

BOARD OF DIRECTORS

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Rita Vine
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vinerita@gmail.com

Resource Property Mgmt.
24/7 Service Hotline
(727) 864-0004 (follow prompts)
April Neary, *Manager*
(727) 864-0004 X2212

WSV NEWSLETTER SEPTEMBER 2024

MESSAGE FROM THE PRESIDENT

Hello everyone,

As you may know, August was a very wet month for us as we received almost twice the amount of rain as is normal for this month. In fact, we received over 9 inches of rain during a recent week, according to our rain gauge near the maintenance shop. Obviously, this makes everything grow faster.

Consequently, the landscaping staff continues to be challenged to keep up with the needed work order requests. As a result, we are actively pursuing the addition of a short-term employee to help out for a couple of months. We have money in the budget for this initiative.

Looking forward to September/October, the staff's major initiatives will be tree trimming, finishing the sod replacement, the south wall repair, and the refurbishment of the front entryway, including mulch and new plants. On this last matter, the Landscape Committee will provide the Board with recommendations. By the way, the Committee is still looking for members. Please contact Tonia Kelemen if you are interested at tonik58@aol.com.

Treasurer Toni Herting has asked for input on a "wish list" for initiatives to be considered for next year's (April 2025- March 2026) budget. Please let her know your thoughts. Also, she is still looking for owners to join the Finance Committee. I thought we would have more interest in this as it will also be involved with next year's budget.

Finally, as has been discussed for months, the Board will notice parking violators and begin the process of subsequent action, including fines. Please contact your Village Director with any questions as soon as possible.

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 Editor's Desk

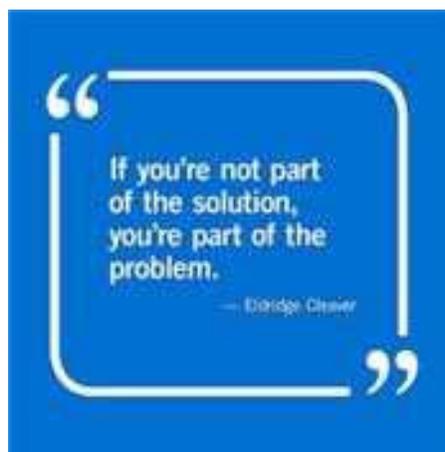
Consider This

A naysayer is someone who is skeptical, cynical, or negative about something, or who denies, refuses, or opposes it.

I think we can all agree that it's always more productive to focus on solutions rather than just criticizing and pointing out problems.

While voicing concerns is important, it is equally crucial to take constructive steps toward finding or contributing to solutions. Complaining without action can lead to stagnation, whereas taking initiative empowers positive change.

- 1) **Try to Identify the Root Cause:** Understand the problem thoroughly before jumping to conclusions.
- 2) **Offer Constructive Solutions:** Instead of criticizing, suggest improvements/resolutions. Simply criticizing without offering solutions is counterproductive.
- 3) **Take Initiative:** If you see something that needs fixing, take the first step to address it.
- 4) **Collaborate:** Work with others to find the best solutions.
- 5) **Be Positive:** A positive attitude can inspire others and create a more productive environment.
- 6) **Be Respectful:** Use a respectful tone and language when conveying the issue/situation.
- 7) **Know the Facts:** Understand the facts and confirm they are accurate before making judgements.
- 8) **Stay Objective:** Focus on the facts rather than the personal opinions or emotions



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

The rain continues to be relentless, which is causing roadblocks in our attempt to upkeep the grounds. Day time storms take away hours of mowing time as not only can we not mow but we must wait for the grass to dry before we can continue. We continue to ask for your patience as we are doing our absolute 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 replacement as time and weather permits
- Trim shrubs and remove those shrubs that require removal
- Processing work orders

Maintenance:

- Processing work orders
- Irrigation valve repair and cell repair is ongoing
- Termite tenting



- 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) Exploration of options for review/update of governing documents (currently vetting law firms)
- 4) Vendor accessed software for front entrance gate – awaiting quote
- 5) Finalizing documentation for insurance quote
- 6) Continued vendor exploration for electric vehicle charging stations
- 7) Paving repair to front entrance - awaiting quote



Volunteering is a commitment to making a positive impact that requires dedication of great time and effort.

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

Appeals

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

Finance:

Toni Herting, Treasurer – Chair
Valerie Riley
Tim Taylor

DID YOU KNOW?



WSV Board Meetings



All residents are welcome and encouraged to attend monthly Board meetings. Below is some information you may find useful.

- Board meetings are held on the 3rd Thursday of each month at 6:30pm in the WSV Clubhouse
- All Board meetings are open to all residents
- Please know that Board meetings follow a certain Protocol...Roberts Rules of Order. Robert's Rules of Order is a set of rules for conducting orderly meetings that accomplish goals fairly. Benefits of parliamentary procedure include the following:
 - Justice and courtesy for all
 - Maintenance of order
 - Consideration of one item at a time
 - All sides get heard
 - Ability for each member to provide input
 - Majority rule
 - Protection of the rights of all members including the minority
- You have the right to speak at meetings:
 - Speak about the specific items on the agenda that was posted prior to the meeting
 - Public comments are allowed after the Officers' Reports (normally agenda item #4)
 - Once a motion is on the table, prior to a Board vote, for a period of three (3) minutes
 - Non-owners are not generally allowed to speak at board meetings in Florida unless they are authorized representatives of the owners or have been designated as a proxy holder
- Petitions
 - If 20 percent of the total voting interests petition the board to address an item of business, the board at its next regular board meeting or at a special meeting of the board, but not later than 60 days after the receipt of the petition, shall place the petitioned item on an agenda. Other than addressing the petitioned item at the meeting, the board is not obligated to take any other action requested by the petition

DID YOU KNOW?



U.S. Flag Etiquette Rules and Guidelines



Please see Page 14 of the Rules and Regulations

- ❖ The flag should be displayed aloft and free, not carried horizontally. It should never touch the ground or anything below it.
- ❖ The flag should not be displayed outdoors in bad weather, unless it's an all-weather flag. If flown after sunset, it should be well lit
- ❖ Staffs and finials should always be upright and not leaning.
- ❖ Flags should be displayed at dawn and lowered or removed at dusk unless properly illuminated during all hours of darkness.
- ❖ Worn flags should be disposed of as follows:
 - Flag disposal places (American Legion and VFW)
 - Flag retirement ceremonies (American Legion, VFWs, and Boy Scout Troops)
 - Burning - only flags made of all cotton should be burned, as burning flags made of other materials can be hazardous
 - Textile recycling (Goodwill, The Salvation Army, and Society of St. Vincent de Paul)
 - Burial - A flag can be buried respectfully at home in a ceremony



Florida is the Lightning Capital of the U.S.



Florida is the state with the most lightning strikes per square mile. Lightning is hotter than the surface of the sun, reaching temperatures around 50,000 degrees Fahrenheit. As temperatures heat up each afternoon, there is a lot of energy for thunderstorms to use up, grow tall and produce excessive lightning. Last year Florida had 19,182,000 strikes and had the strongest lightning (watts per square foot). This Summer we have had an excessive number of storms. Lightning strikes have taken out our front gate and several residents have had damage to their homes. Below are a few some safety tips:

- ✓ If you hear thunder, get inside or in a safe place immediately
- ✓ Do not stand under trees
- ✓ Stay off the beach and out of pools. While lightning doesn't go under water, it spreads out on the surface. Lightning also can hit nearby boats and electrocute fish near the surface.
- ✓ Stay inside a car as long as the windows are rolled up. The metal of the car acts as a shell. If the window is open, the lightning can get inside.
- ✓ Once inside, avoid contact with electrical equipment, plumbing, windows and doors.
- ✓ Older homes with copper or metal pipes are more at risk of conducting electricity than homes with PVC pipes. You should not touch metal faucets or showerheads when lightning is near. Also, it's best to avoid taking showers and baths during thunderstorms.

Friendly Reminders



PARKING



The August grace period has ended and as of Sept 1st, parking rules will be strictly enforced. The latest rules and regulations can be found on

- pages 11 & 12 of the April 2024 WSV Rules and Regulations booklet
- the resident portal (Documents > Rules & Regulations > WSV Rules Regulations – March 14, 2024) (https://portal.resourcepropertygmt.com/Homeowner_v2/downloadDocument?token=f562593e-ca31-4d3a-a4d8-c1398e2d178b)
- page 6 of the August 2024 Newsletter



Maintenance Workshops



Due to some scheduling conflicts, we need to change the day for our recurring Tuesday morning public workshops to Mondays at 9 am.

Beginning in September, public workshops will be held on the 1st and 3rd Monday of every month. This new schedule will begin on September 16th as the 1st Monday in September is Labor Day so there will be no meeting. September 16th will be the date of the 3rd Monday workshop in September. Please update your calendars accordingly.



Intent to Sell



Pursuant to the WSV Rules & Regulations (page 4), owners must notify the Property Management (Resource Property Management) of your intent to sell your unit. The form can be downloaded from westshorevillage.net > forms

Request for Approval of Sale or Transfer



Friendly Reminders



Updated Facebook Rules



West Shore Village Facebook Rules

Posts should benefit the majority of residents in West Shore Village

What to Post

- Request advice or assistance
- Recommend local services
- Share information that others may find useful
- Your personal sales items
- WSV community event photos
- City information
- Celebrate resident successes (with their permission)



Personal posts unrelated to West Shore Village should be on your own page.

See the complete Rules pinned to our Facebook group!

What Not to Post

- Personal attacks
- Illegal activity
- Stalking or privacy violations
- Harassing comments
- Zero tolerance for any form of discrimination
- Offensive language
- Sexual content
- Private information, community gossip or unauthorized sharing
- Security camera footage
- Harmful or misleading content
- Political content
- Your own business promotions



Please respect others' perspectives! Maintain a professional, yet friendly tone.

Board members should avoid:



- Sharing ongoing Association business
- Personal criticisms
- Opinions representing the Association's views
- Official notices of meetings or elections (Reminders are ok)

See [WSV Boca Bay Residents fb page](#) for more information:

[West Shore Village Boca Bay Residents](#) > About > Rules from the admins

Monthly Financial Highlights

July 2024

Operating Cash as of July 31, 2024		
	Beginning Balance	Ending Balance
Operating Cash	\$54,669.02	\$75,123.75
Petty Cash	\$1,000.00	\$1,000.00
Back Gate Key Fund	\$147.00	\$147.00
Insurance Account ⁽¹⁾	\$272,094.70	\$340,213.51
BOZK Social Funds	\$4,474.86	\$4,021.92
Total Operating Cash	\$332,385.58	\$420,506.18
Borrowed from reserves ⁽⁶⁾	\$0.00	\$0.00
Total incl. borrowed funds	\$332,385.58	\$420,506.18

Note 1: Monthly contributions to Insurance Account in 2024/25 \$68,000.00

OPERATIONS SUMMARY	Actual as of July 31, 2024	Budget Year-to-date	Budget - Actual as of July 31, 2024
Pool	\$3,650.00	\$4,500.00	\$850.00
Building Repair & Maintenance ⁽²⁾	\$34,520.99	\$44,500.00	\$9,979.01
Utilities ⁽³⁾	\$176,694.20	\$201,666.64	\$24,972.44
Administrative (without insurance) ⁽⁴⁾	\$127,177.72	\$129,457.32	\$2,279.60
Total (without insurance)	\$342,042.91	\$380,123.96	\$38,081.05

INSURANCE PREMIUMS	Actual To Date	Budget To Date	Budget - Actual
Year-to-Date Actual & Budget	\$0.00	\$271,333.32	\$271,333.32
TOTAL OPERATIONS	\$342,042.91	\$651,457.28	\$309,414.37

Note 2: Overbudget items were Exterminating - Interior (\$1,440.37) and Fire Extinguisher (\$1,754.58). Under budget on Grounds Improvements (\$3,310.00), Fertilizer & Spraying (\$2,073.29), Trees (\$2,924.00) and Truck, Golf Cart, Lawn Eqpt Repairs (\$2,625.80).

Note 3: Under budget on Electric (\$2,649.61) and Water/Sewer/Trash (\$27,470.27).

Note 4: Overbudget items were Office Supplies (\$4,887.48) and Professional Fees (\$1,860.68). Under budget on Salaries, Payroll Burden and Benefits (\$9,016.86).

WSV RESERVES	Balance Jun-2024	Contributions Jul-2024	Expenses Jul-2024	Total incl. Interest July 31, 2024
Master ⁽⁵⁾	\$235,728.21	\$12,960.00	-\$7,600.00	\$241,561.07
Village 1	\$65,784.19	\$5,050.00	\$0.00	\$70,930.77
Village 2 ⁽⁶⁾	\$64,071.50	\$1,500.00	-\$62,108.41	\$3,597.85
Village 3 ⁽⁷⁾	\$67,445.01	\$2,500.00	-\$1,625.00	\$68,449.34
Village 4	\$48,861.22	\$1,890.00	\$0.00	\$50,845.19
Village 5 ⁽⁸⁾	\$62,262.13	\$5,058.00	-\$33,870.00	\$33,537.71
Village 6 ⁽⁹⁾	\$35,008.95	\$5,300.00	-\$73,245.00	-\$32,918.72
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$1,032.41	-	
Due from Operating	\$0.00			\$0.00
Interest & Total	\$619,211.64	\$35,290.41	-\$178,448.41	\$476,053.64

Note 5: Roof Replacement - Misc. Building

Note 6: Roof Replacements (Buildings #3247 & 3281)

Note 7: Garage doors (#32158)

Note 8: Garage doors (# 3263C) and Roof Replacement (#3275)

Note 9: Roof Replacements (#3146 & 3139) and Partial Replacement (#3130)

Issued on 2024-08-15

REAL ESTATE ACTIVITY

	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	PRICE/SQ FT	
FOR SALE						
3127 37th Ln S Unit B	2	2	1,100	\$329,000.00	\$299.00	
3276 38TH WAY S Unit B	2	2.5	1,180	\$286,000.00	\$242.00	
3348 38TH WAY S Unit C	1	1	720	\$214,000.00	\$297.22	
3311 38TH ST S Unit C	1	1	690	\$224,900.00	\$325.94	
3357 38TH ST S Unit C	1	1	735	\$210,000.00	\$286.00	
3346 39th St S Unit A	2	2	1,100	\$259,900.00	\$236.00	
3234 40TH WAY S Unit D	1	1	725	\$209,999.00	\$289.65	
3245 40TH WAY S Unit A	2	2	1,175	\$273,900.00	\$233.00	
SOLD						DATE CLOSED
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
3212 38th Way S Unit E	1	1	725	\$199,000.00	\$274.00	07/22/24
3276 38th Way S Unit E	1	1	725	\$164,000.00	\$226.00	07/22/24
3122 37th Lane S Unit C	2	2	1,100	\$220,000.00	\$200.00	07/02/24
3204 40th Way S Unit A	2	2	1,175	\$300,000.00	\$255.00	7/2/2024

Information as of 8/23/24 is provided by Debbie Zito, Bayshore to the Beaches (727) 865-8326

www.bayshoretothebeaches.com

FEATURED LISTINGS



3348 38th Way South, Unit

1 BD 1 BA 720 SF \$214,000

Discover your ideal first home in West Shore Village! This updated 1-bedroom ground-floor villa, sold fully furnished, offers a spacious enclosed lanai and 1-car garage with extra storage. Perfect for first-time buyers or downsizers, the gated community gives you comfort and convenience. Professionally sparkling clean and ready for you today!



3247 38th Way South, Unit C

2 BD 2.5 BA 1180 SF PRICE \$247,000

Discover this inviting 2-bedroom, 2.5-bathroom townhome in the West Shore Village community of St. Petersburg, FL. This 1082 sq ft residence features updated flooring, appliances, a new sliding door (2024), and wood hurricane shutters.



3276 38th Way South, Unit B

2 BD 2.5 BA 1180 SF \$196,000

SOLD



3247 38th Way South, Unit E

1 BD 1 BA 725 SF \$207,000

SOLD

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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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.

SOCIAL CLUB PLANNED EVENTS FOR 2024/2025 SEASON

Day	Date	Time	Event	Price pp.	Entertainer & Remarks (Organizers)
OCTOBER 2024					
TUE	Oct 1	5:00 PM	Social Club Meeting		
THU	Oct 3	8:00 AM	Decorate Clubhouse for Halloween		(Organizer: Linda Delaney)
FRI	Oct 4	5:30 PM	First Friday Social		Bring a dish to share
SAT	Oct 26	5:00 PM	Halloween Costume Party		(Organizer: Linda Delaney) Food at 6:00 PM / Crockpot Potluck
NOVEMBER 2024					
FRI	Nov 1	5:30 PM	Friday Social Veterans Day Event		Bring a dish to share
TUE	Nov 5	5:00 PM	Social Club Meeting		
FRI	Nov 22	5:30 PM	All You Can Eat Spaghetti Dinner	\$15.00	Dinner at 6:30 PM (Organizer:)
DECEMBER 2024					
SUN	Dec 1	3:00 PM	Decorate Clubhouse for Christmas		
TUE	Dec 3	5:00 PM	Social Club Meeting		
FRI	Dec 6	5:30 PM	Friday Social & Christmas Caroling		Bring a dish to share
SAT	Dec 7	10:00 AM	Christmas Cookie Exchange		(Karen White (bring 3 dozen homemade cookies))
FRI	Dec 13	5:00 PM	Annual Christmas Dinner & Dance	\$15.00	Music 7-10 PM / At Large Band ?? Dinner at 5:30 PM (Mary Marston)

A FREE SOCIAL EVENT

HALLOWEEN PARTY

October 26th - 5pm (social hour)
Pot Luck Dinner - 5:30pm
Prizes for Best Costumes

Please bring a dish to share

Contact: Linda Delaney (610) 515-5201



WHAT'S HAPPENING THIS MONTH?



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 September	2 Euchre 7pm	3 Water Aerobics 11:30am	4 Ladies Night Dominoes 7pm	5 Men's Night Poker/Pool 7pm	6 4:00pm-7:00pm Friday Social (Pool)	7 Pickleball 8:30am
8	9 Euchre 7pm	10 Water Aerobics 11:30am	11 Ladies Night Dominoes 7pm	12 Men's Night Poker/Pool 7pm	13	14 Pickleball 8:30am
15	16 9:00am-5:30am Maint Workshop Euchre 7pm	17 Water Aerobics 11:30am	18 Ladies Night Dominoes 7pm	19 6:30pm-7:30pm WSV Board Meeting	20	21 Pickleball 8:30am
22	23 Euchre 7pm	24 Water Aerobics 11:30am	25 Ladies Night Dominoes 7pm	26 Men's Night Poker/Pool 7pm	27	28 Pickleball 8:30am
29	30 Euchre 7pm	1 October Water Aerobics 11:30am 5:00pm-5:30pm Social Club Meg	2 Ladies Night Dominoes 7pm	3 8:00pm-9:30pm Decorate Clubhouse for Halloween	4 5:30pm-7:30pm First Friday Social	5 Pickleball 8:30am

GENERATIONS of TRUST

Attorney's at Law

Wills • Trusts • Trust Administration

Probate • Advance Directives

Estate Tax Planning

• ONLY 12 MINUTES FROM WEST SHORE VILLAGE •



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727.367.1978 (F)
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COB LANTERN

Great Inexpensive Source
of Light During Emergencies...



Graphic credits: Amazo

Many of us are now in the midst of the hurricane season. In preparation for that I tested the COB LED LANTERN, a great inexpensive source of light during such and other emergencies.

The COB LED LANTERN consists of low consumption battery powered LED bulbs that emit 360 degrees of 120 lumens of light, the best in portable brightness technology with zero compromise. The energy source consists of three standard AA batteries. LED light sources are known to be super bright while using very little energy, a perfect combination for illumination whenever power is lost. The lantern also features a rotary on/off switch that double as a brightness control allowing various degrees of lighting thus saving even more energy when 100% brightness is not required. Batteries are easily installed by unscrewing the base of the lantern. A folding top handle is provided that aids in transporting and mounting the lantern. The red color stands out and makes it easy to locate when your power goes out. This weather-resistant lantern is rugged, reliable and engineered with the highest quality CE & ROHS approved Military Grade ABS material. The LED's have a lifespan of over 100,000 hours. Perfect for various applications such as Hurricanes, thunderstorms, earthquakes, unknown power outages, camping, hiking and boating, just to mention a few scenarios. I have them strategically placed in every room in the house so I'm prepared for whatever may come my way when the electricity goes out. Truly a must have and a quality product at a very reasonable price!

NOTE: Store the 3 triple A batteries in a small zip-lock bag when the lantern is not going to be used for pro-longed, or unknown periods of time and attach with a zip tie, or similar small tie wrap to the lantern's handle. This will prevent corrosion of the batteries that could result in dead batteries and damage to the battery contacts and storage compartment. Do not mix old and new batteries. Batteries should retain energy for many months

MSRP: \$17.99 (pair price at Amazon) Also available as a single unit from AARP as a promotional item when you make a contribution of \$12 or more.

Measures: 7.75" High x 3.4" x 3.4"

GADGETEER's RATING: ★★★★★



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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