

BOARD OF DIRECTORS

V1 – Michael Kelemen

President

(304) 533-9283

michael.kelemen.mk@gmail.com

Dave White

(407) 694-3453

dwhitefsc3@gmail.com

V2 – Adriane Carter-Lovell

Vice President

(917) 488-0801

adrianewsv@gmail.com

Tony Bonanni

(610) 733-7049

m3csl95@hotmail.com

V3 – Toni Herting

Treasurer

(267)-634-4394

atherting17a@gmail.com

Tony Pisegna

(267)-218-6572

tonyp.online@gmail.com

V4 – Linda Delaney

(610) 515-5201

lindadwsv@gmail.com

Sierra Kluson

(941) 243-6046

skluson@gmail.com

V5 – Doug Legg

(207) 649-9377

drlegg1951@gmail.com

Mike Watkins

(920) 227-8008

mdwatkins126@gmail.com

V6 – Maria Ochoa

Secretary

(727) 460-3078

mochoawsv@gmail.com

Debra Roll

(614) 296-7955

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



MESSAGE FROM THE PRESIDENT

Hello Residents,

As we end the WSV fiscal year this month, I want to thank Adriane Carter Lovell and Maria Ochoa for their immense support during my second term as President. These are not easy jobs, and they certainly deserve credit for their time and resources. I also want to send out a special thank you to Toni Herting, who took on the Treasurer position and has done a fantastic job this year.

As I look forward to the 2025/2026 fiscal year, it will be very busy for the new Board, including repairing the walls, major road paving, an audit, and club house renovation, just to name a few projects.

Thank you for allowing me to be your President of West Shore Village and have a great March!

*Michael Kelemen
President*

WEST SHORE VILLAGE NEWSLETTER

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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.

The Editor's Desk



Spring Renewal

As the weather begins to make its turn towards Springtime, consider preparing for the beautiful season to come.

As we all know, Spring 🌸 is a wonderful time for renewal and growth. Here are a few ideas to help you embrace and refresh for the upcoming months:

- **Spring Cleaning:**

- Declutter: Go through your belongings and decide what to keep, donate, or discard. This can include clothes, books, and household items.
- Deep Clean: Clean areas that often get overlooked, like windows, baseboards, and behind furniture. A clean space can boost your mood and productivity.
- Organize: Create a system for organizing your items. Use storage bins, labels, and shelves to keep everything in its place.

- **Outdoor Activities:**

- Walking and Hiking: Explore local parks, trails, or nature reserves. The fresh air and exercise can be invigorating.
- Picnics: Pack a healthy lunch and enjoy it at a nearby park or within our community. It's a great way to relax and enjoy the beauty of nature.
- Biking: Dust off your bike and go for a ride. It's a fun way to get some exercise and see new sights.

- **Healthy Habits:**

- Seasonal Produce: Incorporate fresh, seasonal fruits and vegetables into your diet. Strawberries, asparagus, and peas are great choices for Spring.
- Exercise: Take advantage of the nicer weather to stay active. Try outdoor yoga, jogging, or joining a local sports league.
- Hydration: Remember to stay hydrated, especially as temperatures start to rise. Carry a reusable water bottle with you.

- **Mindfulness:**

- Meditation: Set aside time each day for meditation or deep breathing exercises. This can help reduce stress and improve mental clarity.
- Journaling: Reflect on your thoughts and feelings by keeping a journal. Writing can be a therapeutic way to process emotions.
- Self-Care: Treat yourself to activities that make you feel good, whether it's a relaxing bath, reading a book, or spending time with loved ones.

Spring is a season of renewal and growth, both for nature and ourselves. Embracing these activities can help you feel refreshed and ready to take on the months ahead.

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.



Voting is your fundamental right that allows members to have a say in how our community is governed. Here are a few key reasons why voting is so important:

1. **Voice and Representation:** Voting gives you the power to choose leaders who represent your values and interests. It's a way to ensure that your voice is heard in the decision-making process.
2. **Accountability:** By voting, you hold elected officials accountable for their actions. If they don't perform well, they may not be elected in the next term.
3. **Civic Duty:** Voting is a civic responsibility. Participating in elections is a way to contribute to the community's future.
4. **Influence on Policy:** Your vote can influence important policies on issues. Every vote counts, and collective voting can lead to significant changes.

By now you should have received your voting ballots, either via email from 'West Shore Village Master Corporation' or by USPS mail. If you have not received a ballot and you are the authorized voter for your unit, please contact your Director for a ballot.

Items on the Ballot

- Director at Large
- Directors for Village 1 (Village 1 owners only)
- Directors for Village 4 (Village 4 owners only)
- Operating funds rollover
- Use of Reserve Funds to pay for catastrophic damage
- Use of Reserve Funds to pay hazard/flood insurance renewal

If you are using a paper ballot, they can be turned in using the sealed envelope provided as follows:

- 1) Mail or drop-off to – RPM 5901 Sun Blvd. Suite 103, St Petersburg, FL 33715
- 2) Drop ballot in the locked ballot box in the Clubhouse beginning Thursday, March 6th
- 3) Bring ballot to the annual meeting (ballot must be received by the start of the Annual Membership meeting (details on page 6)

SAVE THE DATE

**ANNUAL
MEMBERSHIP
MEETING**

MARCH 13th - 6:30pm

**ANNUAL
MEMBERSHIP
MEETING**

**WEST SHORE VILLAGE MASTER CORPORATION INC.
BOARD OF DIRECTORS MEETING
March 13, 2025 at 6:00 PM
West Shore Village Clubhouse**

AGENDA

- 1) Call to order/Establish Quorum
- 2) Approval of Prior Board Meeting Minutes
- 3) New Business
 - a) Adoption of 2025/2026 Budget
- 4) Adjournment

**WEST SHORE VILLAGE MASTER CORPORATION INC.
ANNUAL MEMBERSHIP MEETING
TO IMMEDIATELY FOLLOW THE BOARD OF DIRECTORS' MEETING
March 13, 2025 at 6:30 PM
Clubhouse**

AGENDA

- | | |
|---------------------------------------|---|
| 1. Election of Inspector of Elections | 8. Unfinished Business |
| 2. Election of Directors | 9. New Business: |
| 3. Certify Quorum/Call To Order | 1) Vote to Carry-Over Surplus Funds for 24/25 |
| 4. Proof of Notice of the Meeting | 2) Vote on Use of Funds in Catastrophic Event |
| 5. Reading and disposal of minutes | 3) Vote to Borrow from Master Reserve Funds |
| 6. Reports of Officers | 10. Member Comments |
| 7. Committee Reports | 11. Adjournment |

**WEST SHORE VILLAGE MASTER CORPORATION, INC.
BOARD OF DIRECTORS ORGANIZATIONAL MEETING
TO IMMEDIATELY FOLLOW THE ANNUAL MEETING**

AGENDA

- 1) Call to order
- 2) Appointment of Directors-If Needed
- 3) Board Vote for Second Vice President
- 4) Organization of Officers
- 5) Adjournment



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
Dennis Vandehoef
Jim DeVona
Dick Mayberry
Dave White

Finance:

Toni Herting, Treasurer – Chair
Valerie Riley
Tim Taylor

Appeals

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

Governing Docs

Rita Vine – Chair
Richard Tichy
Tony Pisegna

MESSAGE FROM THE CREW

Greetings,

The Landscaping crew has been busy trimming trees for the past week, so we were not able to mow. However, since the weather is beginning to turn warmer, we will begin cutting grass more frequently. We will begin mowing either the end of this week or the beginning of next week and get back to a regular schedule.

The Maintenance crew is continuing to handle work orders and work on irrigation repairs. If your irrigation is not working, we ask that you please put in a work order as soon as possible.

David, Brandon, Dale, Craig, Martin,

SUMMARY OF MONDAY MORNING WORKSHOPS - Feb. 2025

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

Landscaping:

- Cutting down lower dangerous hanging limbs on trees
- Mowing every 2 weeks
- Spraying the grass for weeds
- Removal of dead plants, shrubs and tree limbs
- Processing work orders
- Putting down mulch

Maintenance:

- Irrigation repairs
- Processing work orders
- Coordination of interior pest control treatment
- Coordination of electrical repair at front wall



- 1) 2025-2026 budget vote pending (Public Budget meetings were held 2/24 & 2/26)
- 1) Material change update to governing documents
- 2) The infrastructure committee is awaiting quotes for the perimeter fence
- 3) Setting date with vendor for floor replacement (25/26 budget item)
- 4) New Village Exterminator service effective April 1 – Pest Essential Contract Services
- 5) Reviewing bids for asphalt road paving
- 6) Scheduling additional tree trimming and removal
- 7) Restoring the gate. The new software for the call box is currently being tested. Upon successful completion, we will begin fob registration...stay tuned
- 8) Submitted an application for the 'St Pete Sensible Sprinkling Program', a free irrigation assessment program provided by the city

Monthly Financial Highlights

January 2025

Operating Cash as of January 31, 2025

	Beginning Balance	Ending Balance
Operating Cash	\$14,652.81	\$54,152.39
Petty Cash	\$1,000.00	\$1,000.00
Back Gate Key Fund	\$344.00	\$344.00
Insurance Account ⁽¹⁾	\$26.11	\$67,876.18
BOZK Social Funds	\$4,718.31	\$4,552.61
Total Operating Cash	\$20,741.23	\$127,925.18
Borrowed from reserves	\$0.00	-\$52,417.00
Total incl. borrowed funds	\$20,741.23	\$75,508.18

Note 1: Monthly contributions to Insurance Account in 2024/25

\$68,000.00

OPERATIONS SUMMARY	Actual as of January 31, 2025	Budget Year-to-date	Budget - Actual as of January 31, 2025
Pool	\$11,243.06	\$11,250.00	\$6.94
Building Repair & Maintenance ⁽²⁾	\$131,253.22	\$111,250.00	-\$20,003.22
Utilities ⁽³⁾	\$442,684.73	\$504,166.60	\$61,481.87
Administrative (without insurance) ⁽⁴⁾	\$350,395.33	\$323,643.30	-\$26,752.03
Total (without insurance)	\$935,576.34	\$950,309.90	\$14,733.56

INSURANCE PREMIUMS	Actual To Date	Budget to Date	Budget - Actual
Year-to-Date Actual & Budget ⁽⁵⁾	\$730,724.07	\$678,333.30	-\$52,390.77
TOTAL OPERATIONS	\$1,666,300.41	\$1,628,643.20	-\$37,657.21

Note 2: Underbudget items were Plumbing Repairs (\$2,857.65), Grounds Improvements (\$14,810.02), Sprinkler System (\$1,666.70), Fire Inspection (\$1,416.70), Fertilizer & Spraying (\$6,573.29), Trees (\$1,315) and Truck/Golf Cart/Lawn Equipment Repair (\$1,938.14). Overbudget items were Hurricane Milton Expenses (**-\$52,417.00**) and Maintenance Supplies (**\$1,498.83**).

Note 3: Overbudget item was Cable TV (**\$1,389.72**). Underbudget items were Electric (\$3,923.47) and Water/Sewer/Trash (\$58,667.31).

Note 4: Overbudget items were Office Supplies (**\$2,284.35**), Professional Fees (**\$13,421.51**), Insurance (**\$52,390.77**) and Salaries, Payroll Burden and Benefits (**\$10,500.93**)

Note 5: Year End Total Insurance Budget is \$814,000.00

WSV RESERVES	Balance December 2024	Contributions January 2025	Expenses January 2025	Total Incl. Interest January 31, 2025
Master ⁽⁶⁾	\$281,075.24	\$12,960.00	-\$3,021.77	\$291,292.16
Village 1	\$24,117.14	\$5,050.00	\$0.00	\$29,230.56
Village 2	\$8,863.65	\$1,500.00	\$0.00	\$10,444.32
Village 3	\$14,597.72	\$2,500.00	\$0.00	\$17,177.07
Village 4	\$26,151.12	\$1,890.00	\$0.00	\$28,098.43
Village 5	\$59,376.14	\$5,058.00	\$0.00	\$64,492.53
Village 6	-\$11,166.94	\$5,300.00	\$0.00	-\$5,848.13
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$636.64	-	
Due from Operating	\$0.00			\$0.00
Interest & Total	\$443,064.50	\$34,894.64	-\$3,021.77	\$474,937.37

Note 6: Entry Phone System



SOLICITING



Solicitation is not allowed in WSV. If you happen upon someone soliciting, firmly state you are not interested and ask them to leave. Advise them of the sign posted at the front of the guard house. If they persist, you should call the **non-emergency** police number **727-893-7780**.



TENNIS/PICKLEBALL COURTS



Repairs have begun on the tennis courts due to the surface cracking. 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:

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



DAYLIGHT SAVING TIME



It's time to 'Spring Ahead'. Daylight Saving Time begins at 2 a.m. on Sunday, March 9, 2025. Remember to adjust your clocks before you go to bed this Saturday evening.



Let's welcome our new residents...

Village 5, 3139C – Renee Robinson – 1/01/2025
Village 1, 3245A – Elaine Ouellette - 1/17/2025
Village 5, 3263B – Anna Jewel Overton – 1/21/2025

A big THANK YOU to Bob and Susie Healy who have volunteered to reach out and give a personal welcome to all new residents moving into WSV!

Friendly Reminders



DUMPSTER



No appliances (washing machines, dryers, stoves, dishwashers, water heaters, refrigerators, etc.) are to be disposed of in the dumpster.

Contacts for FREE appliance 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 arrived and will be installed within the next two 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.



ANNUAL INTERIOR EXTERMINATING



Please see below for the annual interior exterminating by Pest Guard. If you are not going to be home, and would like exterminating services, please make arrangements for entry with your Director or Brandon (Maintenance Supervisor).

Thursday, March 20th - Village 5 & 6

Friday, March 21st – Village 1, 2, 3 & 4



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

MARCH 2025

DAY	DATE	TIME	EVENT	PRICE	ENTERTAINER & REMARKS
MON	Mar 3	5:00 PM	Social Club Meeting		
THU	Mar 13	11:00 AM	Decorate Clubhouse for St. Patrick's		
FRI	Mar 14	5:30 PM	Second Friday Social & Bingo		
SAT	Mar 15	5:30 PM	St. Patrick's Dinner & Dance	\$20.00	Band: Doug Laine Dinner at 6:00 PM (Organizers: Karen Moore & Barbara Geddes)
TUE	Mar 18	3:00 PM	Take Down St. Patrick's Decorations		

FEBRUARY EVENT PHOTOS

French Toast Breakfast-a packed house!



Valentine's Day Dinner Dance



Trivia Night-Fun and Prizes!





WHAT'S HAPPENING THIS MONTH?



WEST SHORE VILLAGE ST. PATRICK'S DAY DINNER & DANCE

SATURDAY, MARCH 15, 2025

Social at 5:30 pm, Dinner at 6:00 pm
Music by Doug Lalino starts at 7:00 PM

MENU: CORNED BEEF & CABBAGE, POTATDES,
SHEPHERD'S PIE AND DESSERTS,
BYO BEVERAGE

TICKET SELLERS

Dick Breton 207 441-4203
Linda Delaney 610 515-5201
Jana Tichy 727 504-7246

TICKETS \$20.00 PER PERSON

GET YOUR TICKETS EARLY.
THERE IS A LIMITED SEATING
FOR THIS EVENT.



ORGANIZERS
Karen Moore
&
Barbara Geddes

Everyone is welcome to participate in

WSV WEEKLY ACTIVITIES

MONDAYS		Pickleball	9:00 am 
		Water Aerobics	11:00 am (bring a pool noodle)
		Euchre	7:00 pm
TUESDAYS		Line Dancing	10:00 am – 11:00 am 
		Mahjong	6:00 pm – 8:00 pm
WEDNESDAYS		Dominoes Night	7:00 pm – 9:00 pm
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 
SATURDAYS		Pickleball	9:00 am



THE HOT HOLDER



THE HOT HOLDER is a multi-purpose device available in several configurations depending on your use. It was originally designed to aid technicians that repair various electronic equipment. However, it soon became a tool used for many different purposes. One such purpose is in the jewelry business. Applications here range from an easy way to mount items for cleaning and/or repair, or soldering. While not originally designed with this in mind it certainly demonstrates how versatile THE HOT HOLDER has become. Let's look at the original purpose which was as a soldering tool to aid technicians in working with circuit boards. Such tasks involve the need to position a circuit board, or component, such as a plug, jack or other item so it can easily be soldered. In this application I loaned a couple of sample HOT HOLDERS to CRS COMPUTER REPAIR SYSTEMS in Clearwater Florida for their testing and results. So, the comments expressed below are a result of their use and experience in repairing computer circuit boards, etc.

CRS found THE HOT HOLDER to be a great little tool assistant for holding items in place for inspection, and/or solder repairs. This tool has a small, but solid gel like base that has numerous convenient cutouts allowing you to set components and tools like picks and tweezers in them for easy access while actively working on a printed circuit board and soldering or troubleshooting a failure point. It allows you to keep a hand free from having to hold what you're working on. The unit does not get hot while working on items which is a big plus preventing burnt fingers, etc. The base is hard and flexible with a slot that you can put a PC board into that gets held tightly in position to easily be worked on. It is great for troubleshooting printed circuit boards, or power supplies. However, large boards are generally too big for the models tested and CRS suggest that larger models be considered and offered. It works very well with miscellaneous household items too. Bottom line, it's light weight, easy to work with, has plenty of spots to hold tools while working, heat resistant and has a gel surface that is anti-slip. In short, a great tool that helps keep one's hands free easily making for a replacement of a third hand and therefore an awesome tool to use for many purposes including non-electronic!

MSRP: Depends on model

GADGETEER's RATING: ★★★★★

For more information go to: TheHotHolder.com

Graphic credits: The Gadgeteer

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 Social Media pages for up-to-the-minute gadget news. Available at:

bob-the-gadgeteer.bsky.social & <https://twitter.com/bskidmore>



REAL ESTATE ACTIVITY

	# OF BEDROOMS	# OF BATHS	SQ. FT.	PRICE	PRICE/SQ. FT.	
FOR SALE						
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	
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	
PENDING						
3247 38th WAY S Unit #C	2	2.5	1,180	\$210,000.00	\$177.97	
3276 38th WAY S Unit B	2	2.5	1,180	\$239,000.00	\$202.54	
SOLD						DATE CLOSED
3263 38th ST S Unit #B	2	2	1,100	\$210,000.00	\$190.91	2/7/2025
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
3255 39th ST S Unit #B	2	2.5	1,180	\$275,000.00	\$233.05	9/20/04

Information as of 2/25/25 is provided by Debbie Zito, Compass Realty (727) 865-8326

www.bayshoretobeaches.com

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