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

# WSV NEWSLETTER JANUARY 2025



## MESSAGE FROM THE PRESIDENT

Happy New year 2025!

2024 was a whirlwind of activity for West Shore Village. I expect more of the same in 2025, although I certainly hope we will not have to endure the same number of storms!

As you may know, our fiscal year ends March 31<sup>st</sup>, and the first quarter will be busy with budgeting, annual notices and Board elections. For those of you interested in running for a Board seat, RPM will be sending out notices with a form to complete.

The January Board schedule is as follows:

- Monday, January 6 - workshop at 9 am.
- Thursday, January 16 - Board meeting at 6:30 pm.
- Monday, January 20 - workshop at 9 am.

Please join us if you can. Have a happy and prosperous new year!

*Michael Kelemen*  
*President*

## WEST SHORE VILLAGE NEWSLETTER

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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)

The 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.



Happy New Year! 🇺🇸 As we step into this new year, let's embrace the opportunities and challenges that lie ahead with open hearts and minds. This is a time for fresh starts, new beginnings, and setting our sights on the goals we wish to achieve.

May this year bring you an abundance of joy, success, and good health. Remember to cherish the moments with your loved ones and create memories that will last a lifetime. Let's take a moment to reflect on the past year, learn from our experiences, and use those lessons to grow and improve ourselves.

As we embark on this journey, let's be kind to ourselves and others, spreading positivity and compassion wherever we go. It's the small acts of kindness that can make a big difference in someone's life. Let's also take time to appreciate the beauty around us and find joy in the simple things.

Here's to new adventures, new friendships, and new opportunities. May you find the courage to pursue your dreams and the strength to overcome any obstacles that come your way. Let's make this year a remarkable one, filled with love, laughter, and endless possibilities.

Wishing you a fantastic year ahead, full of happiness and success. Happy New Year!



*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

Happy New Year,

We continue to work on getting the property back to pre-hurricane condition. The tree service will be back to trim more trees. We are working to schedule any remaining roof repairs. We ask for your continued patience as some jobs are beyond the maintenance crew and require outside contractors which remain in high demand.

If you have a specific issue or concern, please put in a work order, or contact your Director.

David, Brandon, Dale, Craig, Martin,

### SUMMARY OF MONDAY MORNING WORKSHOPS - Dec. 2024

(Workshops are held on the 1<sup>st</sup> & 3<sup>rd</sup> Mondays at 9am in the Clubhouse and are open to all residents)

#### Landscaping:

- Bi-weekly mowing
- Spraying the grass for weeds
- Processing work orders

#### Maintenance:

- Hurricane damage repairs are ongoing
- Irrigation repairs caused by the storm continue
- Processing work orders
- Tackling rodent issues as when cold weather begins, they look for some place warm



- 1) A new attorney has been selected effective December 1, 2004. Information/cases are in transition.
- 2) Front-gate call box has been ordered. Hoping for an ETA by mid-February.
- 3) A commercial electrician for electricity damage by the wall has been identified.
- 4) The infrastructure committee is sourcing perimeter fence replacement options.
- 5) Determining which quote will be selected for the Clubhouse floor replacement.

### MONTHLY MAINTENANCE FEES

**AVOID LATE FEES**

Sign up with monthly auto pay

ACH/ Bank Account Automatic Withdrawal

<https://home.resourcepropertymgmt.com/billing/auto-draft>

Recurring Automatic Credit/Debit Card Payment

[https://www.paylease.com/resident/create fixed autopay/payment schedule](https://www.paylease.com/resident/create_fixed_autopay/payment_schedule)



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 numbers.

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

#### Governing Docs

Rita Vine – Chair  
Richard Tichy  
Tony Pisegna



# Monthly Financial Highlights

November 2024

Operating Cash as of November 30, 2024			
	Beginning Balance		Ending Balance
Operating Cash	\$63,832.51		\$76,441.37
Petty Cash	\$1,000.00		\$1,000.00
Back Gate Key Fund	\$277.00		\$277.00
Insurance Account <sup>(1)</sup>	\$322.46		\$68,169.63
BOZK Social Funds	\$3,947.42		\$3,487.88
<b>Total Operating Cash</b>	<b>\$69,379.39</b>		<b>\$149,375.88</b>
Borrowed from reserves	\$0.00		\$0.00
<b>Total incl. borrowed funds</b>	<b>\$69,379.39</b>		<b>\$149,375.88</b>

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

OPERATIONS SUMMARY	Actual as of November 30, 2024	Budget Year-to-date	Budget - Actual as of November 30, 2024
Pool <sup>(2)</sup>	\$7,143.06	\$9,000.00	\$1,856.94
Building Repair & Maintenance <sup>(3)</sup>	\$90,835.96	\$89,000.00	-\$1,835.96
Utilities <sup>(4)</sup>	\$346,904.62	\$403,333.28	\$56,428.66
Administrative (without insurance) <sup>(5)</sup>	\$264,135.47	\$258,914.64	-\$5,220.83
<b>Total (without insurance)</b>	<b>\$709,019.11</b>	<b>\$760,247.92</b>	<b>\$51,228.81</b>

INSURANCE PREMIUMS	Actual To Date	Budget To Date	Budget - Actual
Year-to-Date Actual & Budget	\$577,569.07	\$542,666.64	-\$34,902.43
<b>TOTAL OPERATIONS</b>	<b>\$1,286,588.18</b>	<b>\$1,302,914.56</b>	<b>\$16,326.38</b>

Note 2: Underbudget item was Pool Contract (\$1,333.38).

Note 3: Overbudget items were Hurricane Milton - Trees - (\$22,367.00), Maintenance Supplies (\$1,432.84), and Trees (\$1,185.00). Underbudget items were Plumbing Repairs (\$2,995.74), Grounds Improvements (\$10,975.88), Sprinkler System (\$1,333.38), Fire Inspection (\$1,133.36), Fertilizer & Spraying (\$5,073.29) and Truck/Golf Cart Repairs (\$1,360.74).

Note 4: Under budget on Electric (\$5,061.53) and Water/Sewer/Trash (\$51,594.14).

Note 5: Overbudget items were Office Supplies (\$2,857.59) and Professional Fees (\$5,837.57). Underbudget on Salaries, Payroll Burden and Benefits (\$3,316.46).

WSV RESERVES	Balance Oct-2024	Contributions Nov-2024	Expenses Nov-2024	Total Incl. Interest November 30, 2024
Master <sup>(6)</sup>	\$0.00	\$12,960.00	-\$10,935.00	\$269,075.88
Village 1	\$13,748.70	\$5,050.00	\$0.00	\$18,980.10
Village 2	\$5,499.82	\$1,500.00	\$0.00	\$7,252.93
Village 3	\$9,245.89	\$2,500.00	\$0.00	\$11,988.81
Village 4	\$22,115.95	\$1,890.00	\$0.00	\$24,182.46
Village 5	\$49,015.50	\$5,058.00	\$0.00	\$54,238.00
Village 6	-\$21,825.32	\$5,300.00	\$0.00	-\$16,492.77
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$1,939.16	-	
Due from Operating	\$0.00			\$0.00
<b>Interest &amp; Total</b>	<b>\$384,013.68</b>	<b>\$36,197.16</b>	<b>-\$10,935.00</b>	<b>\$409,275.84</b>

Note 6: Termite Tenting

Issued on 2024-12-29

## DID YOU KNOW?

### WARNING



### COYOTES

### WARNING



There have been several coyote sightings in WSV. Please be alert. If you are walking after dark and encounter a coyote consider the following:

- Remain calm and slowly back away while making yourself look big and loud.
- Don't run - running away can trigger a coyote's predatory response and cause it to chase you.
- Make noise - yell, clap your hands, wave your arms. You can also use a personal alarm device like a whistle or bell.
- Throw something - throw small stones, sticks, tennis balls, or anything else you can find.
- Spray with water - if available, spray the coyote with a hose or a squirt gun filled with water and vinegar.
- Use a coyote shaker - shake or throw a "coyote shaker", which is a soda can filled with pennies or pebbles and sealed with duct tape.



### PETS



When walking your pet after dark, please carry a flashlight. Pay attention to your pet at all times when you are walking it. It is the law that it must be on a leash at all times. Leashing your pets prevents injury to another person, property or other animals.



### TRASH



- Normal trash days are Mondays and Thursdays. Trash should be put outside your garage by 8am.
- All garbage is to be properly bagged in plastic garbage bags (NOT GROCERY BAGS) sized 13 gallons or larger. All bags must be securely tied and placed outside your garage door on the morning of pick up.
- Trash may not be put out at night unless it is in a tightly closed trash can. Except for pick-up days, all garbage cans must be stored inside.
- All cardboard boxes must be flattened and neatly stacked, or they will not be picked up

Friendly Reminders 



DUMPSTER



**COOPERATION NEEDED:** The misuse of the dumpster continues. See below photos from last month and this month. There has been no improvement. We are looking into placing cameras at the site of the dumpster. Once they are installed, any resident that does not adhere to the rules will be issued a violation that includes a fine of up to \$100.

**FREE APPLIANCE HAUL-AWAY SERVICE: text John at (727) 776-5297**

N O V E M B E R

D E C E M B E R



The dumpster rules are posted on the fence next to the dumpster and are as follows:

**DUMPSTER RULES**  
The use of this dumpster is for RESIDENTS only

- 1) No Garbage-Kitchen/Household Trash/Food (deposit in receptacle bins behind fence)
- 2) No Large Appliances (Refrigerator/Stove Dishwasher)
- 3) No Commercial Use
- 4) No Construction Materials
- 5) No Hazardous, Toxic, or Flammable materials
- 6) No tree branches, palm fronds, yard clippings (place at roadside of perimeter roads)
- 7) Flatten all Empty Boxes

Hours: 8am - 8pm  
Misuse of Dumpster may lead to fines or permanent removal





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.

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

## SOCIAL CLUB PLANNED EVENTS FOR JANUARY 2025

Day	Date	Time	Event	Price pp.	Entertainer & Remarks (Organizers)
SUN	Jan 5	3:00 pm	Take Down Christmas Decorations		
TUE	Jan 7	5:00 PM	Social Club Meeting		Tentative
FRI	Jan 10	5:30 PM	Friday Social		
SAT	Jan 11	6:00 PM	<b>Shania Live Tribute</b> 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)



**WE NEED YOU**

The Social Club is seeking a new chair. If you are interested in chairing the WSV Social Club, please reach out to Karen White (407-704-0678)



# WSV

# 2ND

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# FRIDAYS

Join your fellow neighbors at the Clubhouse at 5:30 for a monthly meet and greet.

Bring a dish to share.





**Chair- Carl Mastaglio**  
(305) 297-9397

January 10th  
February – TBD  
March 14th  
April 11th





Performance by TwoShay Duo  
Saturday, January 11th - Clubhouse  
7pm - 8pm Tribute Show  
8pm-9pm Dancing to TwoShay Duo

Tickets \$15.00  
Contact: Dick Breton, Linda Delaney, Jana Tichy  
BYOB & Snacks  
Door Prizes

**ALL YOU CAN EAT!**  
**Pancakes**  
SCRAMBLED EGGS | SAUSAGE | FRUIT  
COFFEE | TEA | ORANGE JUICE  
**SATURDAY, JAN. 25th**  
**9:00AM-10:30AM**  
\$7.00 CASH AT THE DOOR  
WESTSHORE VILLAGE CLUBHOUSE  
YUM YUM YUM YUM YUM YUM YUM YUM YUM YUM YUM YUM YUM YUM YUM

A stack of pancakes topped with butter and syrup, with a vertical banner on the right side that says "YUM YUM YUM YUM YUM YUM YUM YUM YUM YUM YUM YUM YUM YUM YUM".

EVENT CHAIR - PETE RANGOURT (207) 649-7901



# HOLIDAY EVENTS



**STAFF  
APPRECIATION  
LUNCHEON**



**Cookie  
exchange**





## WHAT'S HAPPENING THIS MONTH?

### Everyone is welcome to participate in WSV WEEKLY ACTIVITIES



#### MONDAYS

Pickleball	9:00 am
Water Aerobics	11:00 am (bring a small pool noodle)
Euchre	7:00 pm

#### TUESDAYS

Line Dancing	10:00 am – 11:00 am (Starting on January 7, 2025)
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#### WEDNESDAYS

Dominoes Night	7:00 pm – 9:00 pm
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#### THURSDAYS

Shuffleboard	9:30 am – 11:00 am
Poker & Billiard Night	7:00 pm – 9:00 pm

#### FRIDAYS

Tennis	9:00 am – 11:00 am
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#### SATURDAYS

Pickleball	9:00 am
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# HEADREST HOOKS Also A Backseat Secure Smartphone Mount ....



Graphic credits: Amazon

Have you been looking for a better way to keep items neat, organized and accessible in your car? Well, the **DWARFOO Qp5010** backseat mobile car headrest hook with phone holder may just be the perfect inexpensive solution. These easily attached and removable hooks attach to most car's headrests. An adjustable 3-position lock allows precise mounting on to the back of most front seat headrests be they sedans, or minivans. When not in use they quickly rotate 360° so you can hide the hooks when not needed. They can hold up to 11 pounds making it ideal for hanging groceries, clothes, umbrellas, cameras, tote bags and handbags. Since it offers 360° rotation you could rotate to the front of the seat keeping items upright while saving space and offering ease of item's access.



Another great feature of the HEADREST HOOK is its ability to accommodate 4 – 6-inch smartphones in a viewing position. This feature allows rear seat passengers to view videos on their individual phones, hands-free. As we said, installation is very easy. A great product!

## Installation



① Open the top latch counterclockwise



② Install the hook on the head restraint rod



③ Select the appropriate slot, fix and close the buckle

④ Buckle the latch clockwise. installation is complete

GADGETEER's RATING: ★★★★★

MSRP: \$5.99 (2-pack) Available in various 2-tone colors

For more information go to: <https://amzn.to/3JPGeEz>

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:

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## REAL ESTATE ACTIVITY

	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	PRICE/SQ FT	
<b>FOR SALE</b>						
3365 39th ST S Unit #C	1	1	690	\$205,000.00	\$297.10	
3348 38TH WAY S Unit #C	1	1	720	\$214,000.00	\$297.22	
3311 38TH ST S Unit #C	1	1	690	\$215,000.00	\$311.59	
3247 38th WAY S Unit #E	1	1	725	\$225,000.00	\$310.34	
3247 38TH WAY S Unit #C	2	2.5	1,180	\$247,000.00	\$209.32	
3245 40TH WAY S Unit #A	2	2	1,175	\$249,900.00	\$228.94	
3325 37th WAY S Unit #C	1	1	735	\$199,000.00	\$270.75	
3276 38TH WAY S Unit B	2	2	1,180	\$250,000.00	\$211.86	
<b>PENDING</b>						
3263 38TH ST S Unit #B	2	2	1,100	\$210,000.00	\$190.91	
3311 38TH ST S Unit #C	1	1	690	\$215,000.00	\$311.59	
<b>SOLD</b>						<b>DATE CLOSED</b>
3276 38th WAY S Unit #E	1	1	725	\$164,000.00	\$226.00	07/22/24
3212 38th WAY S Unit #E	1	1	725	\$199,000.00	\$274.00	07/22/24
3255 39TH ST S Unit #B	2	2.5	1,180	\$275,000.00	\$233.05	09/20/24
3204 40TH WAY S Unit #A	2	2	1,175	\$300,000.00	\$255.32	07/02/24
3357 38TH ST S Unit #C	1	1	735	\$195,000.00	\$265.31	11/19/24
3127 37TH LN S Unit #B	2	2	1,100	\$310,000.00	\$281.82	11/8/2024
3346 39th ST S Unit #A	2	2	1,100	\$215,000.00	\$195.45	12/19/2024

Information as of 12/28/24 is provided by Debbie Zito, Compass Realty (727) 865-8326

[www.bayshoretobeaches.com](http://www.bayshoretobeaches.com)

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