determine the quality of the mulch. The vendor we used to use is no longer in the bulk mulch business.
- Mowing continues to be every 2-3 weeks depending on grass growth.
- Sod replacement (\$17,000 initiative) is on hold. Please see more information below under 'The More You Know'.

Maintenance:

- Brandon has completed the irrigation repair and sprinklers are now operable. Individual sprinklers and zone timing repairs are ongoing.
- The tennis court repair is underway. Please see more information below under 'The More You Know'.
- Phase 1 sidewalk repairs have been completed.
- Duke has repaired the non-working streetlights with much brighter lights.



- 1) Looking to contract out the wall repair.
- 2) Wi-Fi issues in Clubhouse: Spectrum onsite visit (2/24) restored wi-fi. If the issue re-occurs a new router will be ordered.
- 3) Wi-fi extender to be purchased to extend wi-fi to the pool area.
- 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 as soon as time permits.
- 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.
- 8) Orientation for new Board Members.



- 1) The Committee is testing the city of St Pete mulch.
- 2) The committee has received and is reviewing the report from Doris Heitzmann, of Pinellas County. Recommendations to come.
- 3) A landscaping presentation from the Pinellas County Landscape Program Coordinator was held on March 5th in the Clubhouse at 6:30pm.

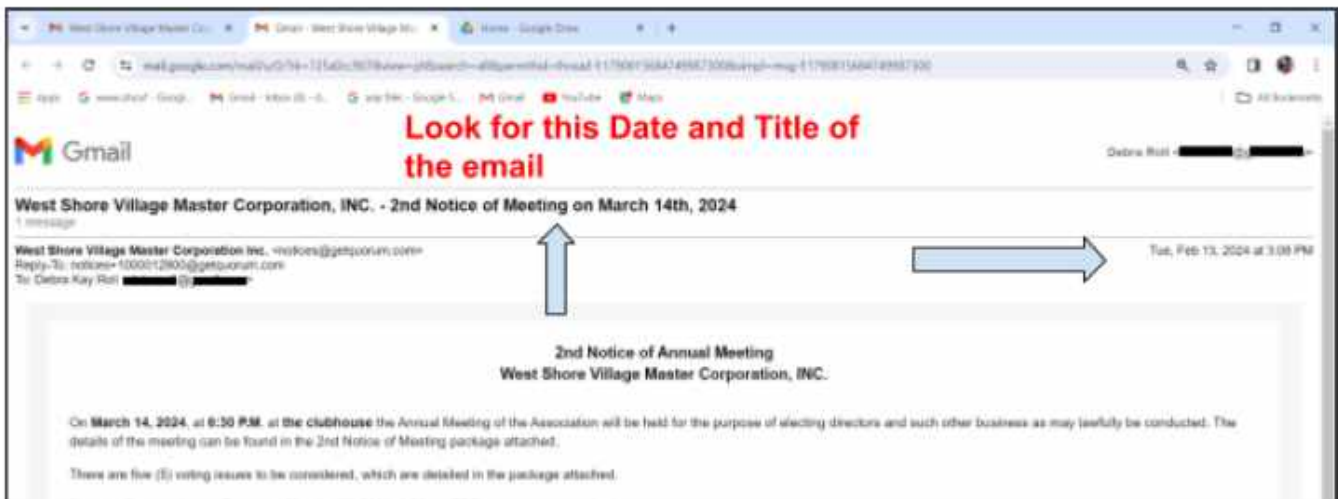


- 1) Public meetings were held, and changes were made to the final draft based on residents' opinions.
- 2) The final draft of updated Rules & Regulations was emailed and posted on Vantica on Feb. 28th
- 3) The Board will vote on the Rule & Regulations at the March 14th Board meeting.



Find and Read the WSV Annual Meeting Package if you have signed up to receive information from RPM via Email:

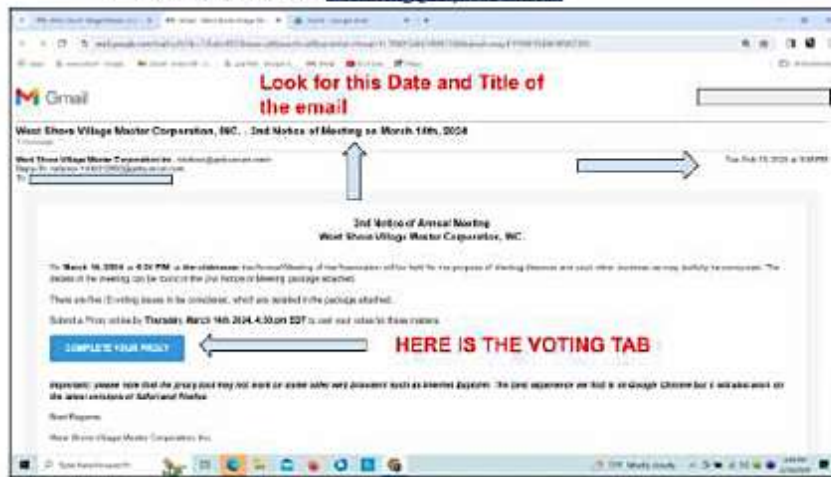
1. Open your email program.
2. Find the email
 - a. By subject heading: **West Shore Village Master Corporation, INC. - 2nd Notice of Meeting on March 14, 2024**, dated February 13, 2024
or...
 - b. Search for email from **notices@getquorum.com**



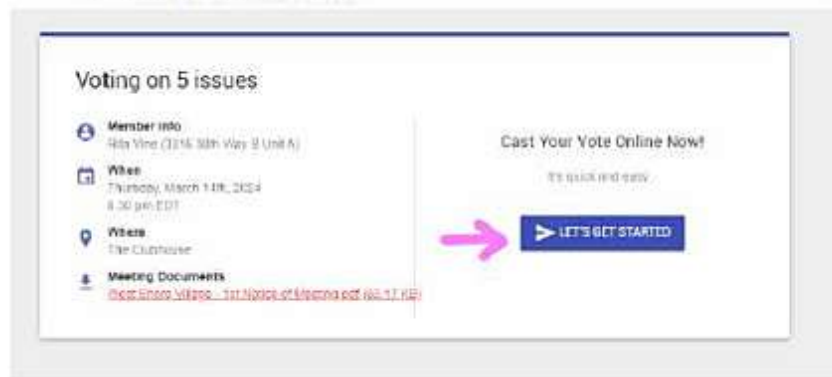
3. Open the email and look for the **pdf attachment**. It is usually at the bottom of the email message, but every email program is different.
4. The attachment contains:
 - a. Notice of the Annual meeting
 - b. Explanations for all the ballot questions
 - c. Printed copy of proxy (not needed if you assign proxy online through GetQuorum)
 - d. ****2024/25 Annual Budget and a chart of your maintenance fees for 2024/25!!****
 - e. Annual Meeting agenda for March 14 2024

How to Complete Your WSV Proxy By Email:

1. Open your email program.
2. Find the email
 - By subject heading: **West Shore Village Master Corporation, INC. - 2nd Notice of Meeting on March 14, 2024, dated February 13, 2024**
or...
 - Search for email from notices@getquorum.com



- Click on Complete Your Proxy
- Click on Let's Get Started



If You Can't Find an Email from NOTICES@GETQUORUM.COM

If in previous years you received the Annual General Meeting package through email, but can't find the 2024 package, consider the following steps:

1. Check both your TRASH and your SPAM folder in your email for email from notices@getquorum.com.
 - o Move the email out of spam/trash and back into your INBOX.
2. If that doesn't work, ask your village director to log into the new RPM Information Portal to verify that your email address is correctly designated to receive the Annual General Meeting package and other official communication.
3. If your account is set up to receive information by USPS mail rather than email, make sure that the address is correct in the RPM Information Portal. It may take several days for the USPS package to be delivered.

!! Remember, all is not lost even if none of the above options work!!

You can always ask your Director for a blank PROXY FORM. We are keeping a supply in the office, and you will be able to assign your Voting Proxy to any owner who is attending the Annual General Meeting.



YOUR VOTE COUNTS!

The demand for Tennis is diminishing and Pickleball is growing. St Petersburg is in the top 5 cities in the US per capita for number of Pickleball courts. Because we are in the process of a scheduled, budgeted replacement, it's the perfect time to add two dedicated Pickleball courts. This modification will allow up to 8 people to play Pickleball at the same time. This amendment would add value to WSV by modernizing our amenities and enhancing WSV at no additional cost to the approved budgeted amount. We would simply add painted Pickleball lines without tennis lines.

What's the objective: Replace 1 tennis court with 2 Pickleball courts.

- Incentive:
- Pickleball is becoming more popular throughout the USA.
- The courts are undergoing scheduled replacement.

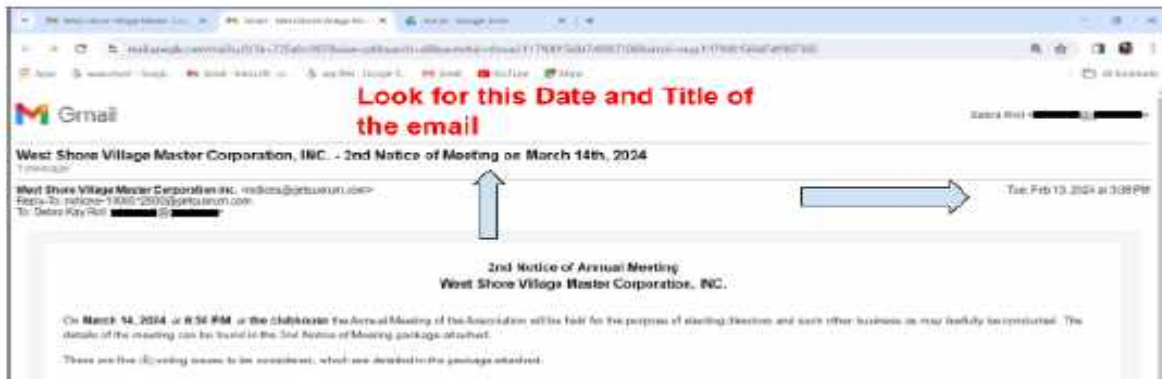
Benefit:

- NO EXTRA COST TO OWNERS! This is a scheduled, budgeted item. Now is the time to make this change.
- Greater buyer / seller attraction
- Modernize our amenities
- Meets the needs of our residents.

Please vote APPROVE/YES on question 5 on your annual proxy ballot.
We thank you and appreciate your support and vote.

Find Your Unit's 2024-25 Maintenance Fees in Your Email

1. Open your email program.
2. Find the email
 - By subject heading: **West Shore Village Master Corporation, INC. - 2nd Notice of Meeting on March 14, 2024, dated February 13, 2024**
or...
 - Search for email from **notices@getquorum.com**



3. Open the email and look for the pdf attachment. It is usually at the bottom of the email message, but every email program is different.
4. Scroll through the attachment until you find a page with the heading **WSV Monthly Maintenance Fees 2024-2025**. You will find the monthly maintenance fee for every unit in your Village, including your own.



Tips from St Pete Police Town Hall – Preventing Vandalism – January 29, 2024

Officer Jones introduced herself as the community policing officer for our district, which is DISTRICT ONE.

Vehicle break-ins: There are frequent vehicle burglaries. The vast majority have the following characteristics:

- Performed by local teens who live nearby
- Are more frequent during summer months when teens are out of school
- Are almost always performed on unlocked vehicles. A tiny percentage involve breaking into locked cars.
- Not just at night – keys or key fobs can be left in your car for a minute while you run inside, and then the car is gone.
- Special case: Kia 2015-2020 are very easy to steal. The SPPD has a budget to supply owners of these specific models with steering wheel clubs to deter theft from Police Headquarters.

Preventing vehicle vandalism:

LOCK YOUR CAR! The easy way to prevent this is to lock your car and take your possessions inside.

- Even if you think something is of no value, the thief may think it might be!
- If your model is recent, there may be an app for your phone that can alert you that your

Home break-ins: There are very, very few of these. Most offenders are known to the home occupant – e.g. a previous trespasser, evicted tenant, vengeful former occupant, etc. Nevertheless, it was strongly recommended to lock your doors to remove the opportunity.

Kids who commit these burglaries want to be quick and unnoticed. They don't steal or break into cars in public places (Publix, banks) because they might be seen.

When kids steal a car, they are only out for a joy ride. The car is often found nearby. Sometimes, the kid may see a police car, and thinking that the officer is "on to them", begin speeding – resulting in a car chase and a subsequent crash.

Guns in cars: Officer Jones keeps her gun in a double locked storage case. She strongly suggests that we keep our guns in a locked storage case too. If that is not possible, be sure to take your gun inside AND lock your car door.

What happens to the kids who are caught? If they are juveniles, as they usually are, they are taken to the local station. The parent is called, and the juvenile is released. A complex series of "points" can be accumulated by multiple offenders, but even then, it can take years for the offender to accumulate enough points to be forced into a remedial program.

The police and the City are working together to try to increase the expectation of restitution of these young offenders.

What could WSV Association do to deter this?

- If you don't recognize someone, you can ask what their business is at WSV. If they fail to provide a reasonable answer, you can call the DISTRICT ONE non-emergency number 727-893-7780 and report this
- "Theft Technology" – there are ways that communities can use light, landscaping, and other fixtures to deter crime. The city has an expert on staff who will be contacted to tour WSV and make recommendations.
- Cameras can help somewhat. E-doorbells have definitely helped determine patterns and people. However, cameras are not great at identifying people easily and are not a perfect solution.
- Acquire periodic reports from the Police via stpetestatmap which will provide information on days, time of day and other information to create awareness of when potential offenders are likely to be on site.
- Ask SPPD officers to drive through at night. This may not always be possible, but the community officers will try.

<https://westshorevillage.net/tips-from-st-pete-police-town-hall-preventing-vandalism-january-29-2024/>



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 Officers, and such other business as may lawfully be conducted.

DATE: THURSDAY, MARHC 14, 2024
TIME: 6:00pm, WSV Clubhouse



Doris Heitzmann, Florida-Friendly Landscaping™ Program Manager
University of Florida / IFAS Pinellas County Extension

Nine Principles of Florida-Friendly Landscaping
Tuesday March 5, 2024, at 6:30 pm
West Show Village Clubhouse

Doris gave a very informative presentation on the landscape of WSV. She reported on what is working and on what areas are of concern. She spoke on irrigation, water conservation, fertilizing, plant/tree types, as well as greenspace usage. Dorris offered both long-term and short-term recommendations, gave insight as to how the overall landscape should be, courses available for our landscaping crew as well as residents.

Please reach out to any member of the Landscaping Committee for more information.

Toni Kelemen, Chair
Dennee Gray

Anne Carrel
Cheryl Nixon



MATERIAL ALTERATION

Florida courts have construed the phrase “material alteration or addition” to mean to palpably or perceptively vary or change the form, shape, elements, or specifications from its original design or plan, or existing condition, in such a manner as to appreciably affect or influence its function, use, or appearance.

The Condominium Act of Florida requires that 75 percent of the total voting interests/membership of the association approve the alterations or additions. The statute was amended in 2018 to clarify that the owners’ approval must be obtained prior to the commencement of the material alterations or substantial additions.



PLANTINGS and SODDING



Due to below-normal rainfall, reduced river levels, and increasing water supply concerns, a water shortage has been declared by the Southwest Florida Water Management District (SWFWMD) for several counties including Pinellas. The Order (#2023-041) will remain in effect through July 1, 2024, unless changed by the SWFWMD. More aggressive water shortage actions may become necessary if conditions worsen. The city of St. Petersburg recommends that new plants and sod installations, and lawn renovations (sod, plugs, seed, and other turf grass material) be delayed until the start of the summer rainy season (typically in June).

https://www.stpete.org/residents/sustainability/water_conservation/water_restrictions.php



You have a voice. Your Board of Directors and Committee Members welcome and appreciate your input. Please feel free to reach out to them with any ideas, feedback, suggestions, comments or concerns. It takes a ‘Village’ (pun intended 😊).

Friendly Reminders



LANDSCAPING CHANGES



If you would like to make changes to your landscaping, an Application for Landscaping/Planting must be completed, turned in to your Director for Board and Landscaping Committee approval prior to commencement.

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.



WORK ORDERS



Please submit a work order online via RPM Vantica or use the forms located in the Clubhouse. Please do not contact the crew by phone or approach them while they are working as this slows down their ability to complete daily tasks.



DUMPSTER CONTAINER



Please be considerate of your neighbors. To maximize the amount the dumpster container can hold, please flatten all cardboard boxes. This will increase availability as it will lessen the number of city haul-aways and drop-offs.



DAYLIGHT SAVING TIME



Daylight saving time for 2024 starts at 2 a.m. EST Sunday, March 10, for "spring forward" and ends at 2 a.m. EST Sunday, Nov. 3 for "fall back".

Due to the implementation of the RPM Vantica system the Monthly Financial Highlights report is delayed. It is our hope to have it within the next couple of weeks. Below is the report from December.

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



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 Hering)

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 & Chili Cook off		(Toni Kalemen & 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

MARCH EVENTS



**ST. PATRICK'S DAY
DINNER DANCE**
SUNDAY MARCH 17TH

**SOCIAL HOUR AT 3:00PM
DINNER AT 6:00PM
MUSIC 7:00-10:00PM**

IRISH

MUSIC: CHINED GREY & CARBANE, COTTARE PE, IRISH SING ALONG, DANCERS

ACTORS: MUSIC, DANCE PERFORMERS, IRISH ACTING TALENT

PLEASE BRING A DESSERT TO SHARE

**GET YOUR TICKETS EARLY. THERE IS A
LIMIT OF 80 PEOPLE FOR THIS EVENT.**

TICKETS \$20.00 PER PERSON
TICKET SELLERS

Linda Delaney (610) 915-5201, Dennee Gray (917) 750-5457
Dick Breton (207) 441-4293, Tony Bonarini (610) 733-7049

EVENT CHAIR: Dennee Gray (917) 750-5457

March 24th
ANNUAL SHUFFLEBOARD TOURNAMENT



ANNUAL BBQ PICNIC



CPR TRAINING
Get trained. Save a life. You'll be glad you did.

WEDNESDAY, MARCH 20th
WSV CLUBHOUSE
10:00am - 12:00pm
\$20.00 per PERSON
(payment due at registration)
Contact Karen White (407) 704-0678

Register at the Clubhouse with Karen White

Sat., Feb 24th 9am-12:30pm
Tues., Feb 27th 9am-9:30am
Tues., Mar 5th 9am-9:30am
Wed., Mar 6th 5pm-6pm
Tues., Mar 12th 9am-9:30am
Thurs., Mar 14th 6:30pm -7:30pm
Sun., Mar 17th 6:00pm-9:00pm

Februart Event Recap:

First Friday Social BINGO Night – Fun was had by all. Various versions of BINGO games were palyed and prizes were given to the winners. (Thank you Carl Mastaglio)

Valentine's Dance – There was plenty of food to go around followed by a night of dancing. Attendees enjoyed live music by Doug Lalino. (Thank you Pete and Sheila Rancourt & Dick and Lee Breton)

Chili Cook Off – 1st Place: Arnie Lipsey, 2nd Place: Dave White, 3rd Place: Anne Mayberry. (Thank you Toni Keleman and Karen White)



French Toast Breakfast and Health Seminar: Another successful and joyous social event. The Frech toast, eggs, and other fixins' were delicious (Thank you Pete and Sheila Rancourt). Our first ever Health Seminar was very informative. The panel of experts led by our very own resident Carol Ware, who works for The Sunshine Senior Center, included a Medicare advisor, an Elder Care Attorney, and a Health Care Guardian. (Thank you Adriane Carter-Lovell and Karen White)

**WESTSHORE VILLAGE -
YOUR SECLUDED SANCTUARY IN THE
HEART OF THE SUNSHINE CITY**



Bayshore to the Beaches

FEATURED LISTINGS



3276 38th Way South, Unit B

2 BD 3 BA 1180 SF \$249,000

Explore West Shore Village living with this 2-bed, 2.5-bath townhouse featuring a spacious patio and garage. Enjoy tennis, a heated pool, and a clubhouse, all next to Clam Bayou Nature Preserve. Near St. Pete's beaches and downtown, this gem offers a peaceful yet connected lifestyle. Act fast—this opportunity won't last!

3348 38th Way South, Unit C



1 BD 1 BA 720 SF \$219,000

3247 38th Way South, Unit E



1 BD 1 BA 725 SF \$207,000

3300 38th Way South, Unit C



1 BD 1 BA 735 SF \$225,000

3346 39th Street South, Unit A



2 BD 2 BA 1100 SF \$265,000

Sell Your West Shore Village Condo with Confidence – Choose Debbie Zito

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REAL ESTATE ACTIVITY

	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	PRICE/SQ FT
FOR SALE					
3122 37th Lane S #C	2	2	1,100	\$220,000.00	\$200.00
3227 39th St S #C	1	1	645	\$200,000.00	\$310.08
3267 39th St S #B	2	2.5	1180	\$225,000.00	\$190.68
3348 38th Way S #C	1	1	720	\$219,000.00	\$304.17
3217 40th Lane S #A	2	2	1,175	\$340,000.00	\$289.36
3234 40th Way S #D	1	1	725	\$229,900.00	\$317.10
3276 38th Way S #B	2	2.5	1,180	\$249,000.00	\$211.02

COASTAL
PROPERTIES GROUP INTERNATIONAL

CHRISTIE'S
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PENDING					
3292 39th St S #B	2	2.5	1,180	\$275,000.00	\$233.05

SOLD					DATE CLOSED	
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 as of 3/6/24 is provided by Debbie Zito, Coastal Christies (727) 865-8326
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WAHL MICRO PERSONAL TRIMMER ~ *Hygienic Grooming of Eyebrows & More For Men ...*



One of the grooming issues that most men face is how to trim eyebrows, necklines, and *nose, or *ear external hairs. WAHL, manufacturers of various hair trimming products used by professional salons and barbers alike, has an affordable solution that really works! I've tested various other brands of such trimmers and found the WAHL models 5619 and 5640 to perform the best. They offer two easily detachable heads, one for eyebrows and the other for ears and neck trimming. The rotary ear and nose trimmer head provides a truly hygienic method of keeping external nose and ear trimming separate from trimming your facial eyebrows. These blades are self-sharpening precision blades that easily attach/detach. Simply twist the cutting blade counterclockwise until it's loose and remove it, or a ¼ of a turn to replace, or to install another blade. To clean remove the blade first as the main unit is not waterproof and rinse with tap water. The trimmer unit is housed in a rugged anodized aluminum black housing that accommodates one AAA battery, not included, that has a long-term battery life. This trimmer is the perfect solution for light hair removal of the nose, ear, brow, sideburns, toes and touchups on the neckline. The plastic trimmer guide can be removed exposing the actual cutting blade when close neckline trimming is desired. Caution must be taken when trimming hair without the guide attached so as not to cut yourself since your skin will be in direct contact with the blade. Removal of the guide can also aid in cleaning both the blade and the guide. This step, however, should be taken prior to the cleaning process so as not to subject the main unit to water. Replace the guide to the blade before reattaching to the unit and before storing.

The compact design makes the WAHL trimmer perfect when traveling. Blades are replaceable should the need ever arise. The WAHL trimmer is the perfect trimmer in every way! *Caution: Never insert the trimmer, or any other object into the ear, or *nose as you could cause bodily harm. Trimming should be limited to visible external hairs only!*

Available at retail and from various on-line sites.

MSRP: \$9.99

GADGETEER's RATING: ★★★★★

For more information go to: <https://bit.ly/3Htg8p4>

Graphic credits: Amazon

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.

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