

## BOARD OF DIRECTORS

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**Resource Property Mgmt.**

**24/7 Service Hotline**

(727) 864-0004 (follow

prompts)

**April Neary, Manager**

(727) 864-0004 X2212

# WSV NEWSLETTER

## AUGUST 2024

MESSAGE FROM THE PRESIDENT

Welcome to the August newsletter!

August will be a busy month for the Association. We will be completing roof replacements, electrical inspections and any other projects needed to prepare us for the upcoming property insurance review in September. This is the biggest project, by far, that the Association Board performs every year, and has the biggest impact on future Association payments next fiscal year.

The Association schedule this month is as follows:

Workshop - Tuesday, August 6 at 9 am

Workshop - Tuesday, August 20 at 9 am

Board Meeting - Thursday, August 15 at 6:30 pm

As an update on the pool issue, our contractor will begin work Monday, August 12, and it is expected that it may take until Sunday the 18th, to fully restore the pool for use.

I want to thank Tony Pisegna and the Dog Park Committee for their diligence in reviewing the viability of such a project. Ultimately, the Committee did not see a commitment from the survey respondents to move forward on this.

Last, I want to discuss parking again. The Parking Rules are located on page 6 of this newsletter. The Board will primarily be focused on Resident stickers and Residents who are parking in visitor spaces without proper permission. Please let your Director know of any concerns you may have, as we will be sending out violation notices in September.

*Michael Kelemen*  
*President*

## WEST SHORE VILLAGE NEWSLETTER

### Editor

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Michael Kelemen / Maria Ochoa /

Richard Tichy

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

Master Corporation Inc.

Available on the web at

[www.westshorevillage.net/news](http://www.westshorevillage.net/news)

Deadline for article submissions is the 23rd of the month.

### Editor's note

Information in the newsletter is accurate to the best of the editor's knowledge at the time of publication. Neither the editor nor the West Shore Village Association are responsible for any errors in content or ads.



Take a moment to reflect on something truly fundamental to our lives: community. In a world that often feels fragmented, it's easy to overlook the profound impact that community has on our lives. Yet, it's within a community—our neighbors, friends, and even the strangers we encounter daily—that we find the essence of shared experiences and mutual support.

As we navigate the dynamics of our condo community together, you should realize the importance of your participation and input. Our shared living environment thrives on collaboration, and your feedback and involvement are crucial to enhancing our community experience.

### *Your Feedback Matters*

We are committed to ensuring that our condo community is a place where everyone feels heard and valued. Your observations, suggestions, and concerns are invaluable in helping us address issues and make improvements. Whether it's about common area maintenance, community events, or any other aspect of condo living, we encourage you to share your thoughts.

Please send your feedback via email ([wsvbb1@gmail.com](mailto:wsvbb1@gmail.com)), or reach out during our community meetings, or talk to one of WSV 's Directors. Every piece of feedback helps us better understand your needs and work towards making our community a more enjoyable place to live.

Get Involved - Active participation is the heartbeat of a vibrant community. There are numerous ways to get involved and contribute to the well-being of our condo:

### *Volunteer for Committees*

Join one of our community committees (Finance, Landscaping) and help with managing resources, or addressing specific needs within the community.

### *Attend Meetings*

Board Meetings are held on the 3<sup>rd</sup> Thursday of every month at 6:30pm and Maintenance Workshops are held on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays of each month at 9:00am. Attending these meetings not only helps you stay informed but also allows you to voice your opinions. Your presence and input help shape decisions that affect us all.

### *Organize or Attend Events*

Contribute to organizing community events by joining our Social Club to help plan events or attend an event to get to have some fun. These gatherings are a great way to connect with neighbors and build a stronger sense of community.

### *Share Your Skills*

If you have skills or expertise that could benefit the community, consider offering your services. Whether it's hosting a workshop, leading a fitness class, or providing technical support, your contributions can make a big difference.

Together, we can create a more connected and thriving community. Your feedback and involvement are essential to making our condo a place where everyone feels at home.

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,

Good news: we are once again fully staffed as our latest addition to the crew joined the crew on August 31<sup>st</sup>. Martin brings years of great landscaping experience to the crew.

We continue to work to complete hurricane preparation. Trees have been examined and several are scheduled to be pruned and/or removed.

Unlike last year, we are getting plenty of rain which is causing the grass and shrubs to grow extremely quickly. We are asking for your continued patience as we are doing our Overly best to keep up.

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

Thank you.

David, Brandon, Dale, Craig, Martin

### SUMMARY OF TUESDAY MORNING WORKSHOPS - July 24

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

#### Landscaping:

- Weekly mowing
- Tree pruning/removal
- 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) Parking enforcement begins Sept 1, 2024 (car registration stickers, 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 completed- will not move forward
- 4) Exploration of options for review/update of governing documents (attorney meeting -Tuesday, Sept 6 at 9:30am)
- 5) Vendor accessed software for front entrance gate – awaiting quote
- 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
- 10) Paving repair to front entrance - awaiting quote



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**

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

### Finance:

Toni Herting, Treasurer – Chair  
Valerie Riley  
Tim Taylor

### Appeals

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



## WHAT'S HAPPENING THIS MONTH?



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5 Exerc - 7pm	6 Mam Workshop 7am Water Aerobics 11:30am	7 Ladies' Night Dances 7pm	8 Men's Night Poker/Pool 7pm	9	10 Pickleball 8:30am
11	12 Exerc - 7pm Pool Closed	13 Water Aerobics 11:30am Pool Closed	14 Ladies' Night Dances 7pm Pool Closed	15 Board Meeting 4:30 pm Pool Closed	16 Pool Closed	17 Pickleball 8:30am Pool Closed
18 Pool Closed	19 Exerc - 7pm	20 Mam Workshop 7am Water Aerobics 11:30am	21 Ladies' Night Dances 7pm	22 Men's Night Poker/Pool 7pm	23	24 Pickleball 8:30am
25	26 Exerc - 7pm	27 Water Aerobics 11:30am	28 Ladies' Night Dances 7pm	29 Men's Night Poker/Pool 7pm	30	31 Pickleball 8:30am Packing Grace Perini Bath



PARKING



**GRACE PERIOD IS THE MONTH OF AUGUST...ENFORCEMENT BEGINS SEPTEMBER 1<sup>ST</sup>  
(CONTACT YOUR DIRECTOR FOR STICKERS/QUESTIONS/CONCERNS)**

1. A maximum of two vehicles per unit are allowed to be parked on WSV Property.<sup>2</sup>
2. Residents must park their vehicles in either their garage or their driveway.
3. Vehicles parked in driveways must not block vehicles in other units from entering or exiting their driveways.
4. Under very limited circumstances, the Board of Directors may assign a substitute parking space to a Unit Owner. All substitute parking spaces must be reviewed and approved by the Board.
5. A motorcycle is considered a vehicle unless it can be parked simultaneously with another vehicle in the same space.
6. An owner may have a written agreement to use another owner's assigned space when it is otherwise vacant. A copy of such permission must be kept on file at the Association.
7. All vehicles registered to residents of West Shore Village must display an authorized WSV parking sticker in the lower left-hand corner of the windshield. Parking stickers are issued by the Association upon receipt of a written request.
8. In order for accurate records to be maintained, residents must notify the Association in writing when moving a vehicle sticker to a new or replacement vehicle.
9. Stickered vehicles must display a valid license plate.
10. All vehicles parked in driveways, visitor parking areas, or any other open location in the community must be in operable condition, without any obvious damage or rust, and not unsightly.
11. Vehicles parked anywhere in WSV without an authorized WSV parking sticker, Visitor Parking Pass, or in a designated "No Parking" area will be issued a Violation notice and given 24 hours to comply, and thereafter will be subject to towing at the owner's expense. Any Village Director is authorized to post a Violation notice on the vehicle.
12. Overnight guests must display a filled-out Visitor Parking Pass on the dashboard to be allowed to park in one of the designated Visitor Parking areas. A Visitor Parking Pass is available on the WSV website, from your Village Director, or the Clubhouse office.
13. Residents may park in designated Visitor parking for up to 4 hours. Residents may not park in Visitor parking overnight.
14. Residents must park any of their vehicles with commercial/business signage in their garage.
15. Temporary parking of boats, RVs, trailers, storage containers etc., will be allowed for up to 72 hours if approved in writing by a Village Director. The written permission must be displayed.
16. Parking spaces at the Association's Clubhouse are for Association vehicles and for people using the Clubhouse or attending special functions. These parking spaces are not to be used for overnight parking.
17. If there is no special function scheduled at the Clubhouse, a visitor/guest may park their vehicle in one of the Clubhouse parking spaces for up to 72 hours. The vehicle must display a completed Visitor Parking Pass.
18. Parking on the grass is prohibited except in designated Visitor Parking areas.
19. **Exceptions to the Parking Rules above may be allowed if approved by the Board of Directors at a regularly scheduled Board meeting.**

Prior to April 2022, certain owners received permission and parking stickers for more than two vehicles. These owners and their vehicles are on record at the WSV Office.



## WSV RESIDENT INFORMATION PORTAL



You can find answers to many of your questions online on our Resident Information Portal:

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

If you have not registered or are having difficulty logging in, please contact RPM at (727) 864-0004



Dashboard	• Link to payment management • Submit/monitor work orders • See notification Broadcast Emails
Payments	• Manage monthly payments
Requests	• Submit a Work Order • Submit an ARC (architectural change)
Calendar & Events	• Work In Progress... Coming Soon
Directory	• Community Directory
Documents	All WSV documents (agendas, financials, contracts, insurance, Governing doc, legal correspondence, Rules & Regs, and more)
Homeowner's How To's	Videos to help you navigate the portal
FAQs	Videos to help you navigate the portal
Help	Inactive
My Profile	
Profile Settings	Update mailing address, communication, email and directory preferences as well as login information
Logout	

# Friendly Reminders



## CLUBHOUSE LIBRARY



There is a library located inside the Clubhouse. Kudos to Lesley Henage and Linda Delaney who recently decluttered and reorganized all of the books which are now categorized with new signage. Stop by the Clubhouse to check it out...you just might find a good book to read.



## POOL UMBRELLAS



For safety reasons, it is critical to ensure that pool umbrellas are lowered and tied closed when you leave the pool area. During a rain/wind/thunderstorm they can become projectiles and cause serious damage.



## PHONE CALLS TO THE CREW



Please do not contact any of the crew members directly as it is a disrupts their workday. Please direct inquiries as follows:

**Director:** questions and/or concerns (see page 1 for contact information)

**Work Order:** all service requests can be submitted via Resident Portal

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

**RPM:** all service emergencies - 24/7 Service Hotline (727) 864-0004 (follow prompts)

**West Shore Village Email:** WSVBB1@gmail.com

# Monthly Financial Highlights

June 2024

Operating Cash as of		June 30, 2024	
	Beginning Balance		Ending Balance
Operating Cash	\$47,163.97		\$54,669.02
Petty Cash	\$1,000.00		\$1,000.00
Back Gate Key Fund	\$147.00		\$147.00
Insurance Account <sup>(1)</sup>	\$204,096.20		\$272,094.70
BOZK Social Funds	\$4,555.79		\$4,474.86
<b>Total Operating Cash</b>	<b>\$256,962.96</b>		<b>\$332,385.58</b>
Borrowed from reserves <sup>(6)</sup>	\$0.00		\$0.00
<b>Total incl. borrowed funds</b>	<b>\$256,962.96</b>		<b>\$332,385.58</b>
Note 1: Monthly contributions to Insurance Account in 2024/25			\$68,000.00

OPERATIONS SUMMARY	Actual as of June 30, 2024	Budget Year-to-date	Budget - Actual as of June 30, 2024
Pool	\$1,250.00	\$3,375.00	\$2,125.00
Building Repair & Maintenance <sup>(2)</sup>	\$27,307.93	\$33,375.00	\$6,067.07
Utilities <sup>(3)</sup>	\$132,380.15	\$151,249.98	\$18,869.83
Administrative (without insurance) <sup>(4)</sup>	\$93,448.33	\$97,092.99	\$3,644.66
<b>Total (without insurance)</b>	<b>\$254,386.41</b>	<b>\$285,092.97</b>	<b>\$30,706.56</b>

INSURANCE PREMIUMS	Actual To Date	Budget To Date	Budget - Actual
Year-to-Date Actual & Budget:	\$0.00	\$203,499.99	\$203,499.99
<b>TOTAL OPERATIONS</b>	<b>\$254,386.41</b>	<b>\$488,592.96</b>	<b>\$234,206.55</b>

Note 2: Overbudget items were Maintenance Supplies (\$1,188.19) and Fire Extinguisher (\$2,097.91). Under budget items were Plumbing Repairs (\$1,562.04), Grounds Improvements (\$1,393.33), Fertilizer & Spraying (\$1,323.29), Trees (\$1,674.00) and Truck, Golf Cart, Lawn Eqpt Repairs (\$2,102.61).

Note 3: Under budget on Electric (\$1,895.05) and Water/Sewer/Trash (\$17,117.45).

Note 4: Overbudget items were Office Supplies (\$4,856.76). Under budget on Salaries; Payroll Burden and Benefits (\$8,260.09).

WSV RESERVES	Balance May-2024	Contributions Jun-2024	Expenses Jun-2024	Total Incl. Interest June 30, 2024
Master <sup>(5)</sup>	\$223,644.18	\$12,960.00	-\$1,500.00	\$235,728.21
Village 1	\$60,606.74	\$5,050.00	\$0.00	\$65,784.19
Village 2	\$62,393.67	\$1,500.00	\$0.00	\$64,071.50
Village 3	\$64,774.34	\$2,500.00	\$0.00	\$67,445.01
Village 4	\$46,847.21	\$1,890.00	\$0.00	\$48,861.22
Village 5	\$57,088.56	\$5,058.00	\$0.00	\$62,262.13
Village 6 <sup>(6)</sup>	\$29,936.08	\$5,300.00	-\$250.00	\$35,008.95
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$1,362.43	-	
Due from Operating	\$0.00			\$0.00
<b>Interest &amp; Total</b>	<b>\$585,341.21</b>	<b>\$35,620.43</b>	<b>-\$1,750.00</b>	<b>\$619,211.64</b>

Note 5: Pool Repairs Deposit - Hand Rail and Gutter Repairs (\$1,500)

Note 6: Emergency Roof Repairs (Tree damage Bldg. 3130)



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)**

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

AUGUST 2024						
CURRENTLY THERE ARE NO EVENTS SCHEDULED FOR AUGUST						
SEPTEMBER 2024						
CURRENTLY THERE ARE NO EVENTS SCHEDULED FOR SEPTEMBER						
OCTOBER 2024						
MON	OCT 1	5:00PM	SOCIAL CLUB MEETING	N/A	CLUBHOUSE	
THU	OCT 3	8:00AM	DECORATE for HALLOWEEN	N/A	CLUBHOUSE	Organizer: Linda Delaney
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	Organizer: Linda Delaney, food at 6:15PM
NOVEMBER 2024						
FRI	NOV 1	5:30PM	FRIDAY SOCIAL VETERANS DAY EVENT	N/A	CLUBHOUSE	bring a dish to share
TUE	NOV 5	5:00PM	SOCIAL CLUB MEETING	N/A	CLUBHOUSE	
FRI	NOV 22	5:30PM	ALL YOU CAN EAT SPAGHETTI DINNER	\$15.00	CLUBHOUSE	
DECEMBER 2024						
SUN	DEC 1	3:00 PM	DECORATE CLUBHOUSE FOR CHRISTMAS	N/A	CLUBHOUSE	
TUE	DEC 3	5:00PM	SOCIAL CLUB MEETING	N/A	CLUBHOUSE	
FRI	DEC 6	5:30PM	FRIDAY SOCIAL & CHRISTMAS CAROLING	N/A	CLUBHOUSE	bring a dish to share
SAT	DEC 7	10:00 AM	CHRISTMAS COOKIE EXCHANGE	N/A	CLUBHOUSE	Organizer: Karen White (bring 3-dz homemade cookies)
SUN	DEC 13	5:00PM	ANNUAL CHRISTMAS DINNER & DANCE	\$15.00	CLUBHOUSE	bring a dish to share

## REAL ESTATE ACTIVITY

	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	PRICE/SQ FT
<b>FOR SALE</b>					
3234 40TH WAY S Unit#D	1	1	725	\$209,999.00	\$289.65
3245 40TH WAY S Unit#A	2	2	1,175	\$274,400.00	\$233.53
3276 38TH WAY S Unit#B	2	2.5	1,180	\$289,993.00	\$245.76
3311 38TH ST S Unit#C1	1	1	690	\$224,900.00	\$325.94
3348 38TH WAY S Unit#C	1	1	720	\$214,000.00	\$297.22
3357 38TH ST S Unit#C	1	1	735	\$210,000.00	\$285.71



<b>PENDING</b>					
3255 39TH ST S Unit#B	2	2.5	1,180	\$299,900.00	\$254.15
3346 39TH ST S Unit#A	2	2	1,100	\$259,900.00	\$236.27

<b>SOLD</b>						<b>DATE CLOSED</b>
3255 39TH ST S Unit#B	2	2.5	1,180	\$299,900.00	\$254.15	07/22/24
3346 39TH ST S Unit#A	2	2	1,100	\$259,900.00	\$236.27	07/22/24
3122 37TH LANE S UNIT#C	2	2	1,100	\$220,000.00	\$200.00	07/02/24
3285 40TH WAY S UNIT#E	1	1	725	\$218,500.00	\$301.38	05/31/24
3276 38th WAY S Unit#B	2	2.5	1,180	\$195,000.00	\$165.25	04/03/24
3227 39th ST S UNIT#C	1	1	645	\$190,000.00	\$294.57	03/28/24
3217 40TH LANE S UNIT#A	2	2	1,180	\$330,000.00	\$279.66	03/28/24
3267 39TH ST S UNIT#B	2	2.5	1,180	\$217,500.00	\$184.32	03/20/24
3292 39TH ST S UNIT#B	2	2.5	1,180	\$245,000.00	\$207.63	03/19/24

Information as of 7/29/24 is provided by Debbie Zito, Coastal Christies (727) 865-8326  
[www.bayshoretobeaches.com](http://www.bayshoretobeaches.com)

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



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

Are you a resident of West Shore Village considering selling your condominium? There's no better choice than partnering with Debbie Zito, your neighborhood expert with over 13 years of specialized experience in our community.

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**Debbie Zito**  
 Bayshore to the Beaches

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 727.865.8326

[debbie.zito@compass.com](mailto:debbie.zito@compass.com)



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## SwanScout Portable Wireless Charging Station ~ Charges iPhone, or \*Androids, Apple Watches & AirPods Simultaneously....



Graphic credits: Amazon

Finally, there's a charging device that can fast charge three devices simultaneously, plus allow easy viewing of your phone while charging. The SwanScout 703A will wirelessly charge iPhone 15/14/13/12/11 Series phones. It also will charge Apple Watch Ultra 2/9/8/7/6/5/SE and most Airpods. Note: Phone protective cases should be less than 5mm (0/19 inches). It's also compatible with many Samsung models as well. \*Other SwanScout models are available for most Android phones too. Check the website below for Android models available and their specific SwanScout model compatibility: <https://www.swanscout.com/search?q=android+models>



Note that the phone mounts vertically, or horizontally.

The various SwanScout models include a clock that has three modes of brightness and an on/off switch. There's an illuminated indicator showing when any, or all the devices are being charged. The charging mode for the phone can be turned off when you simply want the phone to be on the mount for easy viewing, but not to be charged. Included is a USB-C cable to interface with the supplied USB AC charging adapter. Such adapters are normally 100~240 volts AC input, so European compatibility is possible.



The SwanScout charging device not only makes charging simple and easy it also keeps your three devices in one place. The fact that you can view incoming notices and also use your phone on the adjustable phone mount makes it the perfect fit for charging your devices. When not in use, or when traveling, the SwanScout completely folds up. Works well! A must have for home, office or travel!!!

**MSRP: \$39.99**

**GADGETEER's RATING: ★★★★★**

For more information go to: <https://rb.gy/09asc8>.

Bob Skidmore is a freelance writer, who may be contacted at [bskidmore@mac.com](mailto:bskidmore@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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Water Fire Mold Biohazard

**CJ'S HONEY DO LIST - DONE**

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