

## BOARD OF DIRECTORS

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*President*

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*Vice President*

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*Director at Large*

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[vinerita@gmail.com](mailto:vinerita@gmail.com)

**Resource Property Mgmt.**

24/7 Service Hotline

(727) 864-0004 (follow

prompts)

**April Neary, Manager**

(727) 864-0004 X2212

# WSV NEWSLETTER

## FEBRUARY 2025

### MESSAGE FROM THE PRESIDENT

Hello Residents,

Welcome to the February newsletter! I want to first thank Adriane Carter-Lovell for her tireless work on putting the newsletter together. I doubt we would still have one if not for her.

I also want to give updates on the various committees.

- The Budget Committee has been meeting regularly under the leadership of Toni Herting. I want to thank Toni and everyone on the Committee for their participation on the most important initiative that the Association resolves every year.
- The Infrastructure Committee, chaired by Tony Bonanni, has undertaken a myriad of hurricane crises, including the gates, walls and severe electrical issues. I am pleased to report that the gate issue will be resolved very soon. The wall concerns are currently being reviewed by the Committee. Stay tuned as we will have more updates.

Finally, we have several social events scheduled for February, including the Super Bowl and the Valentines Day Dance amongst others.

Have a great February and hopefully enjoy the great Florida weather!

*Michael Kelemen*  
*President*

## WEST SHORE VILLAGE NEWSLETTER

### Editor

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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)

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.



## Be Part of the Solution: A Call to Action

Our community faces numerous challenges, from normal day-to-day issues to aging infrastructure. These issues can often seem overwhelming, leaving individuals feeling powerless. However, each of us has the potential to make a difference by being part of the solution.

### Understanding the Problem

The first step in being part of the solution is understanding the problem. We must educate ourselves about the root causes and the impact these issues have on our community, now and in the future. By being informed, we can identify the most effective ways to contribute to positive change.

### Taking Personal Responsibility

Being part of the solution starts with taking personal responsibility for our actions. This means making conscious choices that align with our values and contribute to the greater good. For example, adhering to our Rules and Regulation. Similarly, practicing kindness and inclusivity in our daily interactions can help build a more equitable community.

### Engaging in Community Efforts

Individual actions are important, but collective efforts can create a more significant impact. Engaging in community initiatives, volunteering, and being supportive are excellent ways to contribute to positive change. By working together, we can amplify our efforts and address issues more effectively.

### Communication/Feedback

One of the most powerful ways to be part of the solution is through communication. Sharing experiences, whether they are successes or challenges can be helpful in decision making. Constructive feedback is also helpful as it can be a guide to future decision making.

### Action

**Run for Village Director** - a seat on our Board of Directors allows you to represent your Village and to make a direct impact on our community. You will have an opportunity to champion the causes you care about.

**Join a Committee** - provide valuable expertise/input and recommendations for initiatives/issues.

Being part of the solution is not just a responsibility; it is an opportunity to create a better community for ourselves and future residents. By understanding the problems we face, taking personal responsibility, engaging in community efforts, and advocating for positive change, we can make a meaningful impact. Each small action, when combined with the efforts of others, can lead to significant change.



Important Dates  
and **INFORMATION**

## WSV Business

**January 30, 2025, 9:00AM** – Infrastructure Committee meeting (Clubhouse)

**February 1, 2025, 9:00AM** – Budget meeting (Clubhouse)

**February 1, 2025, 5:00PM** – deadline for submission of *Notice of Intent to Be a Candidate for the Board of Directors* form, either by mail, email or in person to the Association

Email: [LBax@ResourcePropertyMgmt.com](mailto:LBax@ResourcePropertyMgmt.com)

Mail/In Person: Resource Property Management, 5901 Sun Blvd., Suite 103, St Petersburg, FL 33715

**February 6, 2025, 5:00PM** – deadline for submission of *Information Sheet (8 ½ X 11, 1-sided sheet)* containing qualifications and/or platform for wanting to be a Board member (accompanies your Notice of Intent to Be a Candidate for the Board of Directors form)

Email: [LBax@ResourcePropertyMgmt.com](mailto:LBax@ResourcePropertyMgmt.com)

Mail/In Person: Resource Property Management, 5901 Sun Blvd., Suite 103, St Petersburg, FL 33715

**February 13, 2025, 6:30PM** – Monthly Board meeting (Clubhouse)

**March 13, 2025, 6:30PM** – Annual Membership Meeting and Election (Clubhouse)

**\*\* Please pay attention to RPM emails and/or mail for important annual documents\*\***

**\*\*\*If you have not received anything, please contact RPM (727) 864-0004\*\*\***



THANK YOU!

Volunteers



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**

**Infrastructure**

Tony Bonanni – Chair

Richard Tichy

Toni Herting

Jim DeVona

Dick Mayberry

**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

## MESSAGE FROM THE CREW

Greetings,

Not much to report this month. It has been extremely cold, which means the grass has gone dormant. We are aware that many areas need sod, but we cannot plant sod until Spring when we have 70-degree sustained temperatures. We will begin to prep areas, so we are ready to go once it warms up.

Please remember to put in work orders for any issues. We greatly appreciate it as reaching out to us directly via phone or in-person only delays the process. If a work order is not put in, we must spend time entering them on your behalf. This administrative task takes time away from us being able to work on the issue. We thank you in advance for your continued cooperation.

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 - Jan. 2025

(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:

- Mowing as needed
- Spraying the grass for weeds
- Removal of dead plants, shrubs and tree limbs
- Processing work orders
- Putting down mulch
- Fixing equipment

#### Maintenance:

- Irrigation repairs caused by the storm continue
- Processing work orders
- Monitoring roof repairs scheduled for the next several weeks
- Tackling rodent issues as when cold weather begins, they look for some place warm



- 1) 2025-2026 budget preparation
- 2) APG has been chosen as the vendor for the wall electrical repair
- 3) The infrastructure committee is awaiting quotes for the perimeter fence
- 4) Setting date with vendor for floor replacement (25/26 budget item)
- 5) Gathering bids for Village Exterminator for pest/rodent control
- 6) Getting bids for asphalt road paving
- 7) Scheduling additional tree trimming and removal

# Monthly Financial Highlights

December 2024

Operating Cash as of		December 31, 2024	
	Beginning Balance		Ending Balance
Operating Cash	\$76,441.37		\$14,652.81
Petty Cash	\$1,000.00		\$1,000.00
Back Gate Key Fund	\$277.00		\$344.00
Insurance Account <sup>(1)</sup>	\$68,169.63		\$26.11
BOZK Social Funds	\$3,487.88		\$4,718.31
<b>Total Operating Cash</b>	<b>\$149,375.88</b>		<b>\$20,741.23</b>
Borrowed from reserves	\$0.00		\$0.00
<b>Total incl. borrowed funds</b>	<b>\$149,375.88</b>		<b>\$20,741.23</b>
Note 1: Monthly contributions to Insurance Account in 2024/25		\$68,000.00	

OPERATIONS SUMMARY	Actual as of December 31, 2024	Budget Year-to-date	Budget - Actual as of December 31, 2024
Pool <sup>(2)</sup>	\$7,993.06	\$10,125.00	\$2,131.94
Building Repair & Maintenance <sup>(3)</sup>	\$113,614.63	\$100,125.00	-\$13,489.63
Utilities <sup>(4)</sup>	\$392,704.11	\$453,749.94	\$61,045.83
Administrative (without insurance) <sup>(5)</sup>	\$311,813.06	\$291,278.97	-\$20,534.09
<b>Total (without insurance)</b>	<b>\$826,124.86</b>	<b>\$855,278.91</b>	<b>\$29,154.05</b>

INSURANCE PREMIUMS	Actual To Date	Budget To Date	Budget - Actual
Year-to-Date Actual & Budget <sup>(6)</sup>	\$730,724.07	\$610,499.97	-\$120,224.10
<b>TOTAL OPERATIONS</b>	<b>\$1,556,848.93</b>	<b>\$1,465,778.88</b>	<b>-\$91,070.05</b>

Note 2: Underbudget item was Pool Contract (\$1,400.03).

Note 3: Overbudget items were Hurrican Milton - Tree - (\$40,142.00) and Maintenance Supplies (\$2,424.79). Underbudget items were Plumbing Repairs (\$2,915.22), Grounds Improvements (\$12,893.35), Sprinkler System (\$1,500.03), Fire Inspection (\$1,275.03), Fertilizer & Spraying (\$5,823.29), Exterminating Interior (\$1,441.03) and Truck/Golf Cart/Lawn Eqmt (\$1,546.20).

Note 4: Under budget on Electric (\$5,724.45) and Water/Sewer/Trash (\$55,584.40).

Note 5: Overbudget items were Office Supplies (\$2,851.34), Professional Fees (\$6,035.96) and Salaries, Payroll Burden and Benefits (\$10,748.53).

Note 6: Year End Total Insurance Budget is \$814,000.00

WSV RESERVES	Balance Nov-2024	Contributions Dec-2024	Expenses Dec-2024	Total Incl. Interest December 31, 2024
Master <sup>(7)</sup>	\$269,075.88	\$12,960.00	-\$1,343.14	\$281,075.24
Village 1	\$18,980.10	\$5,050.00	\$0.00	\$24,117.14
Village 2	\$7,252.93	\$1,500.00	\$0.00	\$8,863.65
Village 3	\$11,988.81	\$2,500.00	\$0.00	\$14,597.72
Village 4	\$24,182.46	\$1,890.00	\$0.00	\$26,151.12
Village 5	\$54,238.00	\$5,058.00	\$0.00	\$59,376.14
Village 6	-\$16,492.77	\$5,300.00	\$0.00	-\$11,166.94
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$873.80	-	
Due from Operating	\$0.00			\$0.00
<b>Interest &amp; Total</b>	<b>\$409,275.84</b>	<b>\$35,131.80</b>	<b>-\$1,343.14</b>	<b>\$443,064.50</b>

Note 7: Entry Phone System

# DID YOU KNOW?

**WARNING**



## COYOTES

**WARNING**



We continue to see coyotes in and around WSV. Please check out the website below for information and tips on living with coyotes.

<https://myfwc.com/conservation/you-serve/wildlife/coyotes/>



## SOD



The recommendation for planting sod is in spring or early summer to give the lawn time to establish roots. For Central Florida, this means early to mid-May. The landscaping staff will begin prep work sometime in April.



## TENNIS/PICKLEBALL COURTS



The surface of the tennis/pickleball courts are cracking. It has been determined that the base layer of gravel was not thick enough to support the overlay. The good news is that it is fixable and under warranty. The bad news is the fix is to rip up the current courts and start over from the beginning. The potential start date is March 1<sup>st</sup>. As before, the construction process will take 45 days to 2 months. This is very unfortunate, but we have been assured that all contractors involved in the reconstruction process will be closely monitored.

### Nearby Pickleball Courts:

<b>Chase Park</b>	27 <sup>th</sup> Ave. S & 54 <sup>th</sup> St., Gulfport	2 courts	(727) 893-1094
	<a href="https://pickleplay.com/courts/mississippi/gulfport/chase-park/">https://pickleplay.com/courts/mississippi/gulfport/chase-park/</a>		
<b>Childs Park</b>	4301 13 <sup>th</sup> Ave S., St Petersburg	2 courts	(727) 893-7441
	<a href="https://www.stpeteparksrec.org/parks_facilities/childs_park2.php">https://www.stpeteparksrec.org/parks_facilities/childs_park2.php</a>		
<b>Bartlett</b>	2000 7th St. S., St. Petersburg	6 courts	(727) 893-7441
	<a href="https://www.stpeteparksrec.org/parks_facilities/bartlett_park.php">https://www.stpeteparksrec.org/parks_facilities/bartlett_park.php</a>		
<b>Lake Vista</b>	1401 62 <sup>nd</sup> Ave. S., St Petersburg	6 courts (lighted)	(727) 893-7744
	<a href="https://www.stpeteparksrec.org/parks_facilities/lake_vista_park.php">https://www.stpeteparksrec.org/parks_facilities/lake_vista_park.php</a>		

## Friendly Reminders



### DUMPSTER



**COOPERATION NEEDED:** There has been some improvement regarding the use of the dumpster...Thank You! Many more cardboard boxes are being flattened. The issue of disposing of appliances remains. No appliances (washing machines, dryers, stoves, dishwashers, water heaters, refrigerators, etc.) are to be disposed of in the dumpster.

#### Contacts for FREE haul-away services:

John: 727-776-5297 text

Charlie: 727-420-8401

If you hire a contractor to perform work in your unit, the contractor is responsible for the disposal of all debris. If you are doing the work yourself, then you may dispose of debris in the dumpster.

The camera has been ordered and will be installed in the coming weeks. Once installed, any resident that does not adhere to the rules will be issued a violation that includes a fine of up to \$100.



ALL PETS MUST BE KEPT ON A LEASH AT ALL TIMES.



Many owners are letting their pets roam outside in front of their units. Please remember that it is a St. Petersburg law as well as a rule of WSV that your dog or cat be leashed at all times while outside. It is important for several reasons:

1. **Safety:** It prevents your pet from running into traffic, getting lost, or encountering dangerous animals.
2. **Control:** It helps you manage your pet's behavior, especially around other people and animals.
3. **Legal Requirements:** Many places have leash laws to ensure public safety and prevent accidents.
4. **Respect for Others:** Not everyone is comfortable around animals, and a leash shows consideration.
5. **Wildlife Protection:** It prevents your pet from chasing or harming wildlife.

Please remember that you are liable for any damage or harm that your pet causes.

### AVOID LATE FEES

Sign up with monthly auto pay

#### MONTHLY MAINTENANCE FEES

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)



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 FEBRUARY 2025

DAY	DATE	TIME	EVENT	PRICE	ENTERTAINER & REMARKS (ORGANIZERS)
TUE	Feb 4	5:00 PM	Social Club Meeting		
SUN	Feb 9	3:00 PM	Super Bowl LIX		(Kelemens)
MON	Feb 10	3:00 PM	Decorate Clubhouse for Valentine's		
FRI	Feb 14	5:30 PM	Valentine Dance Potluck Dinner: 6:15 PM	\$15.00	DJ: House of Harlow (Bretons & Rancourts)
SUN	Feb 16	3:00 PM	Take Down Decorations		
SAT	Feb 22	9:00 AM	French Toast & Sausage Breakfast	\$7.00	9:00 - 10:30 AM (Pete Rancourt & Dick Breton)
FRI	Feb 28	7:00 PM	Trivia Night 7:00 – 9:30 PM	Free	(L. Delaney, L. Normand & Steve Hopkins) BYOB

### Pancake Breakfast





**SUPER BOWL LIX**  
**VS**  
**SUN FEB 9TH 5:00 PM**  
 WSV Clubhouse  
 Bring a dish/snack to share  
 BYOB

**WEST SHORE VILLAGE**  
**Valentine's Dance**  
 With House of Harlow DJ  
**Friday, February 14, 2025**  
 Social at 5:30 PM  
 Potluck Dinner at 6:15 PM  
 BYO Drinks  
 Music starts at 7:00 PM  
**TICKETS \$15.00 PER PERSON FROM**  
 Dick Breton (207) 441-4203  
 Linda Delaney (610) 515-5201  
 Jana Tichy (727) 867-3782

*\$7 cash at the door*  
**French Toast Breakfast**  
**Sat., Feb 22nd at the Clubhouse**  
**9:30-10:30am**



Items:  
 French Toast  
 Scrambled Egg  
 Sausage  
 Fresh Fruit  
 Coffee/Tea  
 Orange Juice

**Pete Rancourt (207) 649-7901**  
**Dick Breton (207) 441-4203**

**WSV Clubhouse**  
**February 28<sup>th</sup>**  
**7:00-9:30PM**

**TRIVIA**  
*night*

Don't forget to Pack your Snacks

**Linda Delaney (610) 515-5201**



**WHAT'S HAPPENING THIS MONTH?**

**Everyone is welcome to participate in**

**WSV WEEKLY ACTIVITIES**

<b>MONDAYS</b> 	Pickleball	9:00 am	
	Water Aerobics	11:00 am (bring a small pool noodle)	
	Euchre	7:00 pm	
<b>TUESDAYS</b> 	Line Dancing	10:00 am – 11:00 am	
<b>WEDNESDAYS</b>	Dominoes Night	7:00 pm – 9:00 pm	
<b>THURSDAYS</b> 	Shuffleboard	9:30 am – 11:00 am	
	Poker & Billiard Night	7:00 pm – 9:00 pm	
<b>FRIDAYS</b>	Tennis	9:00 am – 11:00 am	
<b>SATURDAYS</b> 	Pickleball	9:00 am	

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## CONSUMER ELECTRONICS SHOW 2025 ~ Highlights Of Some Unusual Showings



**Las Vegas, NV ~ January 7 – 9, 2025**

### **WORLD'S LARGEST TECHNOLOGY SHOW**

The annual Consumer Electronics Show, CES, was another huge success. As always CES introduces new technology products that may soon hit the marketplace, or for lack of appeal will never see the light of day. More than 4312 exhibitors, 1400 startups and 5355 media were in attendance for this three-day event. 138739 participants, including 40% international attendees from 161 countries, made up the attendance participants list. Here are just a few of the interesting and unusual products that were displayed:



The Swippitt might look like your toaster, but its slot is actually for insertion of your smartphone for charging. It will automatically swap out a dead external battery integrated into a custom case with a new one. Each swappable battery has a 3500mAh capacity that provides an additional 50-90 percent charge depending on the size of the smartphone. This product could result in you never having to plug in your phone again, but you'll pay a substantial price. \$450 for the hub with 5 extra batteries and \$120 for the phone case with a battery included.

Photo by Allison Johnson / The Verge

Anchor showed a unique Umbrella solar panel as an effective solution to charge your various electronic devices. The 7-foot tall Solix Solar Beach Umbrella can generate up to 100W of power output that can be used to charge phones, tablets or coolers through USB-C and XT-600 connections. Available later this year and pricing has yet to be announced.



Anchor Umbrella



Roborock Saros Z70

Roborock's new Saro Z70 is a solution to cleaning around random objects left lying on the ground. It features an articulated five-axis robot arm called OmniGrip that can move such obstacles out of its way. Available June 2025. Cost to be announced.



And here's only a concept to show what's possible. Lenovo showed off its ThinkBook Plus Gen 6 Rollable PC, a dual-screen laptop that extends the screen upward rather than folding it, or fold two screens together. Applications could include being able to extend a screen a few inches with a simple press of a button. A good example of how CES is used to promote a concept and get reactions and input for a possible future product...

So, these are just a few very unique items on display at this year's CES show.

*Graphic credits: CES & Google Images*

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>**



## 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	\$200,000.00	\$289.86	
3348 38th WAY S Unit #C	1	1	720	\$205,000.00	\$284.72	
3247 38th WAY S Unit #E	1	1	725	\$222,500.00	\$306.90	
3247 38th WAY S Unit #C	2	2.5	1,180	\$236,000.00	\$200.00	
3210 39th ST S Unit #C	2	2.5	1,180	\$299,000.00	\$253.39	
3325 37th WAY S Unit #C	1	1	735	\$190,000.00	\$258.50	
3276 38th WAY S Unit B	2	2	1,180	\$249,000.00	\$211.02	
<b>PENDING</b>						
3263 38th ST S Unit #B	2	2	1,100	\$210,000.00	\$190.91	
<b>SOLD</b>						
3245 40th WAY S Unit #A	2	2	1,175	\$230,000.00	\$195.74	1/17/25
3311 38th ST S Unit #C	1	1	690	\$202,000.00	\$292.75	1/3/25
3346 39th ST S Unit #A	2	2	1,100	\$215,000.00	\$195.45	12/19/24
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	11/8/24
3276 38th WAY S Unit #E	1	1	725	\$164,000.00	\$226.21	7/22/24
3212 38th WAY S Unit #E	1	1	725	\$199,000.00	\$274.48	7/22/24
3204 40th WAY S Unit #A	2	2	1,175	\$300,000.00	\$255.32	7/2/24
3255 39th ST S Unit #B	2	2.5	1,180	\$275,000.00	\$233.05	9/20/04

Information as of 1/25/25 is provided by Debbie Zito, Compass Realty (727) 865-8326

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

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[bayshoretobeaches@compass.com](mailto:bayshoretobeaches@compass.com)



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