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**April Neary, Manager**  
(727) 864-0004 X2212



## MESSAGE FROM THE PRESIDENT

Hello WSV Residents,

As you are most likely aware, July will be very busy as we have started our roof replacements and will also be completing electrical inspections for some of our units. Both projects are imperative for our insurance review that will be coming up this fall. Your patience and understanding is greatly appreciated.

For those of you on the property, the south railing of our public pool entrance has been compromised and should not be used until further notice and is clearly marked. Please use the ladders or steps on the other sides. Repairing the railing will require that we drain the pool on or about August 12<sup>th</sup>. In addition to the railing repair, we also need to repair the gutter while the pool is drained. Unfortunately, I expect it will take at least a week to drain, repair and refill the pool. We will update you as this project progresses.

Lastly, I invite you all to attend our monthly Board meeting, either in person at the Clubhouse or via Zoom on Thursday, July 25<sup>th</sup> at 6:30.

Have a great July!

*Michael Kelemen*  
*President*

## WEST SHORE VILLAGE NEWSLETTER

### Editor

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### Editorial Advisory Board

Michael Kelemen / Maria Ochoa /  
Richard Tichy

*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 Editor's Desk

## Consider This

Perception is a complex and multifaceted phenomenon that shapes our understanding of the world around us. It is the process through which we interpret sensory information to construct our reality based on our experiences, expectations, and cultural context.

No two people perceive the world in exactly the same way. For instance, what one person finds beautiful, another may overlook; what one deems threatening, another might see as benign. These differences underscore the importance of empathy and open-mindedness in our interactions with others.

Perception is also dynamic, constantly evolving as we encounter new experiences and information. This adaptability allows us to learn and grow, adjusting our views and behaviors in response to our changing environment. However, it can also lead to misunderstandings and conflicts when our perceptions diverge significantly from those of others.

By recognizing and appreciating the diversity of perceptions, we can foster deeper connections, greater understanding, and a more harmonious world resulting in fostering better relationships and more effective communication.

Thinking about how one is perceived can be a revealing and insightful exercise. Perception from others can shape our self-awareness and influence our interactions. Here are a few reflections on this topic:

### Self-Image vs. External Perception:

We often have an internal image of who we are, but this may not align with how others see us. Are we seen as confident or arrogant, kind or overbearing, thoughtful or distant? Reflecting on these perceptions can help us adjust our behavior and communication.

### Impact of Actions and Words:

Our actions and words are the primary lenses through which others perceive us. Being mindful of our behavior and the language we use can help us project the image we intend. Small gestures of kindness, active listening, and thoughtful communication can significantly impact how others perceive us.

### Role of Body Language:

Non-verbal cues like body language, facial expressions, and eye contact play a crucial role in perception. Open, positive body language can make us appear more approachable and trustworthy, while closed or negative body language can create barriers.

### Feedback and Reflection:

Seeking feedback from trusted friends and family can provide valuable insights into how we are perceived. Reflecting on this feedback without defensiveness allows us to understand others' viewpoints and make necessary adjustments.

*Simple Rule in Life...*

**If you wouldn't like it done to you,  
don't do it to others.**

## MESSAGE FROM THE CREW

Greetings,

We are working feverishly to complete hurricane preparation as this year is predicted to be the most active on record. We have examined all the trees on property to determine their sustainability. Several trees need pruning, some will be done by the crew, and some will require a tree service. One or two trees may need to be removed completely. An arborist has been scheduled to make that determination.

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.

Lastly, we regret to inform you that March is no longer an employee of WSV. Hopefully, we will find a replacement very soon.

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

Thank you.

David, Brandon, Dale, Craig

### SUMMARY OF TUESDAY MORNING WORKSHOPS - June 24

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

#### Landscaping:

- Weekly mowing
- Hurricane preparation
- Sod is on hold due to hurricane preparation
- Trim shrubs and remove those shrubs that require removal
- Processing work orders

#### Maintenance:

- Processing work orders
- Irrigation valve repair and cell repair is ongoing
- Roof replacements are in the works



- 1) Determining parking enforcement process (car registration, visitor parking, etc.)
- 2) Safe Florida Home/Condo Pilot (assist eligible condo associations with hurricane mitigation inspections and mitigation grant opportunities).
- 3) Dog park study results
- 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) Reviewing and implementing 2024 New Florida Condo Law: Condo rights bill (HB 1021) Signed by Governor DeSantis and effective on July 1, 2024



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  
Tim 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
	1 Eucre-7pm	2 Maint. Workshop-9am Water Aerobics-11:30am	3 Ladies' Night Dominos-7pm	4 Independence Day	5	6 Pickleball-8:30 am
7	8 Eucre-7pm	9 Water Aerobics-11:30am	10 Ladies' Night Dominos-7pm	11 Men's Night Poker/Pool-7pm	12	13 Pickleball-8:30 am
14	15 Eucre-7pm	16 Maint. Workshop-9am Water Aerobics-11:30am	17 Ladies' Night Dominos-7pm	18 Men's Night Poker/Pool-7pm	19	20 Pickleball-8:30 am
21	22 Eucre-7pm	23 Water Aerobics-11:30am	24 Ladies' Night Dominos-7pm	25 Board Meeting-6:30pm	26	27 Pickleball-8:30 am
28	29 Eucre-7pm	30 Maint. Workshop-9am Water Aerobics-11:30am	31 Ladies' Night Dominos-7pm			

# DID YOU KNOW?



versus



Condominium Owner's Association

Homeowner's Association

## WSV is a Condominium Owner's Association (COA).

**COA:** owners own their individual units and a percentage of all shared property, like tennis courts, pickleball courts, sidewalks, and parking lots.

**HOA:** residents own their units and property, but the association owns and maintains common areas, such as lobbies, pools, clubhouses, and gyms. HOA legislation can be found under Title XL Chapter 720.

\*\*There are two entirely different chapters in the Florida Statutes that govern each type of community.

**The Florida Condominium Act, Chapter 718 of the Florida Statutes, governs condominiums.**

The Florida Homeowners' Association Act, Chapter 720 of the Florida Statutes, governs homeowners associations in the state.

## Friendly Reminders



### DUMPSTER CONTAINER



- DO NOT add to the dumpster if trash/rubbish is above the rim of the dumpster container
- DO NOT leave trash/rubbish outside of dumpster container
- Cardboard boxes MUST be broken down prior to placing in the dumpster container

**Continued misuse of the dumpster container may lead to permanent removal.**



### GARAGES



Please keep in mind the following:

- Do not infringe on the interior of a neighbor's assigned garage space.
- Residents are responsible for damage incurred to garage doors. Repairs to damaged garage door panels is the responsibility of owner.
- Garage doors with automatic door openers must be equipped with an emergency release. Garage doors without automatic openers must have a manual lock.
- Manual locks, automatic garage door openers and emergency release installation and repair are the owner's responsibility.

# Monthly Financial Highlights

May 2024

Operating Cash as of May 31, 2024			
	Beginning Balance		Ending Balance
Operating Cash	\$23,434.16		\$47,163.97
Petty Cash	\$1,000.00		\$1,000.00
Back Gate Key Fund	\$147.00		\$147.00
Insurance Account <sup>(1)</sup>	\$136,156.24		\$204,096.20
BOZK Social Funds	\$5,557.62		\$4,555.79
<b>Total Operating Cash</b>	<b>\$166,295.02</b>		<b>\$256,962.96</b>
Borrowed from reserves <sup>(6)</sup>	\$0.00		\$0.00
<b>Total incl. borrowed funds</b>	<b>\$166,295.02</b>		<b>\$256,962.96</b>
Note 1: Monthly contributions to Insurance Account in 2024/25		\$68,000.00	

OPERATIONS SUMMARY	Actual as of May 31, 2024	Budget Year-to-date	Budget - Actual as of May 31, 2024
Pool	\$1,250.00	\$2,250.00	\$1,000.00
Building Repair & Maintenance <sup>(2)</sup>	\$23,570.82	\$22,250.00	-\$1,320.82
Utilities <sup>(3)</sup>	\$88,690.96	\$100,833.32	\$12,142.36
Administrative (without insurance) <sup>(4)</sup>	\$64,761.78	\$64,728.66	-\$33.12
<b>Total (without insurance)</b>	<b>\$178,273.56</b>	<b>\$190,061.98</b>	<b>\$11,788.42</b>

INSURANCE PREMIUMS	Actual To Date	Budget To Date	Budget - Actual
Year to Date Actual & Budget	\$223.00	\$135,666.66	\$135,889.66
<b>TOTAL OPERATIONS</b>	<b>\$178,050.56</b>	<b>\$325,728.64</b>	<b>\$147,678.08</b>

Note 2: Overbudget items were Fire Extinguisher (\$2,471.24), Exterminating - Interior (\$1,170.66) and Truck Gas (\$1,273.17).

Under budget items were Trees (\$2,421.00) and Truck, Golf Cart, Lawn Eqpt Repairs (\$1,269.28).

Note 3: Under budget on Electric (\$1,441.55) and Water/Sewer/Trash (\$10,782.85).

Note 4: Over-budget items were Office Supplies (\$5,010.70) and Professional Fees (\$1,342.34). Under budget on Salaries, Payroll Burden and Benefits (\$6,487.28).

WSV RESERVES	Balance Apr 2024	Contributions May 2024	Expenses May 2024	Total Incl. Interest May 31, 2024
Master <sup>(5)</sup>	\$226,745.12	\$12,960.00	-\$16,900.00	\$223,644.18
Village 1 <sup>(6)</sup>	\$55,985.37	\$5,050.00	-\$600.00	\$60,606.74
Village 2 <sup>(6)</sup>	\$61,264.66	\$1,500.00	-\$600.00	\$62,393.67
Village 3 <sup>(6)</sup>	\$62,644.85	\$2,500.00	-\$600.00	\$64,774.34
Village 4 <sup>(6)</sup>	\$45,090.46	\$1,890.00	-\$300.00	\$46,847.21
Village 5 <sup>(6)</sup>	\$52,175.16	\$5,058.00	-\$300.00	\$57,088.56
Village 6 <sup>(6)</sup>	\$25,205.37	\$5,300.00	-\$600.00	\$29,936.08
Raymond James PFP CD	\$40,050.43			\$40,050.43
Interest		\$1,831.95	-	
Due from Operating	\$0.00			\$0.00
<b>Interest &amp; Total</b>	<b>\$569,151.26</b>	<b>\$36,089.95</b>	<b>-\$19,900.00</b>	<b>\$585,341.21</b>

Note 5: Clubhouse Equipment - AED (\$1,500), Tennis/Pickleball Courts (\$14,800), Roof Replacements Specifications - Maint. Workshop, Tennis Pavillion and Guardhouse (Total \$500)

Note 6: Roof Replacement Specifications/Consulting Fees - Villages 1 to 6

Issued on 2024-06-19



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)*

**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.

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## DEFLECTING AIR VENT ~ An Easy, Effective Install On Plastic & Aluminum Vents....



Graphic credits: Amazon

Most of us have central air and heating units that distribute the temperature-controlled air to our living spaces via vents in our ceiling, or floor. Quite often these vents may be positioned in a spot that directs the temperature treated air where it's not desired thus causing drafts. An easy fix, known by many of us, is the use of a deflecting air vent attachment that can somewhat redirect the air so as to minimize, or eliminate drafts. This is adjustable from 9" to 15". Note, when adjusting for its larger sizes you will need to separate the two panels from the first notch and remount them to the second molded notch. While an extremely practical solution, affixing these deflectors to existing vents can present a challenge. Most vents are made of plastic, or aluminum material which does not lend itself to affixing the magnetized deflectors. Also, placing the deflector directly on the vent can limit access to the vent's controls for adjusting the louvers. So, an easy solution is the use of **Gauder self-adhesive white METAL TAPE by 3M**.

The metal tape, 1.25" in width, is available in 10-, 20- and 41-foot rolls. It provides a self-stick backing that can adhere to rough surfaces and a metal top coating for affixing this and other items that use magnets, such as the vents we discussed above. It can also be used for numerous other applications where a metal surface is required to attach light weight items such as pictures, drawings and Tonie figures that are magnetized. The tape is easily cut with a normal pair of scissors. The protective backing that covers the adhesive surface peels off. The use of a small tweezer is probably necessary to aid in the peeling process. I found affixing a metal tape strip that's the length of each side of the vent to the surface of the wall/floor adjacent to the vent works best. This still provides easy access to the vent's controls. It also permits placing the vent in an upward, or downward position for the best redirection of air flow. If desired, you can place tape around the total circumference of the vent giving it a visual picture framing look.

**MSRP:** Vent Deflector \$17.99 4-pack • Adhesive Metal Tape 10'roll \$12.99

**GADGETEER's RATING:** ★★★★★

For more information go to:

Deflector: [https://www.amazon.com/dp/B0BMLBV6DK?ref=ppx\\_yo2ov\\_dt\\_b\\_product\\_details&th=1](https://www.amazon.com/dp/B0BMLBV6DK?ref=ppx_yo2ov_dt_b_product_details&th=1)

Metal tape: [https://www.amazon.com/dp/B07JMY7QD4?ref=ppx\\_yo2ov\\_dt\\_b\\_product\\_details&th=1](https://www.amazon.com/dp/B07JMY7QD4?ref=ppx_yo2ov_dt_b_product_details&th=1)

Bob Skidmore is a freelance writer, who may be contacted at [bsk@more@mac.com](mailto:bsk@more@mac.com), or followed at [twitter.com/bskidmore](https://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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