

BOARD OF DIRECTORS

- V1 – Tom Dubler**
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- Dave White**
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- V2 – Adriane Carter-Lovell**
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- Lee Fecteau**
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- V6 – Maria Ochoa**
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- Debra Roll**
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debraroll@gmail.com
- Doug Legg**
Director at Large
(207) 649-9377
drlegg1951@gmail.com

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

WSV NEWSLETTER

MAY  2025

MESSAGE FROM THE PRESIDENT

Greetings Community,

I'm pleased to update you on the recent progress we've made within our community. Over the past 6 weeks, the Board has been very hard at work. We have successfully put into motion several initiatives that we feel will improve our shared spaces, improve our infrastructure, safety and enhance our landscape. Highlights include:

- Completion of landscaping at the front entrance and the flagpole area
- Created several committees and project coordinators for various projects
- 2 new refrigerators for the Clubhouse (1 by WSV/1 by the Social Club)
- Electric panel repair at the front entrance
- Hired an engineer to oversee the road repaving (slated for this summer)
- Signed a contract for block wall in V5 on 37 St S and area near trash bins
- Professional landscaping company assisting the crew (effective May 5)
- Cut down several trees ahead of hurricane season
- New pest control company

These achievements reflect the dedication and collaboration of our Board, staff, committees, and volunteer residents. We're currently working on several other projects and processes. Stay tuned for updates as there is more to come.

Your feedback and participation are crucial in shaping our community, and we encourage you to share your thoughts with us. We are listening. Together, we can continue building a thriving and welcoming environment for all.

Thank you for your ongoing patience, support and engagement.
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



Consider
This



As I share my final newsletter as your editor, I find myself reflecting on the incredible journey we've shared. These newsletters have been more than just updates—they've been a celebration of our vibrant community, a way to spotlight social events and moments that make us unique.

It has been my honor and privilege to connect with you through this platform. Whether it's sharing exciting community events, providing helpful tips, or simply keeping everyone informed, each issue has been crafted with care and dedication. I truly hope that I have delivered an informative publication with a touch of flare.

As I step down from this role to concentrate on my new role as President, I look forward to seeing the newsletter continue to thrive under its new editor, Rita Vine, evolving to meet the ever-changing needs of our community. Though my time as editor comes to a close, my dedication to this community remains unwavering.

Thank you for your trust, support, and engagement these last couple of years. I hope you enjoyed the ride!

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.

SAVE THE DATE



Thursday, May 22nd, 6:30pm



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

YPSWV Board Members

President: Lee Fecteau, Vice President: Bill Paulsen, Secretary: Debra Roll, Treasurer: Toni Herting

Village 1: Dave White
Tom Dubler

Village 4: Helen Larsen
Linda Delaney

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

Village 5: Bill Paulsen
Mike Watkins – Vice President

Village 3: Lee Fecteau
Toni Herting – Treasurer

Village 6: Debra Roll
Maria Ochoa – Secretary

Direct at Large: Doug Legg

President: Lee Fecteau, Vice President: Bill Paulsen, Secretary: Debra Roll, Treasurer: Toni Herting



COMMITTEES

Board of Directors

Bil Paulsen – Chair
Tom Dubler
Dennis Vandehoef
Toni Herting
Carl Mastaglio

Board of Directors

Toni Herting – Chair
+ 1 Director per Village

Adriane Carter-Lovell Board of Directors

Lee Fecteau – Chair
Dave White
Mike Watkins

Bill Paulsen Board of Directors

Rita Vine – Chair
Richard Tichy
Tony Pisegna
Adriane Carter-Lovell
Doug Legg

MESSAGE FROM THE CREW

Greetings,

We are all once again asking for your patience as we are down another crew member. Martin has chosen to transfer to another RPM property. His last day with WSV was April 28th. We will continue to manage work orders as quickly as possible. Please keep in mind that sod requests continue to be evaluated.

David, Brandon, Dale

SUMMARY OF MONDAY MORNING WORKSHOPS – Apr. 2025

L????? ???? ???? ?

- Mowing as needed
- Trimming
- Removal of dead plants, shrubs and tree limbs
- Processing work orders
- Putting down mulch

M????? ???? ???? ?

- Irrigation repairs
- Processing work orders
- Coordination of electrical repair at front wall
- Management of plumbing issues
- Golf cart repairs



- 1) Monitoring tennis court repair
- 1) Updating governing documents
- 2) Reviewing vendor quotes for Clubhouse floor replacement (25/26 budget item)
- 3) Gate repair
- 4) 'St Pete Sensible Sprinkling Program', a free irrigation assessment program-agent. This has been completed -- awaiting report.
- 5) Assessing major plumbing issue in Village 6
- 6) Installation of camera for the dumpster area

Monthly Financial Highlights

March 2025

Operating Cash as of	March 31, 2025	
	Beginning Balance	Ending Balance
Operating Cash	\$56,782.41	\$50,289.76
Petty Cash	\$1,000.00	\$1,000.00
Back Gate Key Fund	\$344.00	\$344.00
Insurance Account ⁽¹⁾	\$130,234.21	\$198,190.43
BOZK Social Funds	\$4,855.12	\$4,901.75
Total Operating Cash	\$193,215.74	\$254,725.94
Borrowed from reserves	-\$68,007.00	-\$97,002.00
Total Incl. borrowed funds	\$125,208.74	\$157,723.94
Note 1: Monthly contributions to Insurance Account in 2024/25		\$68,000.00

OPERATIONS SUMMARY	Actual as of March 31, 2025	Budget Year-to-date	Budget - Actual as of March 31, 2025
Pool ⁽²⁾	\$12,138.06	\$13,500.00	\$1,361.94
Building Repair & Maintenance ⁽³⁾	\$196,785.00	\$133,500.00	-\$63,285.00
Utilities ⁽⁴⁾	\$536,931.00	\$605,000.00	\$68,069.00
Administrative (without insurance) ⁽⁵⁾	\$409,289.35	\$388,372.00	-\$20,917.35
Total (without insurance)	\$1,155,143.41	\$1,140,372.00	-\$14,771.41

INSURANCE PREMIUMS	Actual To Date	Budget To Date	Budget - Actual
Year-to-Date Actual & Budget ⁽⁶⁾	\$736,258.29	\$814,000.00	\$77,741.71
TOTAL OPERATIONS	\$1,891,401.70	\$1,954,372.00	\$62,970.30

Note 2: Underbudget item was the Pool Contract (\$1,555.50)

Note 3: Underbudget items were Plumbing Repairs (\$2,941.40), Building Repairs (\$1,683.00), Grounds Improvements (\$18,199.55), Sprinkler System (\$2,000.00), Fire Inspection (\$1,700.00), Fertilizer & Spraying (\$6,079.02), Trees (\$3,815.00), and Security Gate Repair (\$1,739.86). Overbudget items were Hurricane Milton Expenses (**\$97,002.00**), Exterminating - Interior (**\$2,508.64**) and Maintenance Supplies (**\$3,042.97**).

Note 4: Underbudget items were Electric (\$4,957.38) and Water/Sewer/Trash (\$65,863.23). Overbudget item was Cable TV (**\$3,125.84**).

Note 5: Overbudget items were Office Supplies (**\$3,744.71**), Professional Fees (**\$12,458.66**) and Salaries, Payroll Burden and Benefits (**\$5,003.74**).

Note 6: Underbudget item was Insurance (\$77,741.71)

WSV RESERVES	Balance Feb-2025	Contributions Mar-2025	Expenses Mar-2025	Total Incl. Interest March 31, 2025
Master ⁽⁷⁾	\$305,027.40	\$12,960.00	-\$1,931.62	\$316,585.20
Village 1	\$34,456.97	\$5,050.00	\$0.00	\$39,627.44
Village 2	\$12,168.72	\$1,500.00	\$0.00	\$13,821.96
Village 3 ⁽⁸⁾	\$19,897.81	\$2,500.00	-\$450.00	\$22,098.55
Village 4	\$30,147.85	\$1,890.00	\$0.00	\$32,146.72
Village 5	\$69,712.96	\$5,058.00	\$0.00	\$74,881.89
Village 6	-\$495.78	\$5,300.00	\$0.00	\$4,839.98
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$1,209.43	-	
Due from Operating	\$0.00			\$0.00
Interest & Total	\$510,966.36	\$35,467.43	-\$2,381.62	\$544,052.17

Note 7: Maint. Tool \$588.49 and Master Enterphone System \$1,931.62

Note 8: Garage Door

Issued on 2025-04-22

**DID
YOU
KNOW?**



DOWN TO EARTH LANDSCAPING



We want to keep you informed about an upcoming change regarding our community's landscaping. To ensure the highest quality of service, we have decided to outsource some of our landscaping tasks to Down To Earth, a professional landscaping company. This decision allows us to maintain the beauty and upkeep of our community while leveraging expert care and efficiency.

You will see Down To Earth on the property beginning Monday, May 5th. They will be identifiable by their Down To Earth shirts.

Down To Earth responsibilities:

- Mowing
- Edging
- Tree trimming & pruning
- Fertilization of turf & shrubs
- Insect disease control
- Irrigation

The WSV crew will remain and work side-by-side with Down To Earth.

For more details, please see the presentation from the April 24th Board meeting which is on the Resident Portal.

Questions or concerns should be addressed with your respective Village Director. Please do not interfere with Down to Earth personnel.

We appreciate your understanding and patience and will provide updates as we transition to this new partnership.

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ASK ABOUT WSV DISCOUNT

Friendly Reminders



POOL AREA



Our pool is a shared space designed for all residents to enjoy. Let's work together to ensure it remains a clean, safe, and welcoming environment for everyone.

Please remember to follow the posted guidelines, be considerate of others, and supervise children as needed. Remember that no dogs are allowed inside the pool area and they may not be tethered to the outside of the gates.

Whether you're here to relax, swim laps, or spend time with family and friends, remember the pool is for the enjoyment of the entire community.



CHANGE OF ADDRESS



If you are a seasonal resident and your communication preference is paper, you may want to update your mailing address while you are away. You may do so in the Resident Portal under 'profile settings'. This is also where you can update your preferences to email.

Profile Settings

[Contact Info](#) [My Login](#)

General Communication Preference

☐ Email ☒ Paper

Billing Communication Preference

☐ Email ☒ Paper

Mailing Address

Property: 3247 38th Way S Unit B St Petersburg, FL 33711

Update



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.

Join Us For Westshore Village Memorial Day Picnic

Let's kick off the summer season together! The annual Memorial Day Picnic at Westshore Village will be held on **Monday, May 31, 2021, 1:00 PM** at the **Westshore Village Clubhouse**.

We invite all residents to bring:

- Your favorite **side dish**
- A **potluck** to share with your neighbors

Get ready for some extra fun:

- A **cash prize** – bring cash if you'd like to participate!
- **Games** on the lawn
- **Grilling**

We'll be firing up the grill and providing hamburgers, hotdogs, rolls, and all the fixings, so come hungry and ready for a fun afternoon with friends and neighbors!

This is a great chance to relax, catch up with familiar faces, and meet new ones as we welcome the warmer days ahead. Whether you're a long-time resident or new to the neighborhood, we'd love to see you there!

Westshore Village Memorial Day Picnic Survey

The Social Club wants to hear from YOU! In an effort to plan events and activities that truly reflect the interests of our residents, a community survey will be distributed through Westshore Village from Get Quorum.

The survey is designed to gather feedback on the types of community activities you'd like to see the Social Club sponsor. It's quick and easy to complete, with checkboxes for each section so you can simply select what interests you. There are also blank sections where you can share your own suggestions and provide feedback to the Social Club—so don't hold back if you have ideas that aren't listed!

Prefer to complete it electronically? Great! That's our preferred method as well. However, if you need help or would rather fill it out manually, blank paper copies will be available in the clubhouse after the survey has been distributed by RPM via Get Quorum.

Need assistance? Don't hesitate to reach out! Contact Susie or Bob Healy at 860-913-8580 for help with completing the survey.

Your participation will help make Westshore Village an even more vibrant and connected community. Thank you for your input – we're excited to plan more fun, just for you!



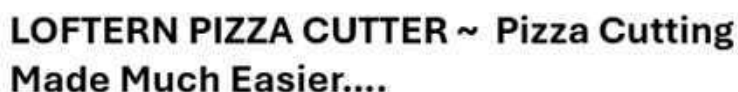
WHAT S HAPPENING THIS MONTH

Everyone is welcome to participate in

WSV WEEKLY ACTIVITIES		
 MONDAYS	Pickleball	9:00 am
	Water Aerobics	11:00 am (bring a pool noodle)
	 Euchre	Suspended till the next winter season
TUESDAYS	Line Dancing	Suspended till the next winter season
	 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

SOCIAL CLUB PLANNED EVENTS FOR MAY TO SEPTEMBER 2025

Day	Date	Time	Event	Price pp.	Entertainer & Remarks (<i>Organizers</i>)
MAY 2025					
MON	May 26	1:00 PM	Memorial Day Picnic at the pool area		(<i>Organizers: Dennee & Toni Kelemen</i>)
JUNE 2025					
TUE	June 3	5:00 PM	Social Club Meeting		Via Zoom
JULY 2025					
FRI	July 4	3:00 PM	Independence Day		(<i>Organizers: Karen & David White</i>)
AUGUST 2025					
TUE	Aug 5	5:00 PM	Social Club Meeting		Via Zoom
SEPTEMBER 2025					
FRI	Sep 5	5:30 PM	First Friday Social		



MULTI-USE KITCHEN TOOL

Easily Cut Through



- Fruit
- Vegetables
- Bread
- Meat
- and of course pizza






I've tested similar scissor pizza cutters by various competitors, and they simply do not measure up to this one. Some that I tested had the plastic handle break. Repeated applications of Super Glue did not help. Other models also were quite difficult to position for a proper pizza slice. Interestingly enough, I was first introduced to this concept on a trip to Sweden. That model also failed the durability and use tests that I subjected it to. I highly recommend the LOFTERN PIZZA CUTTER! You will not be disappointed!!! Enjoy your PIZZA!

GADGETEER'S RATING: ★★★★★

*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.*

C B S M ???????????? ?????? ???????????? ???A????????? ???
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???



REAL ESTATE ACTIVITY

Information as of 4/25/2025

	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	Price/SQ FT	
FOR SALE						
3348 38TH WAY S Unit #C	1	1	720	\$205,000.00	\$284.72	
3146 37TH LN S Unit #A	2	2	1,100	\$275,000.00	\$250.00	
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	
3204 40TH WAY S Unit #B	2	2	1,200	\$260,000.00	\$216.67	
3247 38TH WAY S #C	2	2.5	1,180	\$236,000.00	\$200.00	
3280 39th St S #B	2	2.5	1,180	\$275,000.00	\$233.05	
3203 40th Way S #B	2	2	1,200	\$299,999.00	\$250.00	
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						
3365 39th St #C	1	1	690	\$198,000.00	\$286.96	
SOLD						DATE CLOSED
3111 37TH LANE S Unit #A	2	2	1,100	\$225,000.00	\$204.55	4/21/2025
3325 37TH WAY S Unit #C	1	1	735	\$180,000.00	\$244.90	3/27/2025
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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