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(727) 864-0004 (follow

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April Neary, Manager

(727) 864-0004 X2212

MAY 2024 NEWSLETTER



MESSAGE FROM THE PRESIDENT

To all of my West Shore Village Friends,

Welcome to May, I hope you are enjoying Spring in WSV. The flowers and trees are in bloom and at long last, the grass is making a comeback.

The new Board continues to get up to speed and has a full plate on its agenda. As we begin to address these issues, we will be reaching out to you for your opinions and assistance. Please reach out to me if you have a specific passion or area of expertise that you would like to be involved in.

I am pleased to announce that the tennis/pickleball courts have been completed and have been in action as of April 22nd.

Have a happy May and, as always, I invite all residents to attend our 9am Tuesday morning workshops and the next Board meeting on May 14th at 6:30pm.

Last but not least, I would like to wish a fond farewell to our Northern friends. Be safe in your travels and enjoy your Summer. I look forward to seeing you in the Fall.

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

COMMUNITY

As we continue to enjoy and embrace Spring, I am reminded of the beauty of our Community that surrounds us here at West Shore Village. We should feel grateful that we have found our little piece of paradise.

A Community is more than just a collection of buildings; it's the heartbeat of shared experiences, mutual support, and the bonds that tie us together. In our diverse condominium, each resident plays a vital role in shaping the fabric of our neighborhood.

I have witnessed friendly greetings exchanged as residents drive, walk or bike through the property. The collaborative effort in organizing events is never in short supply. I have seen neighbors coming together to celebrate milestones, lend a helping hand, or simply share a laugh. As a whole, our community thrives on the spirit of togetherness and camaraderie.

Let's continue to nurture and strengthen the bonds that unite us, creating an environment of respect and fun for everyone. Together, we can build a brighter future for ourselves and future generations to come.

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.



Letter Carriers' Stamp Out Hunger® Food Drive

Each year, letter carriers across the country head out on their routes on the second Saturday in May to collect donations of non-perishable food items to benefit local food pantries. There is a basket in the Clubhouse for you to drop off donations between now and May 11th. If you cannot make it over to the Clubhouse you can leave your donation in a bag near your mailbox but only on May 11th.

MESSAGE FROM THE CREW

Greetings,

We are making great progress, but we are still in catchup mode. Along with our many ongoing projects, we are processing work orders as quickly as possible. Summer is an extremely busy time for Landscaping. Please understand that work orders are not always processed by date of submission but sometimes by priority depending on the severity level of the issue.

Please continue to complete work orders for any requests/issues. The preferred method is to submit your request via WSV Resident Information Portal.

Please reach out to your Directors if you have any questions, concerns, or issues.

Thank you.

David, Brandon, Dale, March, Craig

SUMMARY OF TUESDAY MORNING WORKSHOPS - Apr. 2024

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



Landscaping:

- Sod replacement (\$17,000 initiative) has begun in certain areas. It is being prioritized with the most severe areas being completed first. It will continue as weather (we need rain) permits.
- Trimming of hedges, bushes and small tree limbs continues.
- Weed spraying has been completed.
- Replacement of soil around newly installed sidewalks has been completed.

Maintenance:

- Gutter repairs have been completed.
- Fire hydrants have been inspected.
- Golf cart repair has been completed.
- Pothole repairs have begun.
- Several garage door repairs are underway.



- 1) Bids for this year’s roof replacements
- 2) Tennis /Pickle ball court repair has been completed
- 3) Back gate (Clam Bayou) entrance lock replacement
- 4) Finance Committee to include Board members and residents
- 5) Exploration of options for a dog park
- 6) Exploration of options for review/update of governing documents
- 7) Researching options/vendors for front entrance gate
- 8) Prepping for insurance quotes for fall (roofs, electrical inspections, etc.)
- 9) Continued vendor exploration for electric vehicle charging stations



- 1) The Committee will be 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.

PALMS

- Cabbage/Sabal Palm
- Canary Island Date Palm
- Cardboard Palm (technically a cycad & only grows to about 3"x3" but can be wider)
- European Fan Palm
- Date Palm
- Dwarf Palmetto
- Mexican Fan Palm
- Pindo Palm
- Pygmy Date Palm
- Queen Palm
- Saw Palmetto
- Silver Date Palm
- Windmill Palm

SHRUBS/BUSHES/OTHER HEIGHT in FEET

- Adam’s needle 2- 3
- Bird of Paradise 3-5
- Blue Puffball™ Chastetree 3-4x3-4
- Coontie 2 ft
- Crape Jasmine 10
- Croton 5-10
- Croton Mammy Variety 2-3
- Cuphea 2
- Dwarf Ixora 2-3
- Hawaiian Ti 3-4
- Hibiscus 15
- Ixora 10-15
- Natal Plum 5-7
- Pentas 2-3
- Ribbon bush 4-8

TREES

- Coral
- Crape Myrtle
- Frangipani
- Live Oak
- Lucky nut
- Magnolia
- Mango
- Pink Trumpet
- Royal Poinciana
- Sweet Gum
- Tabebuia (various varieties)
- Yellow Poinciana

GROUND COVERS/OTHER

- Blood leaf Alternanthera spp. 12 inches
- Confederate Jasmine Blooms April-May Variable
- Creeping fig 12 inches
- Dichondra 2 inches
- Euonymus Fortunei 10 inches
- Fig-marigold Glottiphyllum depressum 6 inches
- Hottentot fig Carpobrotus edulis 6 inches
- Lily turf Ophiopogon japonicus 18 inches
- Lirope Lirope spicata 18 inches
- Purslane Portulaca spp. 6 inches
- Sea Thrift Blooms spring thru fall 6"-1'
- Society Garlic Blooms spring thru fall 1'x1
- Weeping lantana Lantana montevidensis 18 - 24 inches



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

Please reach out to your Director with any questions, issues, concerns and/or ideas.

COMMITTEES

Landscaping:

Toni Kelemen – Chair
Anne Carrel
Dennee Gray
Mary Marden
Cheryl Nixon
Barbar Oliver

Appeals

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

Finance:

Toni Herting, Treasurer – Chair
Doug Legg
Bruce Phillips
Valerie Riley
Jim Taylor

Dog Park (Ad Hoc)

Tony Pisegna (Board Member) – Chair
VOLUNTEERS NEEDED
tonyp.online@gmail.com
(267) 218-6572





WHAT'S HAPPENING THIS MONTH?



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29 Euchre-7pm	30 Maint. Workshop-9am Water Aerobics-11:30am	01 Ladies' Night Dominoes-7pm	02 Men's Night Poker/Pool-7pm	03	04 Pickleball-8:30am
05 Cinco De Mayo Holiday Celebration 3:00pm - WSV Pool	06 Euchre-7pm	07 Maint. Workshop-9am Water Aerobics-11:30am Social Club Meeting-5pm	08 Ladies' Night Dominoes-7pm	09 Men's Night Poker/Pool-7pm	10	11 Pickleball-8:30am
12 Mother's Day	13 Euchre-7pm	14 Maint. Workshop-9am Water Aerobics-11:30am Board Meeting-6:30pm	15 Ladies' Night Dominoes-7pm	16 Men's Night Poker/Pool-7pm	17	18 Pickleball-8:30am
19	20 Euchre-7pm	21 Maint. Workshop-9am Water Aerobics-11:30am	22 Ladies' Night Dominoes-7pm	23 Men's Night Poker/Pool-7pm	24	25 Pickleball-8:30am
26	27 Memorial Day Holiday Celebration 3:00pm - WSV Pool	28 Maint. Workshop-9am Water Aerobics-11:30am	29 Ladies' Night Dominoes-7pm	30 Men's Night Poker/Pool-7pm	31	01

READY FOR PLAY!!!





OPEN HOUSES



Open houses for the purpose of property viewing are not permitted within WSV.

Permitting open houses can introduce potential security risks and disruptions to the tranquility of our community. Therefore, it is essential that we adhere to this policy to ensure the safety and well-being of all residents/homeowners.

As a homeowner it is your responsibility to communicate this policy to any agents, brokers, or individuals involved in property transactions.

Excerpt from WSV 2024 Rules and Regulations:

VII. SALES

In accordance with the Governing Documents, sales of units shall be as follows:

1. All sales, leases, gifts and devise or inheritance are subject to approval by the Association. Potential owners shall be subject to a background check.
2. Owners shall notify the Property Manager in writing of their intent to sell.
3. All sales activity shall be conducted by appointment only. Unit owners and their representatives may not advertise unit sales or rentals through signs or other displays.

XX. SIGNS & FLAGS

1. No signs may be displayed, except those indicating security system installations.
2. No flags may be displayed except for those named in Florida Statute 718.113.
3. Maintenance staff will be instructed to remove all non-conforming signs or flags placed anywhere on West Shore Village property.



PARKING RULES



All vehicles must be parked in a designated parking space. Parking on any of our roadways is strictly prohibited. Adherence to all No Parking signs is also required.

Friendly Reminders



SOD REPLACEMENT



The Landscaping crew is currently in the process of replacing damaged sod. The crew is fully committed to this project and are working diligently to complete this task. Please understand that delays or unforeseen circumstances may arise. Also, realize that this is a vast property, and it will take months to complete all of the sod replacement as there is a substantial amount of prep work that needs to be done prior to laying the sod.

Both the Board and the Crew ask for your patience and understanding as they navigate through this process. If you have sod that needs replacing, you must put in a work order. Sod replacement will be prioritized based on which areas are most in need and the amount of sod we are able to obtain.

Should you have any questions or concerns, please reach out to your Director and not the staff.



RULES & REGULATIONS



Follow the updated Rules & Regulations to ensure a harmonious environment for all owners, renters, visitors, and guests in our beautiful community.

Find it online at tinyurl.com/2024rulebook
Printed copies are available in the Clubhouse



POOL ETIQUETTE



In order to ensure that the pool remains accessible and safe for all and that all residents/members/guests have the opportunity to enjoy it in a pleasant and respectful environment, it is imperative that we each take responsibility for our actions and respect the rules set in place:

1. No glass is allowed in the pool area.
2. No smoking or vaping is allowed.
3. Umbrellas need to be closed and tied upon leaving.
4. All trash must be disposed of.
5. No pets are allowed. Official Service animals are allowed onto the pool deck but not in the pool.

Your cooperation in adhering to the above will contribute to the overall well-being and satisfaction of our community.

Monthly Financial Highlights

March 2024 (3)

Operating Cash as of	March 31, 2024	
	Beginning Balance	Ending Balance
Operating Cash	\$5,691.23	\$21,980.34
Petty Cash	\$1,000.00	\$1,000.00
Back Gate Key Fund	\$147.00	\$147.00
Insurance Account ⁽¹⁾	\$68,060.91	\$68,108.42
BOZK Social Funds	\$6,244.90	\$6,020.75
Total Operating Cash	\$81,144.04	\$97,256.51
Borrowed from reserves ⁽⁶⁾	-\$78,206.31	\$0.00
Total incl. borrowed funds	\$2,937.73	\$97,256.51
Note 1: Monthly contributions to Insurance Account in 2023/24		\$68,000.00
No contribution was made in March 2024.		

OPERATIONS SUMMARY	Actual as of March 31, 2024	Budget Year-to-date	Budget - Actual as of March 31, 2024
Pool	\$15,255.00	\$14,400.00	-\$855.00
Building Repair & Maintenance ⁽²⁾	\$144,626.99	\$120,300.00	-\$24,326.99
Utilities ⁽³⁾	\$584,966.03	\$549,300.00	-\$35,666.03
Administrative (without insurance) ⁽⁴⁾	\$310,610.61	\$363,960.00	\$53,349.39
Total (without insurance)	\$1,055,458.63	\$1,047,960.00	-\$7,498.63

INSURANCE PREMIUMS	Actual To Date	Year End Budget	Budget - Actual
Year-to-Date Actual & Year End Budget	\$694,492.91	\$812,000.00	\$117,507.09
TOTAL OPERATIONS	\$1,749,951.54	\$1,859,960.00	\$110,008.46

Note 2: Over budget on Bldg Repair (\$5,850.78), Grounds Improvements (\$25,499.55), Maintenance Supplies (\$3,123.16) and Exterminating-Interior (\$4,058.80). Under budget on Fertilizer & Spraying (\$11,921.63) and Truck Gas (\$2,627.79).

Note 3: The actual expenses don't reflect Spectrum Door Fee of \$40,500.00. Water/Sewer/Trash is over budget (\$6,075.19). Electricity is under budget (\$2,819.76).

Note 4: Under budget on Salaries, Payroll and Benefits (\$79,256.48), Over budget on Taxes (\$7,914.97) and Professional Fees (\$17,575.73).

WSV RESERVES	Balance Feb-2024	Contributions Mar-2024	Expenses Mar-2024	Total incl. Interest March 31, 2024
Master	\$211,897.80	\$11,375.00	-\$10,562.89	\$213,221.09
Village 1 ⁽⁵⁾	\$45,828.86	\$4,875.00	\$0.00	\$50,820.18
Village 2	\$58,295.85	\$1,150.00	\$0.00	\$59,593.81
Village 3	\$57,345.03	\$2,500.00	\$0.00	\$59,990.58
Village 4	\$41,416.58	\$1,566.67	\$0.00	\$43,088.37
Village 5	\$42,197.27	\$5,058.33	\$0.00	\$47,362.70
Village6	\$13,600.13	\$6,250.00	\$0.00	\$19,884.65
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$1,167.75	-	
Due from Operating	-\$78,206.31			\$0.00
Interest & Total	\$432,425.64	\$33,942.75	-\$10,562.89	\$534,011.81

Note 5: Tennis/pickleball courts - (Precision Courts deposit \$10,500.00, Pickleball net adjustment \$62.89)



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.

MAY 2024

SUN	May 5	3:00 pm	Cinco de Mayo	Pool	Tacos will be served, bring a side to share
TUE	May 7	5:00 PM	Social Club Meeting		
MON	May 27	3:00 pm	Memorial Day	Pool	Burgers & Dogs will be served, bring a side to share

JUNE 2024

TUE	June 4	5:00 PM	Social Club Meeting		
FRI	June 7	5:30 PM	First Friday Social	Pool	Bring a dish to share

JULY 2024

TUE	July 2	5:00 PM	Social Club Meeting		
THU	July 4	3:00 pm	Independence Day	Pool	Burgers & Dogs will be served, bring a side to share
FRI	July ?	5:30 PM	Friday Social		

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

April Event Recap:

1st Friday/Bon Voyage – Bitter sweet time saying so long to our Northern friends. See you in the Fall!





Also, a farewell to our former Village President Chuck Feltes and his wife Lauren who are permanently moving to Illinois. Wishing them the best of health and happiness!



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REAL ESTATE ACTIVITY

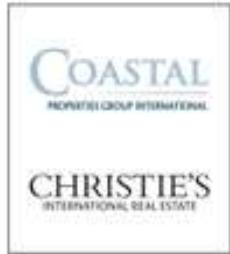
	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	PRICE/SQ FT
FOR SALE					
3276 38th Way S #E	1	1	725	\$185,000.00	\$255.17
3234 40th Way S #D	1	1	725	\$224,900.00	\$310.21
3280 37th Way S #A	2	2	1,100	\$325,000.00	\$295.45
3127 37th LN S #B	2	2	1,100	\$330,000.00	\$300.00

PENDING					
3348 38th Way S #C	1	1	720	\$219,000.00	\$304.17
3122 37th Lane S #C	2	2	1,100	\$220,000.00	\$200.00

	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	PRICE/SQ FT	DATE CLOSED
SOLD						
3276 38th Way S #B	2	2.5	1180	\$195,000.00	\$165.25	04/03/24
3227 39th St S #C	1	1	645	\$190,000.00	\$294.57	03/28/24
3217 40th Lane S #A	2	2	1180	\$330,000.00	\$279.66	03/28/24
3267 39th St S #B	2	2.5	1180	\$217,500.00	\$184.32	03/20/24
3292 39th St S #B	2	2.5	1180	\$245,000.00	\$207.63	03/19/24
3267 39th St S #A	2	2	1175	\$222,000.00	\$188.94	01/19/24

Information as of 4/24/24 is provided by Debbie Zito, Coastal Christies (727) 865-8326

www.bayshoretothebeaches.com





KNEE & ELBOW WRAP ~ *A Vibration & Heat Wrap For Knee & Elbow Pain...*



Graphic credits: Copper Compression

Many of us, young & old, experience knee and/or elbow pain caused by various issues including many forms of arthritis. **COPPER COMPRESSION**, offers a possible aid that often times can offer some, or even total relief. I've been testing this product for my Rheumatoid Arthritis in my left knee. I'm not a doctor, so my findings for this article are my personal experience and not that of a medical professional. Naturally, you should always consult with an orthopedic physician prior to using any remedies including this one.

The COPPER COMPRESSION KNEE/ELBOW WRAP, known as **COPPERVIBE™**, provides vibration and/or heat. This wrap, wraps around your knee, or elbow by means of four Velcro straps making it adjustable around the knee. It contains non-replaceable, re-chargeable batteries that can provide up to 100 minutes per charge equaling up to 5 twenty-minute sessions. The internal batteries are charged via a USB-C cable that is provided and a USB charging adapter, not provided and takes between 90 to 110 minutes to fully re-charge. It's suggested that you perform this treatment for at least a minimum of 30 minutes daily. I typically use it repeatedly till the charge no longer holds out. You cannot leave the wrap plugged in to the USB adapter for continuous use, a feature that should be added and that I have recommended to the manufacturer. I've also suggested that the re-chargeable batteries be user accessible for easy replacement when they no longer hold a charge. A simple and cost-effective feature for both the manufacturer and the end user.

To start a twenty-minute cycle you simply press the red power button on the left of the power module. You should hear a beep and see an orange indicator light illuminate on the far right. If you do not, check to ensure the wrap is charged. Once the wrap is powered on, toggle through three heat levels by pressing the power button repeatedly, low, high, and off. Next you can toggle through four massage treatments, continuous, oscillating, kneading and off, by simply pressing the mode button, adjacent to the power button, repeatedly.

The benefits of the wrap include the promotion of blood flow & circulation, relieving muscle tension & soreness, relaxing stiff joints & cramping and soothing achy, overused muscles. I can attest to these benefits with my use over the past several weeks.

I found the wrap, treatment wise, to work well. It's been a great follow-up after having had one Cortisone shot. The results overall were actually more effective and long lasting than the shot was. While purchased via CBS Deals, the Copper Compression customer service staff was most helpful in assisting me with a couple of issues and quick replacements. I also communicated with the corporate Media Relations staff regarding some product improvements and as of yet have not received any answers to the questions I posed.

In general, I'm very pleased with the overall treatment results. I would certainly recommend the COPPER COMPRESSION WRAP as an additional, or alternative form of treatment if you are experiencing knee pain and leg instability issues and not having successful results with other forms of treatment. I suggest staying in a seated position during treatment and not attempting to walk while the wrap is affixed to your knee since it may feel like, or actually drop to the ground. This is something that could quite possibly be addressed by the manufacturer by modifying the straps for a more secure and positive fit. Don't let these issues deter you as the end results far outweigh the negatives! One unisex size fits all!

RATING: ★★★★★

Cost: \$99.00 - \$119.00

For more information: <https://rb.gy/Ofx225> and <https://rb.gy/e8p0xs>

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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