BOARD OF DIRECTORS

V1 – Tom Dubler
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debraroll@gmail.com

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

WSV NEWSLETTER
APRIL 2025

MESSAGE FROM THE PRESIDENT

Hello Residents,

As your newly elected president, I want to say that I am honored by your support and trust. I am eager to begin our journey together towards a brighter future for our community. Together, we will work towards making our community a better place for everyone.

My vision for our community is one of unity, progress, and inclusivity. I am committed to listening to your concerns, addressing your needs, and fostering a spirit of collaboration. Your ideas and feedback are invaluable, and I encourage you to share them with me. We welcome residents with expertise to come forward to assist. In the coming weeks, I will be organizing meetings and events to engage with you directly. These will be opportunities for us to discuss our goals, share updates, and build stronger connections. I believe that by working together, we can achieve great things.

With that being said, there will be zero tolerance for disrespect and/or inappropriate behavior by anyone. We must agree to disagree and voice our opinions respectfully.

I welcome communication so please feel free to reach out to me at any time. Communication helps drive better results and is the key to better collaboration.

Thank you All!
Adriane Carter-Lovell
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

Transition

Embracing transition and change can be challenging, but it's also an opportunity for growth, learning, and new beginnings.

Transition allow us to reflect on where we've been and where we're headed. It reminds us to be appreciative of what was and what is to be. Embracing transition means welcoming the unknown with an open heart and a positive mindset.

Change is inevitable, yet it can be one of the most powerful forces in our lives. While it can bring uncertainty and discomfort, it also opens doors to growth, new perspectives, and possibilities. Embracing change means being open to what comes next, trusting that each shift brings valuable lessons and experiences. It's in the moments of change that we often find our true strength and discover what we are truly capable of. So, let's welcome it as a chance to evolve and move toward something even greater.

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.

As our seasonal residents prepare to head back to their Northen destinations, we want to express our deepest gratitude for the wonderful moments we've shared. Your presence has brought joy, laughter, and warmth to our community, and we will miss you dearly.

We hope you carry fond memories of your time here and we look forward to welcoming you back next season. Until then, stay safe, stay happy, and keep in touch.

SAVE THE DATE

Monday, April 7th, 6:30pm

Thursday, April 24th, 6:30pm

THE MORE YOU KNOW

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

Your WSV Board Members for 2025/2026.
Please see page 1 for email addresses and phone numbers.

Village 1: Dave White
Tom Dubler

Village 2: **Adriane Carter-Lovell – President**
Tony Bonanni

Village 3: Lee Fecteau
Toni Herting – Treasurer

Village 4: Helen Larsen
Linda Delaney

Village 5: Bill Paulsen
Mike Watkins – Vice President

Village 6: Debra Roll
Maria Ochoa – Secretary

Direct at Large: Doug Legg

Please reach out to your Director with any questions, issues, concerns and/or ideas.

MESSAGE FROM THE CREW

Greetings,

The Landscaping crew is mowing more frequently. We are not yet on our weekly schedule as it all depends on the amount of rain. Please remember that a work order should be submitted for sod and your area will be evaluated.

The Maintenance crew is down to 1 crew member…Brandon. Craig resigned effective March 14th. Dale has been helping out as needed. We ask for your patience as we continue 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.

Lastly, we are asking that you not approach us when we are mowing or operating machinery. Interruptions cause us to lose focus. A lack of concentration can lead to safety issues. We thank you in advance for your cooperation.

David, Brandon, Dale, Martin

SUMMARY OF MONDAY MORNING WORKSHOPS – Mar. 2025

Landscaping:

- Mowing as needed
- Spraying the grass for weeds
- Removal of dead plants, shrubs and tree limbs
- Processing work orders
- Putting down mulch
- Grounds' beautification at the front entrance, the flagpole area and the Clubhouse entrance.

Maintenance:

- Irrigation repairs
- Processing work orders
- Coordination of electrical repair at front wall

IN THE Works

BOARD OF DIRECTORS

1) 2025-2026 budget was passed
1) Updating governing documents
2) Work to begin on front and side wall (Village 5) once permits are approved
3) Reviewing vendor quotes for Clubhouse floor replacement (25/26 budget item)
4) New Village Exterminator service will begin April 7th - Pest Essential Contract Services
5) Scheduling additional tree trimming and removal
6) Gate repair
7) 'St Pete Sensible Sprinkling Program', a free irrigation assessment program-agent will be on site next week.
8) Tree removal April 23-25

Monthly Financial Highlights

February 2025

Operating Cash as of	February 28, 2025		
	Beginning Balance		Ending Balance
Operating Cash	$54,152.39		$56,782.41
Petty Cash	$1,000.00		$1,000.00
Back Gate Key Fund	$344.00		$344.00
Insurance Account [1]	$67,876.18		$130,234.21
BOZK Social Funds	$4,552.61		$4,855.12
Total Operating Cash	**$127,925.18**		**$193,215.74**
Borrowed from reserves	-$52,417.00		-$68,007.00
Total incl. borrowed funds	**$75,508.18**		**$125,208.74**
Note 1: Monthly contributions to Insurance Account in 2024/25		$68,000.00	

OPERATIONS SUMMARY	Actual as of February 28, 2025	Budget Year-to-date	Budget - Actual as of February 28, 2025
Pool [2]	$11,243.06	$12,375.00	$1,131.94
Building Repair & Maintenance [3]	$157,442.53	$122,375.00	-$35,067.53
Utilities [4]	$490,643.11	$554,583.26	$63,940.15
Administrative *(without insurance)* [5]	$397,966.99	$356,007.63	-$41,859.36
Total *(without insurance)*	**$1,057,195.69**	**$1,045,340.89**	**-$11,854.80**

INSURANCE PREMIUMS	Actual To Date	Budget To Date	Budget - Actual
Year-to-Date Actual & Budget [6]	$736,258.29	$746,166.63	$9,908.34
TOTAL OPERATIONS	**$1,793,453.98**	**$1,791,507.52**	**-$1,946.46**

Note 2: Underbudget item was the Pool Contract ($1,533.37)
Note 3:Underbudget items were Plumbing Repairs ($3,440.98), Building Repairs ($1,183.00), Grounds Improvements ($16,726.69), Sprinkler System ($1,833.37), Fire Inspection ($1,558.37), Fertilizer & Spraying ($8,540.80), Trees ($2,585.00), Truck/Golf Cart/Lawn Eqmt Repair ($1,508.47) and Security Gate Repair ($1,409.26. Overbudget items were Hurricane Milton Expenses ($68,007.00) Maintenance Supplies ($2,812.53) and Exterminating - Interior ($2,384.27)
Note 4:Underbudget items were Electric ($4,707.75) and Water/Sewer/Trash ($61,195.68). Overudget item was Cable TV ($2,257.80)
Note 5: Overbudget items were Office Supplies ($2,242.39), Professional Fees ($12,703.50), and Salaries, Payroll Burden and Benefits ($27,018.75). Insurance was under budget ($9,908.34)
Note 6: Year End Total Insurance Budget is $814,000.00

WSV RESERVES	Balance Jan-2025	Contributions Feb-2025	Expenses Feb-2025	Total Incl. Interest February 28, 2025
Master	**$291,292.16**	$12,960.00	$0.00	**$305,027.40**
Village 1	**$29,230.56**	$5,050.00	$0.00	**$34,456.97**
Village 2	**$10,444.32**	$1,500.00	$0.00	**$12,168.72**
Village 3	**$17,177.07**	$2,500.00	$0.00	**$19,897.81**
Village 4	**$28,098.43**	$1,890.00	$0.00	**$30,147.85**
Village 5	**$64,492.53**	$5,058.00	$0.00	**$69,712.96**
Village 6	-$5,848.13	$5,300.00	$0.00	-$495.78
Raymond James PPP CD	**$40,050.43**			**$40,050.43**
Interest		$1,770.99	-	
Due from Operating	**$0.00**			**$0.00**
Interest & Total	**$474,937.37**	$36,028.99	**$0.00**	**$510,966.36**

Issued on 2025-03-30

DID YOU KNOW?

ALTERATION AND LANDSCAPING CHANGES

A pre-approval for any alteration or landscaping changes must be submitted. Before initiating any changes to your property, please submit a form, which can be found on the Resident Portal

https://home.resourcepropertymgmt.com/community/documents/a/314/f/1

Pre-Approval Process

1. **Submit a Proposal:** Provide a detailed description of the planned alterations or landscaping changes, including sketches or plans if available. Contractors Liability and Workers Compensation insurance must also be submitted.
2. **Review by Committee:** Your proposal will be reviewed by the community's architectural or landscaping committee to ensure it aligns with our guidelines and standards.
3. **Approval Notification:** You will receive a notification of approval or any required modifications.

Why Pre-Approval is Important:

- Consistency: Ensures all changes are consistent with the community's aesthetic and design standards.
- Safety: Prevents any alterations that could pose safety risks or violate regulations.
- Harmony: Maintains the overall harmony and appeal of our shared spaces.

If you have any questions or need assistance with the pre-approval process, please contact your Village Director

Friendly Reminders

MULCH

It is mulching season. Please note the following:

- **Residents are responsible for purchasing their own mulch.**
- **A work order must be submitted if you want the crew to spread it.**
- **The Landscaping crew is very busy as they have many requests. Mulching will be done as time permits.**

Pricing as of 4/04/25

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

APRIL 2025

DAY	DATE	TIME	EVENT
SAT	April 5	10:00 AM	**WSV Shuffleboard Matches** Registrations for Saturday matches will be taken at the shuffle courts on Thursday a.m.
		Gather at 3:00 PM and eat at 4:00 PM	**WSV Annual BBQ Picnic** Please bring a side dish to share
FRI	April 11	5:30 PM	Friday Social & Safe Travels

WHAT'S HAPPENING THIS MONTH?

Everyone is welcome to participate in

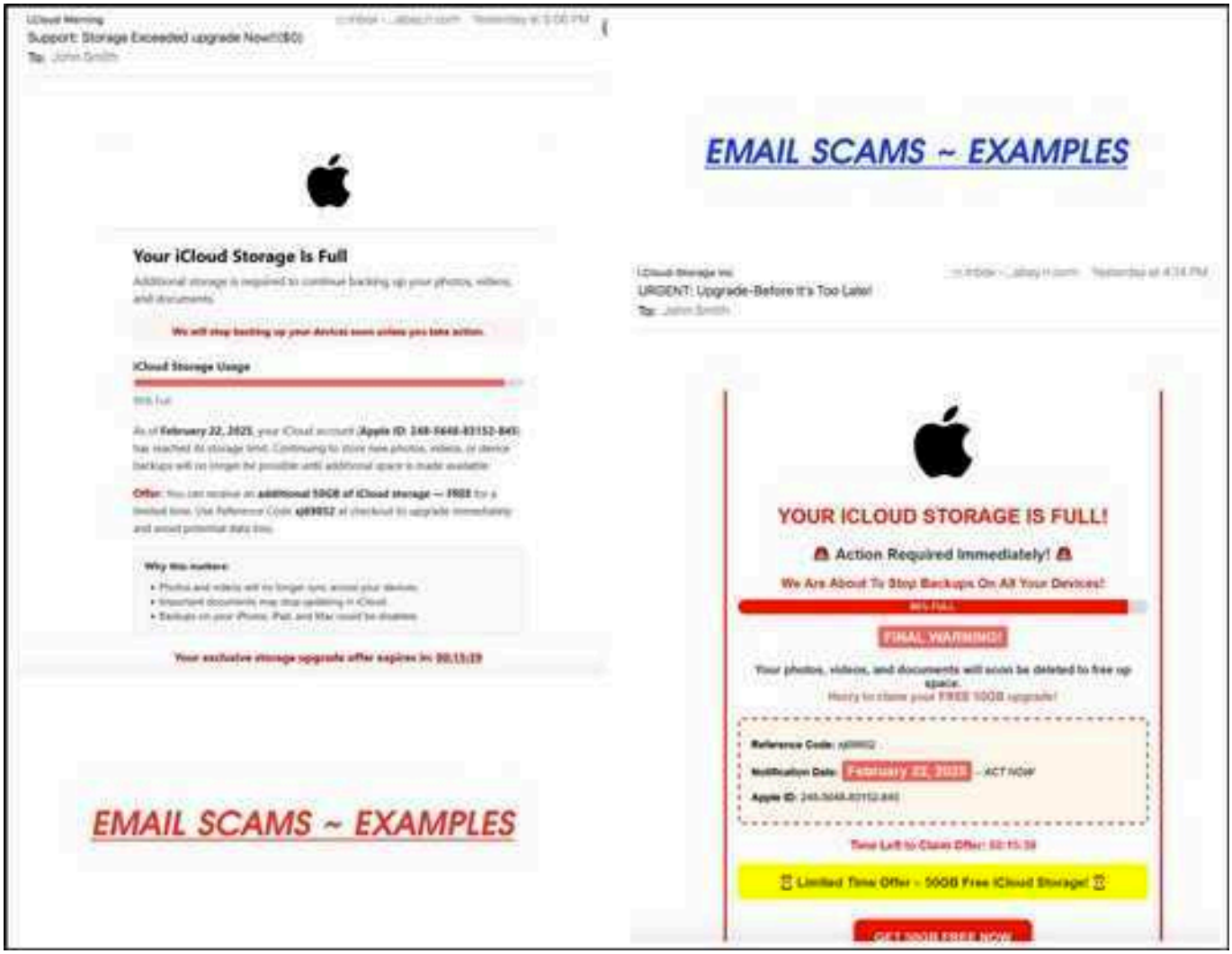
WSV WEEKLY ACTIVITIES

MONDAYS	Pickleball	9:00 am
	Water Aerobics	11:00 am (bring a 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

EMAIL/TEXT SCAM MESSAGES DETECTED

Easy Steps You Can Follow To Reveal The Sender…

It seems that every day we receive more bogus emails, and now, more recently, text messages, advising us that we owe money for services, and/or fines. Probably 99% of these are spam hoping that you will fall for their pitches and give up private information such as your credit, or debit card account details. Be advised that true official notifications such as I've described generally come by mail, or post in official envelopes and not by email, or texts. Also, official, real notifications come on official letterhead with the agency's actual address and phone number which you can easily verify. You can verify the true sender of an email by putting your computer's cursor over the sender's info and clicking on it. You will now see the actual sender's email address which will reveal that it's probably fake. It will become obvious that this address bears no resemblance to an entity that the email claims to be from. In fact, many such phony addresses show up as being sent from foreign countries as indicated by the use of two-letter country ids. (DE-Germany; GB-UK; KR-So Korea) A current popular spam email claims to advise you that your Apple storage is full putting you at risk of all your photos and important data being erased.



So, verify the sender's true email address as shown below:

These fraudsters are now reverting to the use of text messages to imply the same false information. They pose as agencies advising you that you have toll fines, or unpaid tickets and if not paid at once you will lose your driver's license, in addition to being fined, etc. Once again, no official information such as vehicle type, license plate, state, city, or county information and date of violation is provided. Even your name and address are missing as is the location where the alleged violation took place. So, bottom line, verify such notices by contacting the official agency and not any agency information, email addresses, or phone numbers listed on the email, or text. **Don't be a sucker!!!**

Graphic credits: THE GADGETEER

Bob Skidmore is a freelance writer, who may be contacted at bob.thegadgeteer.skidmore@gmail.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

THE REAL ESTATE CORNER

REAL ESTATE ACTIVITY

Information as of 3/24/2025

	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	Price/SQ FT	
FOR SALE						
3365 39th ST S Unit #C	1	1	690	$198,000.00	$286.96	
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	1180	$290,000.00	$245.76	
3357 38TH ST S Unit #A	2	2	1100	$345,900.00	$314.45	
3247 38TH WAY S #C	2	2	1,180	$236,000.00	$200.00	
3268 39TH ST S Unit #A	2	2	1,175	$270,000.00	$229.79	
3229 40TH LN S, #A	2	2	1,175	$325,000.00	$276.60	
PENDING						
3325 37th WAY S Unit #C	1	1	735	$185,000.00	$258.50	
3111 37TH LANE S Unit #A	2	2	1,100	$225,000.00	$204.55	
SOLD						**DATE CLOSED**
3263 38TH STREET S Unit #B	2	2	1,100	$210,000.00	$190.91	2/7/2025
3276 38TH WAY S, #B	2	2.5	1,180	$225,000.00	$190.68	3/21/2025
3245 40TH WAY S, #A	2	2	1,175	$230,000.00	$195.74	1/17/2025
3311 38TH St S Unit #C1	1	1	690	$202,000.00	$292.75	1/3/2025

Information is provided by Debbie Zito, Compass Realty 727-865-8326 - www.bayshoretothebeaches.com

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Bayshore to the Beaches

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727.865.8326

bayshoretothebeaches@compass.com

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