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24/7 Service Hotline

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April Neary, Manager

(727) 864-0004 X2212

JUNE 2024 NEWSLETTER

MESSAGE FROM THE PRESIDENT

Hello WSV Residents,

As you are probably aware, June is the beginning of hurricane season. It is time to start preparing by checking your emergency supplies. And for a limited time, you can purchase many of these supplies with no state sales tax. For more information, go to <https://www.stateofflorida.com/articles/hurricane-preparedness-guide/>.

In other news:

The staff is now working their summer hours from 7 am to 3:30 pm.

- Effective immediately, the Tuesday workshops will be held on the 1st and 3rd Tuesdays of the month at 9 am. We just do not seem to have enough activity to warrant weekly meetings.
- The next Board of Directors meeting will be Thursday, June 20th at 6:30 pm. Agenda items will include updates from the dog park, landscaping and finance committees. Additionally, security recommendations from the St. Petersburg Police Department for our property will be discussed, as well as the parking situation and a clubhouse renovation. I hope you will attend, but if you cannot, the meeting will also be available via Zoom.
- The tennis/pickleball courts are now complete and look great. As you may recall, the membership did not initially approve of the changes proposed in the manner required and a second vote was necessary. I would like to thank Peter Rancourt, Doug Legg and Carl Mastaglio for their involvement in securing a successful second vote.

Have a great June!

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.

The article below was authored by Rita Vine, Director-at-Large

VIOLATIONS

What's a Violation Notice and Why Did I Receive One?

Mistakes happen. When those mistakes go against our WSV governing documents, the Board may issue a "Notice of Violation" to the unit owner. Violations are often routine and can happen to anyone. They are simply part of the system designed to maintain WSV standards and ensure a pleasant living environment for all residents.

Violation notices are not personal attacks but reminders to help everyone stay on the same page. The Association's goal is to address issues constructively, not to cast blame or make anyone feel bad.

View the violation as an opportunity to engage positively with your WSV Board. Addressing the issue promptly shows your commitment to the community and can foster better relationships with your neighbors and board members. In short, receiving a violation is a common experience and does not reflect your character or your value as a community member. It's a chance to demonstrate your dedication to maintaining a harmonious and beautiful living environment for everyone.

from your Editor...

Consider This

Before you assume,
learn the facts.

Before you judge,
understand why.

Before you hurt someone,
feel.

Before you speak,
think.

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 now in the throws of Summer. We will continue with all projects as weather permits: sodding requires rain so that is on hold for now.

Please continue to complete work orders for any requests/issues. The preferred method is to submit your request via WSV Resident Information Portal. Please remember that landscaping changes must be submitted and approved by the Board not the crew.

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:

- Weekly mowing
- Mulch for front entrance has been replaced using mulch from the City of St Pete
- Sod will be ordered and installed in coming weeks (dependent on rain)
- Trim shrubs and remove those shrubs that require removal
- V6 tree limb down, damage to unit roof and lanai roof - contractor came out to remove fallen limbs; bids will be obtained for further trimming or removal
- Processing work orders
- Will inspect trees for weak/dead limbs with start of hurricane season

Maintenance:

- Processing work orders
- Dry wall job complete
- Pressure wash work complete
- Irrigation valve repair and cell repair in progress
- Obtain garage door estimate for V3
- Attended hurricane preparedness training



- 1) Bids have been approved and roof replacements are being scheduled
- 2) Electrical Inspection necessary for insurance quotes are being scheduled
- 3) Exploration of options for a dog park continue - survey to be sent out to residents
- 4) Exploration of options for review/update of governing documents
- 5) Researching options/vendors for software for front entrance gate
- 6) Prepping for insurance quotes for fall (roofs, electrical inspections, etc.)
- 7) Continued vendor exploration for electric vehicle charging stations
- 8) Gathering specs for Clubhouse restroom and floor renovations
- 9) Road repairs

MONTHLY PAYMENTS ADDRESS CHANGE



PAYMENTS MAILED TO THE ASSOCIATION'S BANK LOCKBOX WITH YOUR PAYMENT COUPON OR THROUGH YOUR PERSONAL BANK'S BILL PAY SYSTEM MUST BE SENT TO THE NEW PO BOX ADDRESS WHICH IS:

**PO BOX 20270
MIAMI, FL 33102-0270**

IF YOU ARE STILL MAILING YOUR CHECKS TO THE OLD PO BOX IN TAMPA YOUR CHECK(S) WILL MOST LIKELY BE RETURNED TO YOU AND NOT PROCESSED BY THE ASSOCIATION'S BANK NOR APPLIED TO YOUR ACCOUNT. THIS PO BOX IS NOW CLOSED. LATE FEES WILL BE ACCESSED.



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
Linda Delaney
Kelly Petrill
Sierra Kluson
Lily Romine
Dennee Gray
Melissa Leech



WHAT'S HAPPENING THIS MONTH?



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	27	26	25	24	23	01 Start of Hurricane Season Pickleball-8:30am
02	01 Euchre-7pm	04 Maint. Workshop-9am Water Aerobics-11:30am	05 Ladies' Night Dominoes-7pm	06 Men's Night Poker/Pool-7pm	07	08 Pickleball-8:30am
09	10 Euchre-7pm	11 Water Aerobics-11:30am	12 Ladies' Night Dominoes-7pm	13 Men's Night Poker/Pool-7pm	14	15 Pickleball-8:30am
16 Father's Day	17 Euchre-7pm	18 Maint. Workshop-9am Water Aerobics-11:30am	19 Ladies' Night Dominoes-7pm	20 Board Meeting-6:30pm Summer Begins	21	22 Pickleball-8:30am
23	24	25 Water Aerobics-11:30am	26 Ladies' Night Dominoes-7pm	27 Men's Night Poker/Pool-7pm	28	29



Get prepared before the storm...

Here are some recommended safety tips:

- Create (or update) an [emergency supply kit](https://www.ready.gov/kit) (https://www.ready.gov/kit) to save valuable time later. The kit should include everything an individual or family would need for at least two weeks, especially medicines, water, nonperishable foods and other supplies that might be hard to find after a storm hits.
- Have a plan in place to move family members – especially those with special needs – to a safe, alternative location in case an extended power outage occurs, or evacuation is required.
- Charge cellphones, computers and other electronic devices in advance of storms to stay connected to important safety and response information. Consider purchasing portable chargers and make sure they are fully charged as well.
- Download the free Red Cross [Emergency app](https://www.redcross.org/get-help/how-to-prepare-for-emergencies/mobile-apps.html) (https://www.redcross.org/get-help/how-to-prepare-for-emergencies/mobile-apps.html) for safety tips ahead of the storm, and response activities as communities recover.
- Consider purchasing a portable radio to monitor weather forecasts and get important updates from state and local officials.
- For more tips on how to prepare for storm season and how Duke Energy can help, please visit [duke-energy.com/StormTips](https://www.duke-energy.com/StormTips). For storm or power restoration updates, follow Duke Energy on Twitter (@DukeEnergy) and Facebook (Duke Energy).
- [Receive proactive updates](https://www.duke-energy.com/outages/alerts) (https://www.duke-energy.com/outages/alerts) on the status of power outages by ensuring your contact information is up-to-date and communication preferences are noted.
- Report outages during a storm on the Duke Energy mobile app, on [duke-energy.com](https://www.duke-energy.com) or by texting OUT to 57801
- Sandbags are available to St. Pete residents ALL YEAR LONG?! Don't wait until a storm is coming - avoid the lines and stock up early. Year-round sandbags are available Mon - Fri (7 a.m. - 3:30 p.m.) at the Pavement and Traffic Operations Building - 1744 9th Ave. N. More info at [stpete.org/Sandbags](https://www.stpete.org/Sandbags).



If the hurricane is Category 4 or 5, you may need to take action sooner than these guidelines suggest.

Hurricane Watch

Forty-eight hours ahead of the onset of tropical storm-force winds:

- Fill vehicle gas tank.
- Get cash, secure papers and valuables.
- Refill medications.
- Fill containers and tubs with water, even if you are evacuating. You may need it when you return.
- Secure yard equipment and furniture.
- Shutter your windows.
- In case your area is ordered to evacuate, secure your home so that you can be ready to leave when the order is issued.
- If you are registered for a special needs shelter and will be getting transportation, be sure you have everything you need for your emergency kit. See the checklist on page 10.
- Be prepared for an evacuation order to be issued at any time.
- Check news sites and the Pinellas County website for updates to evacuation zones and shelter information.

Hurricane Warning

Thirty-six hours ahead of the onset of tropical storm force winds:

- Stay tuned to local news and get your weather radio ready.
- Complete final preparations to evacuate or to shelter in your home.
- If your plan is to travel out of the area and you can leave at this point, go. You can expect traffic to get heavier as the hurricane nears.
- If you are registered for a special needs shelter and will be getting transportation, be ready to leave. Emergency personnel will begin pick-ups shortly after an evacuation order is issued.
- If you are going to a host home, assist with home preparations and bring your emergency kit there.
- You do not need to wait for an evacuation order. Just remember: If you plan to evacuate to somewhere else in Florida, there is no guarantee that area will not be hit by the storm if its path changes.
- Be prepared for an evacuation order to be issued at any time. Knowing where you will stay is key.

- Know your evacuation zone and be ready to evacuate if your zone is ordered to do so. You can search for your zone by address at <https://kyz.pinellascounty.org/>.
- Sign up for Alert Pinellas at pinellascounty.org/alertpinellas to receive free notifications about emergencies and other important community news.
- Please make sure the Association has a key to your unit for emergency entry purposes.
- In the event of a named tropical storm or hurricane, RPM will communicate with residents via email in the Resident Portal. Please read these emails carefully if you receive them in your inbox.

ADDITIONAL USEFUL LINKS:

St. Petersburg Hurricane Center -- stpete.org/Hurricane (727) 464-4333

Red Cross -- <https://www.redcross.org/get-help/how-to-prepare-for-emergencies/mobile-apps.html>

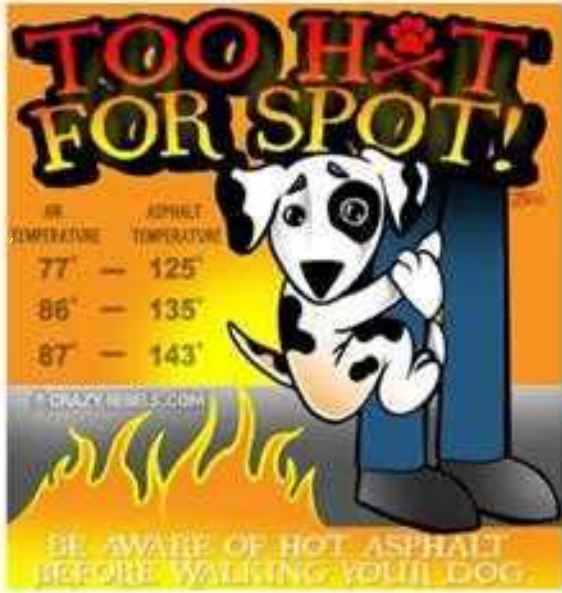
National Oceanic and Atmospheric Administration -- <https://www.nesdis.noaa.gov/imagery/hurricanes>

National Hurricane Center -- <https://nhc.niooaa.gov>

Friendly Reminders 



DOG WALKING



- To determine if asphalt or other surface is too hot for your dog to walk on place the back of your hand on the surface and try to keep it there for 5 seconds. If you cannot keep your hand there for 5 seconds it is too hot for your dog to walk on.
- Try walking your dog either earlier in the morning before 11:00am or after 6:00pm. The ground should be cool enough for your dog to safely walk on during these times.
- Let your dog walk on grass near asphalt or the sidewalk you normally walk on if you cannot avoid a walk during the highest temperatures of the day.
- Purchase a pair of dog booties that will protect the pads on your dog's paws if you know you will be going on dog walks during the hottest hours of the day.



DROUGHT STATUS



We are currently in a drought status. There's been below-normal rainfall and water restrictions have been adjusted to help conserve water. Due to the lack of rain, reduced river levels, and increasing water supply concerns, a water shortage has been declared by the Southwest Florida Water Management District for several counties including Pinellas. The Order (#2023-041) will remain in effect through July 1, 2024. More aggressive water shortage actions may become necessary if conditions worsen.

Users of Reclaimed Water -- Attention: Dry weather protocols are currently in effect.

Due to continued drought conditions and limited supply issues, reclaimed water customers are asked to be "water wise" and water no more than three days per week. Even numbers should irrigate on Tuesday, Thursday, and Saturday; odd numbers should irrigate on Wednesday, Friday, and Sunday. Irrigation is suggested from 5 a.m. to 9 a.m. or 7 p.m. to 11 p.m. Watering during the heat of the day is inefficient as much of the water used is lost to evaporation and wind drift.

Variance Rules for Watering New/Replacement Lawns and New Landscape Plants

It is highly recommended 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).

Monthly Financial Highlights

April 2024 (2)

Operating Cash as of April 30, 2024		
	Beginning Balance	Ending Balance
Operating Cash	\$21,980.34	\$23,434.16
Petty Cash	\$1,000.00	\$1,000.00
Back Gate Key Fund	\$147.00	\$147.00
Insurance Account ⁽¹⁾	\$68,108.42	\$136,156.24
BOZK Social Funds	\$6,020.75	\$5,557.62
Total Operating Cash	\$97,256.51	\$166,295.02
Borrowed from reserves ⁽⁵⁾	\$0.00	\$0.00
Total incl. borrowed funds	\$97,256.51	\$166,295.02
Note 1: Monthly contributions to Insurance Account in 2024/25		\$68,000.00

OPERATIONS SUMMARY	Actual as of April 30, 2024	Budget Year to date	Budget - Actual as of April 30, 2024
Pool	\$0.00	\$1,125.00	\$1,125.00
Building Repair & Maintenance ⁽²⁾	\$15,854.28	\$11,125.00	-\$4,729.28
Utilities ⁽³⁾	\$44,902.83	\$50,416.66	\$5,513.83
Administrative (without insurance) ⁽⁴⁾	\$36,128.04	\$32,364.33	-\$3,763.71
Total (without insurance)	\$96,885.15	\$95,030.99	-\$1,854.16

INSURANCE PREMIUMS	Actual To Date	Budget To Date	Budget - Actual
Year-to-Date Actual & Budget	\$233.00	\$67,833.33	\$67,600.33
TOTAL OPERATIONS	\$97,118.15	\$162,864.32	\$65,746.17

Note 2: Overbudget items were Maintenance Supplies (\$2039.16), Ground Improvements (\$2217.65) and Fire Extinguisher (\$2,754.57). Under budget items were Trees (\$1,250.00) and Exterminating - Interior (\$1,581.67).

Note 3: Under budget on Water/Sewer/Trash (\$5,009.92)

Note 4: Overbudget items were Office Supplies (\$5,362.44) and Professional Fees (\$1,816.67). Under budget on Salaries, Payroll and Benefits (\$3,419.20).

WSV RESERVES	Balance Mar 2024	Contributions Apr 2024	Expenses Apr 2024	Total Incl. Interest April 30, 2024
Master	\$213,221.09	\$12,960.00	\$0.00	\$226,745.12
Village 1	\$50,820.18	\$5,050.00	\$0.00	\$55,985.37
Village 2	\$59,593.81	\$1,500.00	\$0.00	\$61,254.55
Village 3	\$59,990.58	\$2,500.00	\$0.00	\$62,644.85
Village 4	\$43,088.37	\$1,890.00	\$0.00	\$45,090.46
Village 5 ⁽⁵⁾	\$47,362.70	\$5,058.00	-\$350.00	\$52,175.16
Village 6	\$19,884.65	\$5,300.00	\$0.00	\$25,205.32
Raymond James PFP CD	\$40,050.43			\$40,050.43
Interest		\$1,231.45	-	
Due from Operating	\$0.00			\$0.00
Interest & Total	\$534,011.81	\$35,489.45	-\$350.00	\$569,151.26

Note 5: Garage Door Repairs

Issued on 2024-05-17



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.

(Due to the extreme heat and lack of attendance, First Fridays have been paused for the Summer)

JUNE 2024						
CURRENTLY THERE ARE NO EVENTS SCHEDULED FOR JUNE						
JULY 2024						
THU	JULY 4	3:00PM	INDEPENDENCE DAY	N/A	POOL	burgers and dogs will be served, bring a side to share
AUGUST 2024						
CURRENTLY THERE ARE NO EVENTS SCHEDULED FOR AUGUST						
SEPTEMBER 2024						
MON	SEPT 2	3:00PM	LABOR DAY	N/A	POOL	burgers and dogs will be served, bring a side to share
TUE	SEPT 3	5:00PM	SOCIAL CLUB MEETING	N/A	CLUBHOUSE/ZOOM	
FRI	SEPT 6	5:30PM	FIRST FRIDAY SOCIAL	N/A	POOL	bring a dish to share
OCTOBER 2024						
MON	OCT 1	5:00PM	SOCIAL CLUB MEETING	N/A	CLUBHOUSE	
THU	OCT 3	8:00AM	DECORATE for HALLOWEEN	N/A	CLUBHOUSE	
FRI	OCT 4	5:30PM	FIRST FRIDAY SOCIAL	N/A	CLUBHOUSE	bring a dish to share
SAT	OCT 26	5:30PM	HALLOWEEN COSTUME PARTY	N/A	CLUBHOUSE	food at 6:15PM

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

ANNUAL SOCIAL CLUB COMMUNITY DONATION



Every year the Social Club makes a donation to the WSV Community. This year they are pleased to have contributed towards the cost of the defibrillator that is located in the Clubhouse.



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CALLING 911 FROM YOUR CELL PHONE ~
*What To Know When You Think You
Have No Service & Need Help...*



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Have you ever been in a situation where you need to call 911 due to an emergency while driving in what you think is a non-cell-service area? Your phone shows no service because your provider's signal is weak, or out of range from their nearest tower? Well, fear not because a solution probably exists! The ability to reach 911 from your wireless phone is considered a "VITAL SAFETY TOOL". The FCC's wireless 911 rules aim to provide 911 call centers, AKA Public Safety Answering Points, or "PSAPS", with meaningful, accurate location information so the local emergency responders can be dispatched quickly to assist 911 callers. The FCC's basic 911 rules require wireless service providers to transmit all 911 calls to a PSAP, regardless of whether the caller subscribes to the provider's service, or not. In other words your 911 emergency call will be transmitted by another active carrier in the area where you are calling from even though you do not have an account with that carrier. The FCC rules also require all wireless service providers to provide the PSAP with the phone number of the caller of a wireless 911 call and the location parameters of the cell site and/or base station transmitting the call.

Many older wireless phones are equipped with a pre-activated 911 auto-dial feature which often times can lead to the accidental dialing of 911. You can reduce accidental 911 calls by locking your keypad, or consider turning off the 911 auto-dial feature if your phone has one. Check SETTINGS on your device, or review the owner's operating manual, or check the manufacturer's web site to learn how to do this and limit the possibility of making unintended 911 calls.

Newer iPhones also include an Emergency SOS feature to text emergency services via satellite when you are totally out of any carrier's range. Emergency calls can even work with no service plan at all. An old deactivated phone can also connect with 911 services. A good plan may be to keep an old phone that's deactivated in your car as a backup, but be aware that it won't provide call centers with your location automatically. Also, keep such a back-up phone charged for such emergencies. Naturally if your old cell's battery is dead and your vehicle still has power you could plug such a back-up phone into your cigarette lighter with the aid of a working DC carcord.

911 similar emergency services are available in many countries World-Wide. Naturally, the FCC rules outlined above do not apply. A list of such World-Wide numbers is available at: <https://rb.gy/gmx109>

For more 911 USA information: <https://rb.gy/n09t3u>

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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