

BOARD OF DIRECTORS

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dwhitefsc3@gmail.com

V2 – Adriane Carter-Lovell
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Treasurer
(267)-634-4394
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V4 – Linda Delaney
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Debra Roll
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debraroll@gmail.com

Rita Vine
Director at Large
(727) 231-1032
vinerita@gmail.com

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

WSV NEWSLETTER

OCTOBER 2024

MESSAGE FROM THE PRESIDENT

Hello everyone,

As those of you living here know, we had another major storm last week. We see devastation all around us. West Shore Village was amazingly fortunate again in that we did not have any major flooding, prolonged power and cable outages, and no water shortages. While we have seen a tremendous amount of debris, most of it has been removed. We will continue to finalize cleanup this week, but I believe we had another stroke of luck when our tree service company trimmed or cut numerous trees before the storm. As I write this message, we may have another storm coming our way. We are in a good position for any oncoming storm, but nothing is certain. You need to heed the notices from your emergency services. Much of Village 4 is in evacuation zone A.

Stay safe!

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



In moments of adversity, the strength of our community is truly tested. Whether facing natural disasters, global pandemics, or personal hardships, it is our collective spirit and willingness to support one another that define us. Throughout history, we have seen how coming together can make a profound difference. From neighbors helping each other rebuild after a storm to strangers offering a kind word or a helping hand, these acts of solidarity remind us of our shared humanity. It is in these times that we realize the importance of unity and the incredible impact we can have when we stand together.

Our WSV community made it thru Hurricane Helene relatively unscathed. Communities as close as 2 blocks away are devastated. As we count our blessings and navigate through these challenging times, let us remember the power of compassion and empathy. Let us reach out to those in need, offer our support, and work together to overcome the obstacles others that are less fortunate face.

Donations

<https://give.helpsalvationarmy.org/>
<https://give.helpsalvationarmy.org/>

<https://www.redcross.org/>
<https://my.care.org/>

Pinellas County Hurricane Helene donation collection sites

Clearview United Methodist Church, 4515 38th Ave N, St. Petersburg Monday - Thursday, 9 a.m. - 1 p.m.

Maritime and Defense Tech Hub, 450 8th Ave SE, St. Petersburg Monday - Friday, 8 a.m. - 5 p.m.

Gulfport United Methodist Church, 2728 53rd St. S, Gulfport Monday - Friday, 9 a.m. - 2 p.m.

Items accepted:

- | | |
|--|---------------------------------|
| Canned or non-perishable food | Sports drinks |
| Personal care items | Disposable baby diapers |
| Baby food/ formula | Can openers (manual) |
| Plastic ware | Paper products |
| Disposable adult diapers | Dust masks |
| Cleaning supplies, including mops and brooms | Hand tools |
| Work gloves, Heavy rubber kitchen gloves, Non-sterile gloves | Flashlights and fresh batteries |

Items not accepted: Used clothing, Bottled water, Furniture, appliances and other large items

Pinellas County officials say people interested in volunteering can sign up through Volunteer Connect.

<https://www.volunteerflorida.org/volunteerconnect/>

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 have been working diligently to clean up the property in the aftermath of hurricane Helene. Many, many palm fronds and tree limbs fell despite the tree service trimming the day prior due to the winds. If you have any remaining debris, please gather it, and place it in a pile by the perimeter road or put in a work order so that we can come and pick it up.

The rain continues almost daily which is causing the grass and bushes to continue to grow at a feverish pace. We have begun trimming hedges/bushes. Please understand that hedges/bushes are common area and will be trimmed per village standards.

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

Thank you.

David, Brandon, Dale, Craig, Martin, Roosevelt

SUMMARY OF TUESDAY MORNING WORKSHOPS - Sept. 2024

(Workshops are held the 1st & 3rd Monday of each month at 9am in the Clubhouse and are open to all residents)

Landscaping:

- Hurricane cleanup
- Weekly mowing
- Tree pruning/removal
- Trim shrubs and remove those shrubs that require removal
- Processing work orders

Maintenance:

- Hurricane damage repairs (gutters, awnings, roof cleaning, fencing)
- Processing work orders
- Irrigation valve repair and cell repair is ongoing
- Termite tenting



- 1) Parking enforcement began Sept 1, 2024 (car registration stickers, visitor parking, etc.)
- 2) Exploration of options for review/update of governing documents (currently vetting law firms)
- 3) Vendor accessed software for front entrance gate – awaiting quote
- 4) Finalizing documentation for insurance quote
- 5) Continued vendor exploration for electric vehicle charging stations
- 6) Paving repair to front entrance
- 7) Perimeter wall/fence safety committee is being formed



Some useful links:

https://www.stpete.org/.../public.../hurricane_center.php

www.pinellascounty.org/emergency

www.storm.pinellascounty.com

<https://www.facebook.com/StPeteFL/>

Also download the READY PINELLAS app: <https://pinellas.gov/ready-pinellas/> available for both Apple and Android phones

The WSV Pool & Clubhouse are closed during Hurricanes. The Clubhouse cannot be used as a shelter.

Stay tuned for latest information via RPM email, TV channel 733, and WSV Facebook page.





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

Tony Bonanni

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



The Board of Directors is establishing a working group (temporary committee) to review community security. Tony Pisegna will be leading the group and is seeking interested volunteers. The group will be small, and activities will probably last 2-3 months. Participation will involve attending meetings approximately every 3 weeks as well as gathering information. Anyone can participate but having experience or training in security would be a big plus.

If you're interested in participating (or if you have suggestions or concerns about security), please contact Tony Pisegna by email at tonyp.online@gmail.com. Include a brief statement about your interest in the group.

WSV Landscaping Committee Meeting

October 3rd at 7pm in the Clubhouse

(All residents are welcome to attend)

A G E N D A

Call to order/ Roll Call/ Proof of Notice

Old Business

1. Shrub clean up and removal

2. Budget

Public Comments

Adjournment

DID YOU KNOW?



WSV Board Meetings



All residents are welcome and encouraged to attend monthly Board meetings. All Board meetings are held on the 3rd Thursday of each month in the Clubhouse at 6:30pm. You can also attend via Zoom. The Zoom link will be included on the Agenda which will be posted in the Clubhouse, on WSV Facebook page, channel 733 and via email on the Resident Portal. The next meeting will be held on **October 17th**.



PETS and ASSISTANCE ANIMALS



- Only the following pets may be kept in any unit:
 - One dog or one cat not to exceed 25 pounds at maturity
 - Tropical fish
 - Birds
- All pets must be leashed when outside the unit. Tethering of pets is not allowed.
- No pet shall be allowed in any recreation area of the community.
- All animal feces must be picked up by the person walking said animal.
- Condominium associations are subject to the Fair Housing Act and U.S. Department of Housing and Urban Development regulations, which define two categories of animals that are exempted from restrictions stated in the association documents for pets:
 - Disability Assistance Animals: These are animals who have received specialized training to assist an individual with a disability defined by a valid medical report. The medical report must state the nature of the disability and how the animal is needed to assist its owner in daily tasks. Federal HIPPA privacy rules apply to any board member who has access to this information, and substantial fines can be imposed for any disclosure.
 - Emotional Disability Assistance Animals: The owner must provide a report from a caregiver, psychiatrist, psychologist, social worker, or other mental health professional indicating the need for the animal that provides emotional assistance and stability. Documentation from the internet is not, by itself, sufficient to reliably establish that an individual has a non-observable disability or disability-related need for an assistance animal. The same privacy laws and potential penalties mentioned above also apply to this category.
 - It is important to note that neither category above is considered to be a pet and pet rules do not apply to assistance animals.
- * The lack of such documentation for non-observable disabilities will be grounds for requesting a removal of the animal. *

Friendly Reminders 



PARKING



Effective September 1 parking rules are being enforced. Please contact your Director to obtain a parking sticker. Parking stickers are the only means to contact a vehicle owner in case of an emergency.

SIGNAGE and FLAGS

Political signage and/or flags are not permitted anywhere on WSV property per Rules & Regulations XX:

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

HURRICANE SAFETY

Flying debris is a major threat during a hurricane and can include a variety of objects that become airborne and are propelled by the hurricane's strong winds. These projectiles can include tree branches, loose objects, outdoor furniture, trash bins, grills, and potted plants. Please secure all outdoor items. This is for the safety of you, your neighbors and the crew.

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Monthly Financial Highlights

August 2024

Operating Cash as of August 31, 2024

	Beginning Balance	Ending Balance
Operating Cash	\$75,123.75	\$78,077.12
Petty Cash	\$1,000.00	\$1,000.00
Back Gate Key Fund	\$147.00	\$277.00
Insurance Account ⁽¹⁾	\$340,213.51	\$408,409.91
BOZK Social Funds	\$4,021.92	\$4,022.08
Total Operating Cash	\$420,506.18	\$491,786.11
Borrowed from reserves	\$0.00	\$0.00
Total incl. borrowed funds	\$420,506.18	\$491,786.11

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

OPERATIONS SUMMARY	Actual as of August 31, 2024	Budget Year-to-date	Budget - Actual as of August 31, 2024
Pool	\$4,100.00	\$5,625.00	\$1,525.00
Building Repair & Maintenance ⁽²⁾	\$38,552.05	\$55,625.00	\$17,072.95
Utilities ⁽³⁾	\$219,852.06	\$252,083.30	\$32,231.24
Administrative (without insurance) ⁽⁴⁾	\$155,191.42	\$161,821.65	\$6,630.23
Total (without insurance)	\$417,695.53	\$475,154.95	\$57,459.42

INSURANCE PREMIUMS	Actual To Date	Budget to Date	Budget - Actual
Year-to-Date Actual & Year End Budget	\$0.00	\$339,166.65	\$339,166.65
TOTAL OPERATIONS	\$417,695.53	\$814,321.60	\$396,626.07

Note 2: Overbudget items were Maintenance Supplies (\$1,039.63) and Fire Extinguisher (\$1,421.25). Under budget on Plumbing Repairs (\$1,553.70), Bldg. Repairs (\$1,583.63), Ground Improvements (\$5,226.67), Fertilizer & Spraying (\$2,823.29), Trees (\$4,174.00) Exterminating - Interior (\$1,176.35) and Truck, Golf Cart, Lawn Eqpt Repairs (\$1,422.25).

Note 3: Under budget on Electric (\$3,147.37) and Water/Sewer/Trash (\$29,265.52).

Note 4: Overbudget items were Office Supplies (\$4,756.94) and Professional Fees (\$1,642.23). Under budget on Salaries, Payroll Burden and Benefits (\$12,801.98).

WSV RESERVES	Balance July-2024	Contributions August-2024	Expenses August-2024	Total Incl. Interest August 31, 2024
Master ⁽⁵⁾	\$241,561.07	\$12,960.00	-\$14,251.88	\$240,840.36
Village 1 ⁽⁶⁾	\$70,930.77	\$5,050.00	-\$68,050.95	\$8,046.47
Village 2 ⁽⁷⁾	\$3,597.85	\$1,500.00	-\$3,055.00	\$2,205.62
Village 3 ⁽⁸⁾	\$68,449.34	\$2,500.00	-\$65,714.22	\$5,391.34
Village 4 ⁽⁹⁾	\$50,845.19	\$1,890.00	-\$33,809.11	\$19,039.59
Village 5 ⁽¹⁰⁾	\$33,537.71	\$5,058.00	\$0.00	\$38,701.50
Village 6 ⁽¹¹⁾	-\$32,918.72	\$5,300.00	-\$4,875.00	-\$32,472.79
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$1,247.04	-	
Due from Operating	\$0.00			\$0.00
Interest & Total	\$476,053.64	\$35,505.04	-\$189,756.16	\$321,802.52

Note 5: Roof Replacements - Tennis Pavilion (\$6,050.00), Guardhouse (\$4,921.88), Pool Repairs (\$2,280.00), Tennis Courts (\$1,000.00)

Notes 6 to 11: Roof Replacements & Consultant Fees



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 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		
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: Linda Delaney)
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		
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	Dinner at 5:30 PM (Mary Madden) Live Music by Carl Motyka: 7-10 PM
JANUARY 2025					
FRI	Jan 3	5:30 PM	Friday Social		
SUN	Jan 5	3:00 pm	Take Down Christmas Decorations		
TUE	Jan 7	5:00 PM	Social Club Meeting		
SAT	Jan 11	6:00 PM	Shania Live Tribute with TwoShay Duo Music 7-9 PM (1 hr show & 1 hr dancing)	\$15.00	Snacks at tables (Lorraine Normand & Steve Hopkins)
SAT	Jan 25	9:00 AM	All You Can Eat Pancake Breakfast	\$6.00	9:00 - 10:30 AM (Pete Rancourt & Dick Breton)
FEBRUARY 2025					
TUE	Feb 4	5:00 PM	Social Club Meeting		
FRI	Feb 7	5:30 PM	First Friday Social		
SUN	Feb 9	3:00 PM	Super Bowl LIX & Chili Cook off		
MON	Feb 10	3:00 PM	Decorate Clubhouse for Valentine's		
FRI	Feb 14	5:30 PM	Valentine Dance	\$15.00	Potluck Dinner: 6:15 PM DJ: House of Harlow (Organizers: Brebnie & Rancourts)
SUN	Feb 16	3:00 PM	Take Down Valentine's Decorations		
SAT	Feb 22	9:00 AM	French Toast & Sausage Breakfast	\$6.00	9:00 - 10:30 AM (Pete Rancourt & Dick Breton)

WSV 1st FRIDAY SOCIAL
October 4th, 2024



Social Event
A Haunting Night @ WSV Clubhouse

Don't be scared



Social & Eat Time: 5:30 PM
Bingo Time: 7:00 -9:00 PM

Bring a dish to share
Beverages available
Donations Appreciated

Reusable BINGO Cards Available
1 card for \$3 or 2 for \$5
We will play at least 3 Bingo games.
Prizes to Bingo Winners

**Come catch up and socialize with
your friends, and neighbors.**



Fun for the entire family

A FREE SOCIAL EVENT

HALLOWEEN PARTY
at the CLUBHOUSE

Oct. 26th -5pm social hour serving Witches Brew
Bring your favorite Crock Pot Meal!
Dinner at 6pm

Contact: Linda Delaney (610) 515-5201

Prizes for best Costumes

The entire text block is framed by a decorative border of small orange pumpkins. At the bottom right, there are larger illustrations of jack-o'-lanterns and spider webs.



WHAT'S HAPPENING THIS MONTH?



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Water Aerobics 11:30am	2	3 Clubhouse Halloween Decorating 9am Men's Night Poker/Pool 7pm	4 Friday Social 5:30pm (BINGO 7pm)	5 Pickleball 8:30am
6	7 Maint Workshop 9am Euchre 7pm	8 Water Aerobics 11:30am	9	10 Men's Night Poker/Pool 7pm	11	12 Pickleball 8:30am
13 Columbus Day/ Indigenous People's Day Euchre 7pm	14	15 Water Aerobics 11:30am	16 Ladies' Night Dominoes 7pm	17 Men's Night Poker/Pool 7pm	18	19 Pickleball 8:30am
20 Maint Workshop 9am Euchre 7pm	21	22 Water Aerobics 11:30am	23 Ladies' Night Dominoes 7pm	24 Men's Night Poker/Pool 7pm Men's Night Poker/Pool 7pm	25	26 Pickleball 8:30am Halloween Party 5:30pm
27 Euchre 7pm	28	29 Water Aerobics 11:30am	30 Ladies' Night Dominoes 7pm	31 Halloween		



ZAPOGO APPLE WATCH CHARGING DOCK *- Works In Nightstand Mode Too! What's That? How To Setup Nightstand On Your Apple Watch? -*



Graphic credits: Amazon, Google Images

Charging your Apple watch can sometimes become a tedious chore caused by slippage of Apple's supplied magnetic charger. ZAPOGO may just have the perfect, compact solution. The ZAPOGO WATCH CHARGING DOCK is compatible with series 9/8/7/SE/6/5/4/3/2 and includes 38mm, 40mm, 41mm, 42mm, 44mm, 45mm, Apple Watch Sport, Apple Watch Nike Plus, Apple Watch Hermes and Apple Watch Edition. It's not compatible with the series 1. The charging dock quickly connects to any USB power adapter, not included, and comes with a USB C cable. It uses the same magnetic charging concept that is built-in to your Apple Watch. A blue indicator light on the base tells you when it's actually properly in place and charging. It then goes off after a brief indication. The strong magnet keeps your watch firmly on the charging stand making it perfect for most environments such as home, kitchen, bedroom and office and is well suited as your traveling companion, too. The Zapogo charging stand also supports Apple Watch's Nightstand Mode. Simply place your Apple Watch on the Zapogo Watch Charging Stand with the nightstand feature turned on, something you turn on in the watch's app on your watch. The watch now displays charging status, current time/date and the time of any alarm you've set. To view this feature simply tap the display, or lightly nudge your Apple Watch. Even nudging or tapping the table might work. (To enable the Nightstand mode, go to SETTINGS on your Apple Watch by quickly pressing the round digital crown button on the watch's right side, then scroll down to SETTINGS and press this button again, now Select GENERAL > NIGHTSTAND MODE, and turn on NIGHTSTAND MODE.) When in the NIGHTSTAND MODE the watch's display will look like the graphic below:



Reverse this procedure to return to a normal display. There's no doubt that the ZAPOGO WATCH CHARGING STAND is a must have and it's inexpensive too! Available in a wide variety of colors.

If you have a cigarette lighter adapter, you can mount and use this in your automobile. Use double stick tape, or magnetic tape and metal strips to mount in a vertical position.

Available from various on-line sites

MSRP: \$16.99

GADGETEER's RATING: ★★★★★

For more information go to: bit.ly/3SeQlFT

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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