



# WEST SHORE VILLAGE

## NEWSLETTER

JULY 2025



### President's Message

#### Happy July, Everyone!

As our community grows and changes, we know that updates to policies, routines, or procedures can sometimes feel surprising or even a bit overwhelming. But change is also a sign of progress—and it shows our commitment to making this a better place for everyone who calls it home.

#### What's New Around the Village

##### Contracted Landscaping

Down to Earth is getting to know our property better and continues to suggest improvements. Please note that trimming in common areas will be done as needed. Overgrown plants can damage buildings, create hiding spots for rodents, and block access to drain cleanouts.

##### 4th of July Pool Party

The Social Club will be serving up hot dogs and hamburgers as always! This year, to beat the heat, food will be served indoors, with both indoor and outdoor seating available. Join us for fun starting at 3 PM!

##### Village Address Posts

We've added village numbers to address posts to help clearly identify each village.

##### Direct SMS Messaging

We're working on launching a new system to send messages straight to your cell phones. Watch for updates via Channel 733, RPM emails, and our Facebook page.

There are even more improvements on the way as the Board works hard to move things forward—so stay tuned!

We encourage everyone to embrace these changes with an open mind and a community spirit. While not every update may suit everyone's personal preferences, we're confident that with kindness, conversation, and cooperation, we can make this an even better place to live.

Thank you for your continued support, patience, and positive energy. If you ever have questions, concerns, or suggestions, please don't hesitate to reach out to me or any Board director.

**Wishing you a fantastic month ahead!**

*Adriane Carter-Lovell*

President

### BOARD OF DIRECTORS

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**Resource Property Mgmt.**

**24/7 Service Hotline**

(727) 864-0004 (follow prompts)

April Neary, Manager

(727) 864-0004 X2212



**Greetings readers!**

As we all know, there's really nothing like West Shore Village anywhere in St Petersburg, offering park-like living with all the advantages of condo ownership.

Starting this month, we'll be adding articles focusing on the history of West Shore Village. Compiled by Assistant Editor Marlys Huerta, each article will draw on earlier histories of WSV from our archives along with newspaper ads that we turned up in old St. Pete newspapers. As always, we'll have updates on events, maintenance news, and helpful tips to make the most of living here. Thanks for being part of our vibrant community!

**Rita Vine**

*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**

Board of Directors  
Thursday July 17 6:30 pm

**West Shore Village Newsletter**

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**Editorial Advisory**  
Adriane Carter-Lovell

West Shore Village News is a publication of the West Shore Village Master Corporation Inc. It is available on the web at [www.westshorevillage.net/news](http://www.westshorevillage.net/news)

The deadline for article submissions is the 23<sup>rd</sup> 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 Corporation is responsible for any errors in content or advertisements.

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## **MESSAGE FROM THE CREW**

Hello Residents,

As you may be aware, David transferred to another RPM property as of June 13th. Currently it's just the two of us, Brandon and Dale. We are committed to doing our very best to keep things going as efficiently as possible, but we ask you to be patient.

We're working on hurricane prep -- removing fallen tree limbs and cleaning roofs and gutters. Also, shoring up the electrical box by the front entrance. Sprinkled in between are trash and work orders. Please remember to reach out to Tom Dubler, the Board's Maintenance Liaison, or any of your directors with any concerns.

As always, thank you for your patience. We appreciate it!

Brandon & Dale



### *Board of Directors & Committee activities:*

- Reviewing and Updating Governing Documents – The committee is pressing forward. A presentation was made at the June 26th Board meeting.
- Block Wall Repairs – The permits have been obtained. Scheduling work commencement date with block mason, tentatively by mid-July for 37th St orange fence & 34th Ave S
- Asphalt Work - Bids have been submitted and are being reviewed by project architect
- Clubhouse Floor Replacement – vendors have been selected. Coordination of flooring supplier and installer in process
- Gate Repairs – Underground electrical work is needed and is being scheduled.
- Emergency Preparedness –An Emergency Action and Hurricane Preparedness Plan has been drafted and reaching the final stages.
- Drainage around Clubhouse – Shoring up the area around the clubhouse to prevent storm damage flooding. Repair of sump pumps, astragals (door weather stripping), window seals. Also, swales (shallow, vegetated channels designed to manage and redirect stormwater runoff) have been dug.
- Crew Member Replacement – currently searching for another crew member.

# Friendly Reminders

## Rodent Prevention Reminder

Help keep our community clean and pest-free by following these simple prevention guidelines.

- Keep food areas clean; store food (including pet food) in airtight containers.
- Reduce hiding spots by keeping your home and yard free of clutter and debris.
- Seal gaps around doors, windows and vents.
- Keep trash in tightly sealed bins. Put garbage outside the night before pickup in a sealed trash can only.
- Remove standing water and yard debris.
- Install door sweeps to prevent rodents from squeezing under doors.
- Check for signs of rodents like droppings and chewed items.
- Report signs of rodent activity immediately by submitting a service request or contacting your director.

Your Association will also do its part to control rodents.

- Trim bushes, vines, tree branches and ground cover near buildings. Excess vegetation can provide shelter for rodents.
- Install mesh screens on vents to prevent entry.

*Together, we can keep our community safe, clean and rodent-free!*

### Sprinklers Set! Stay Clear!

Much of the irrigation has been repaired and it is working in most areas. Please do not adjust any timers.

Do not attempt to adjust sprinkler direction.

If you have an issue with sprinklers near your unit, fill out a service request at [home.resourcepropertymgmt.com](http://home.resourcepropertymgmt.com)



**Fireworks are not permitted anywhere on West Shore Village property. Please be safe and have a happy holiday weekend.**



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 the Clubhouse bulletin board, mailbox flyers, [WSV Facebook page](#) and the [westshorevillage.net](#) online calendar.

## WHAT'S HAPPENING THIS MONTH?

### Everyone is welcome to participate

### WSV WEEKLY ACTIVITIES

|   |   |                        |                                       |   |
|---|---|------------------------|---------------------------------------|---|
|  <b>MONDAYS</b>    |  | Pickleball             | 9:00 am                               |  |
|   |   | Water Aerobics         | 11:00 am (bring a pool noodle)        |   |
|   |   | Euchre                 | Suspended till the next winter season |  |
| <b>TUESDAYS</b>   |  | Line Dancing           | Suspended till the next winter season |   |
|   |   | Mahjong                | Suspended                             |   |
|  <b>WEDNESDAYS</b> |  | Dominoes Night         | 7:00 pm – 9:00 pm                     |  |
|   |   | Shuffleboard           | 9:30 am – 11:00 am                    |   |
| <b>THURSDAYS</b>  |  | Poker & Billiard Night | 7:00 pm – 9:00 pm                     |  |
|   |   | Tennis                 | 9:00 am – 11:00 am                    |   |
|  <b>SATURDAYS</b>  |  | Pickleball             | 8:00 am                               |   |

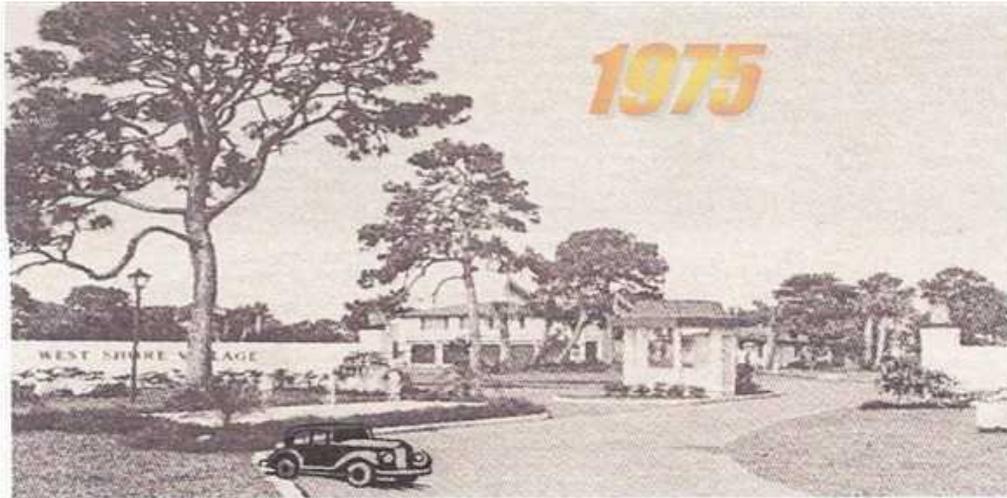
## SOCIAL CLUB PLANNED EVENTS FOR JULY 2025 TO JANUARY 2026

| Day                   | Date   | Time    | Event  | Price pp. | Entertainer & Remarks <i>(Organizers)</i>  |
|-----------------------|--------|---------|--|-----------|--|
| <b>JULY 2025</b>      |        |         |  |           |  |
| FRI                   | July 4 | 3:00 PM | <b>Independence Day</b>  |           | <i>(Organizers: Karen &amp; David White)</i>   |
| <b>AUGUST 2025</b>    |        |         |  |           |  |
| TUE                   | Aug 5  | 5:00 PM | Social Club Meeting  |           | Via Zoom   |
| <b>SEPTEMBER 2025</b> |        |         |  |           |  |
| FRI                   | Sep 5  | 5:30 PM | First Friday Social  |           |  |
| <b>OCTOBER 2025</b>   |        |         |  |           |  |
| FRI                   | Oct 3  | 5:30 PM | First Friday Social  |           |  |
| TUE                   | Oct 7  | 5:00 PM | Social Club Meeting  |           | Via Zoom   |
| FRI                   | Oct 17 | 5:00 PM | <b>Halloween Party</b>   |           | <i>(Organizer: Linda Delaney)</i>  |
| <b>NOVEMBER 2025</b>  |        |         |  |           |  |
| TUE                   | Nov 4  | 5:00 PM | Social Club Meeting  |           | Via Zoom   |
| FRI                   | Nov 7  | 5:30 PM | First Friday Social  |           |  |
| FRI                   | Nov 21 | 5:30 PM | <b>Welcome Back Pizza Night</b>  | \$5.00    | <i>(Organizer: Linda Delaney)</i>  |
| <b>DECEMBER 2025</b>  |        |         |  |           |  |
| TUE                   | Dec 2  | 5:00 PM | Social Club Meeting  |           |  |
| FRI                   | Dec 5  | 5:30 PM | First Friday Social  |           |  |
| SUN                   | Dec 7  | 3:00 PM | <i>Decorate Clubhouse for Christmas</i>  |           |  |
| SAT                   | Dec 13 | 5:00 PM | <b>Annual Christmas Dinner &amp; Dance</b><br>Entertainer: Ernie Gandolfi, House of Harlow | TBD       | Dinner at 5:30 PM/ Music 7:00 - 9:30 PM<br><i>(Organizers: Mary Marden &amp; Jana Tichy)</i> |
| <b>JANUARY 2026</b>   |        |         |  |           |  |
| FRI                   | Jan 2  | 5:30 PM | First Friday Social  |           |  |
| SUN                   | Jan 4  | 3:00 pm | <i>Take Down Christmas Decorations</i>   |           |  |
| TUE                   | Jan 6  | 5:00 PM | Social Club Meeting  |           |  |
| FRI                   | Jan 9  | 5:30 PM | <b>All You Can Eat Spaghetti Dinner</b>  | \$15.00   | Dinner: 6:30 PM <i>(Organizers: Susie &amp; Bob Healy)</i>                                   |
| SAT                   | Jan 24 | 9:00 AM | All You Can Eat Pancake Breakfast  | TBD       | 9:00 – 10:30 AM<br><i>(Pete Rancourt &amp; Dick Breton)</i>                                  |

# Getting to Know Where You Live: A Look Back at Our History

*A Series on the History of West Shore Village (Boca Bay)*

Compiled by Marlys Huerta, Assistant Editor



Entrance Gate and Building 3275 37th Way S

This series shares the unique story of West Shore Village (WSV), as written through the memories and dedication of longtime residents Elaine Cotugno and M.P. “Smokey” Stover, a former WSV Association president. Together, they compiled newspaper clippings, photographs, and personal interviews into a community booklet: *The History of West Shore Village, Boca Bay*. Contributions from early residents Art Johnstone, Ken Shafer, and Pat Meyers added to this meaningful record.

Do you have any additions or corrections to this article? We would love to know about them! Please direct correspondence to the Editor, [wsvbbnews@gmail.com](mailto:wsvbbnews@gmail.com)

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Advertisement from St. Petersburg Times, 2/28/1973

## The Beginnings

Planning for West Shore Village began in **September 1972**, but construction didn't commence until **March 1973**. The 60-acre site, once a thriving citrus grove, had been devastated by the severe freeze of 1961–62.

The original developer was **Brantford Development Corporation**.

The **first building - 3275 37th Way South** - was a 5-unit structure just inside the entrance. Its purpose was purely demonstrative: the C unit displayed carpeting and drapery, while the A unit served as a model. Designed without utilities and meant to be replaced, the building ultimately stayed. Water and sewer were later installed to make it livable.

The initial sales office was a double-wide mobile home located where **Building 3344** now stands. The first residential units were completed on **40th Way South**, followed by **39th Street South**, then **38th Way South**. The last buildings in the original design were **3220** and **3210 39th Street South**.

### The Heart of the Village

Construction on the Clubhouse began in **1974**, with the pool completed in **1975**. The original dance floor - plywood sections over carpeting - was replaced in **1980** with a parquet floor.

From 1973 to August 1975:

- **Village 1:** Twelve 5-unit buildings
- **Village 2:** Six 5-unit buildings
- **Village 3:** Two 5-unit buildings

Advertisement from *St. Petersburg Times*, July 8 1973

### Challenges and Change

By early 1976, the economic impact of the **Middle East Oil Embargo** slowed unit sales. **Barnett Mortgage Trust** assumed development on **November 17, 1976**, replacing Brantford.

**'Ain't we got fun'**

Betty Black who knows all about putting a show on the stage and a bevy of other Symphony Guild members are putting together a "speakeasy-Gatsby era-eating, drinking, dancing, ain't we got fun night" . . . Party's to be Saturday, Sept. 28, in the Recreation Hall of the West Shore Village condominiums which is off 34th Street S, near Florida Power . . . Party's by invitation and the \$10 donation will be part of the check the Guild presents later to the Florida Gulf Coast Symphony, after the formal dinner dance, the Golden Baton Ball . . . Betty and Beth Fernandez, Kim Millisor, Connie Welde, Bev Buchan, Betty

*St Petersburg Times 08/19/1974, announcing the Symphony Guild's party at WSV. Owners hosted fundraising and other social events at the new Clubhouse.*

The new sales agent, **Compton Realty**, tried to clear unsold inventory with dramatic price cuts. Original prices of \$37,900 for a 2-bedroom, 2.5-bath townhouse were slashed to \$29,900, with some units selling for as little as **\$17,500**.

Despite financial challenges, **WSV** received the **City of St. Petersburg Beautification Award** in **1976**, recognizing it as the most attractive condominium in the city.

*(Watch next month's newsletter for a continuation of our history.)*

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A warm welcome to our new residents in West Shore Village

|       |           |                                     |
|-------|-----------|-------------------------------------|
| 3247C | Village 2 | William (David) Lewis               |
| 3280B | Village 1 | Steve Pascoe (2 <sup>nd</sup> unit) |
| 3139A | Village 6 | Joe Osmani                          |
| 3357C | Village 5 | Cole Moore                          |



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It's a great time to drop off your old gasoline or diesel at the Household Hazardous Waste (HHW) program's free drop-off centers.

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Drop off household chemicals at:  
 HHW Center, 2855 109th Ave. N., St. Petersburg, open Tuesday through Friday and the 1st and 3rd Saturdays of each month from 7 a.m. to 5 p.m.

# Monthly Financial Highlights

May 2025

| Operating Cash as of May 31, 2025 |                     |  |                     |
|-----------------------------------|---------------------|--|---------------------|
|                                   | Beginning Balance   |  | Ending Balance      |
| Operating Cash                    | \$71,059.78         |  | \$85,558.21         |
| Petty Cash                        | \$1,000.00          |  | \$1,000.00          |
| Back Gate Key Fund                | \$344.00            |  | \$344.00            |
| Insurance Account <sup>(1)</sup>  | \$149,892.74        |  | \$218,125.32        |
| BOZK Social Funds                 | \$4,748.94          |  | \$3,474.22          |
| <b>Total Operating Cash</b>       | <b>\$227,045.46</b> |  | <b>\$308,501.75</b> |
| Borrowed from reserves            | \$0.00              |  | \$0.00              |
| <b>Total incl. borrowed funds</b> | <b>\$227,045.46</b> |  | <b>\$308,501.75</b> |

Note 1: Monthly contributions to Insurance Account in 2025/26 \$68,000.00

| OPERATIONS SUMMARY                                | Actual as of May 31, 2025 | Budget Year-to-date | Budget - Actual as of May 31, 2025 |
|---|---------------------------|---------------------|------------------------------------|
| Pool  | \$2,185.00                | \$2,250.00          | \$65.00                            |
| Building Repair & Maintenance <sup>(2)</sup>      | \$45,634.11               | \$32,816.66         | -\$12,817.45                       |
| Utilities <sup>(3)</sup>                          | \$96,666.21               | \$99,600.00         | \$2,933.79                         |
| Administrative (without insurance) <sup>(4)</sup> | \$55,774.03               | \$71,517.00         | \$15,742.97                        |
| <b>Total (without insurance)</b>                  | <b>\$200,259.35</b>       | <b>\$206,183.66</b> | <b>\$5,924.31</b>                  |

| INSURANCE PREMIUMS                          | Actual To Date      | Budget To Date      | Budget - Actual     |
|---|---------------------|---------------------|---------------------|
| Year-to-Date Actual & Budget <sup>(5)</sup> | \$223.00            | \$136,000.00        | \$135,777.00        |
| <b>TOTAL OPERATIONS</b>                     | <b>\$200,482.35</b> | <b>\$342,183.66</b> | <b>\$141,701.31</b> |

Note 2: Underbudget items were Maintenance Supplies (\$2,999.34) and Ground Improvements (\$8,407.67). Overbudget items were Trees (\$22,803.94) and Truck Gas (\$2,356.39).

Note 3: Underbudget item was Water/Sewer/Trash (\$3,533.71).

Note 4: Underbudget items were Professional Fees (\$1,666.66), Legal Fees (\$1,009.93), and Salaries, Payroll Burden and Benefits (\$13,658.88).

Note 5: Underbudget item was Insurance (\$135,777.00)

| WSV RESERVES                | Balance Apr-2025    | Contributions May-2025 | Expenses May-2025   | Total Incl. Interest May 31, 2025 |
|-----------------------------|---------------------|------------------------|---------------------|-----------------------------------|
| Master <sup>(6)</sup>       | \$331,747.16        | \$15,416.67            | -\$41,247.97        | \$306,755.99                      |
| Village 1                   | \$44,909.58         | \$5,208.33             | \$0.00              | \$50,255.55                       |
| Village 2                   | \$15,597.59         | \$1,750.00             | \$0.00              | \$17,395.23                       |
| Village 3                   | \$23,852.75         | \$2,500.00             | \$0.00              | \$26,425.12                       |
| Village 4                   | \$34,092.75         | \$1,890.00             | \$0.00              | \$36,081.57                       |
| Village 5 <sup>(7)</sup>    | \$80,071.49         | \$5,058.00             | -\$495.00           | \$84,866.92                       |
| Village 6                   | \$10,156.67         | \$5,300.00             | \$0.00              | \$15,499.12                       |
| Raymond James PPP CD        | \$40,050.43         |                        |                     | \$40,050.43                       |
| Interest                    |                     | \$1,471.48             | -                   |                                   |
| Due from Operating          | \$0.00              |                        |                     | \$0.00                            |
| <b>Interest &amp; Total</b> | <b>\$580,478.42</b> | <b>\$38,594.48</b>     | <b>-\$41,742.97</b> | <b>\$577,329.93</b>               |

Note 6: Enterphone Panel Entry System (\$23,457.07) and V. 6 Plumbing Repairs (\$17,790.90)

Note 7: Garage door repairs (\$495.00)

Issued on 2025-06-24

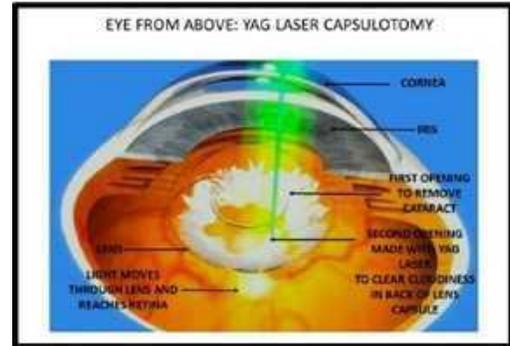


## YAG LASER CAPSULOTOMY -- Possible Aftermath After Cataract Surgery

BOB SKIDMORE, CORRESPONDENT

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This may be a bit off the typical gadget articles I write, but it's very important information regarding the possible aftermath of having necessary Cataract surgery. Understand that while you're reading this that I'm not a medical professional, but highlighting my own experience and newly found knowledge.



Cataract surgery is a clouding of the natural lens in your eye that you are born with. This lens is normally clear. When clouding occurs, it keeps light rays from passing through the lens and focusing on the retina. The retina is a thin layer of nerve tissue that lines the inside of the back of the eye and is sensitive to light. Cataracts become more of a noticeable nuisance as we get older, typically after the age of 40. When they start to appear, they are the result of the proteins in the lens of your eye breaking down and clumping together. This clump makes a cloudy area on your lens and is known as a cataract. It results in blurry, hazy, or less colorful vision. Again, most cataracts happen due to natural changes in your eyes as we get older. The typical medical remedy for cataracts is surgery resulting in a procedure to remove the lens of the eye and, in most cases, replace it with an artificial lens. While this procedure is an immediate remedy it may not be the final end to your problem.

I had Cataract surgery a couple of years ago and thought this issue was behind me only to learn that a YAG LASER CAPSULOTOMY was now necessary in one eye. Yag Laser Capsulotomy is a procedure to help you to see clearly after you've had Cataract surgery. You may need this type of surgery because months, or even years after Cataract surgery, your vision may get fuzzy again. This happens when a membrane in your eye, known as the posterior capsule, becomes cloudy. Unfortunately, since this issue, while common, only happens in some cases, you may not be advised of such a possible reoccurrence after your Cataract surgery. The procedure takes less than a minute and does not require all the pre/post preparation and care that Cataract surgery does. It also may only happen in one of your eyes, and yes, I know of a recent case where it happened days after the original Cataract surgery.

So, I hope this was informative and you never need to have this done!

*Bob Skidmore is a freelance writer, who may be contacted at [bob.the.gadgeteer.skidmore@gmail.com](mailto:bob.the.gadgeteer.skidmore@gmail.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.*

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(Current as of June 25 2025)

Information as of 6/25/2025

|                      | # OF BEDROOMS | # OF BATHS | SQ FT | PRICE        | Price/SQ FT |                    |
|----------------------|---------------|------------|-------|--------------|-------------|--------------------|
| <b>FOR SALE</b>      |               |            |       |              |             |                    |
| 3276 38th Way S, #D  | 1             | 1          | 725   | \$170,000.00 | \$234.48    |                    |
| 3348 38TH WAY S, #C  | 1             | 1          | 720   | \$205,000.00 | \$284.72    |                    |
| 3247 38TH WAY S #C   | 2             | 2.5        | 1,180 | \$232,000.00 | \$196.61    |                    |
| 3229 40TH LN S, #C   | 1             | 1          | 645   | \$234,000.00 | \$362.79    |                    |
| 3204 40TH WAY S, #B  | 2             | 2          | 1,200 | \$240,000.00 | \$200.00    |                    |
| 3268 39TH ST S, #A   | 2             | 2          | 1,175 | \$265,000.00 | \$225.53    |                    |
| 3146 37TH LN S, #A   | 2             | 2          | 1,100 | \$270,000.00 | \$245.45    |                    |
| 3122 37TH LN S, #C   | 2             | 2          | 1,100 | \$279,000.00 | \$253.64    |                    |
| 3357 38TH ST S, #A   | 2             | 2          | 1,100 | \$345,900.00 | \$314.45    |                    |
| 3203 40TH WAY S #B   | 2             | 2          | 1,200 | \$299,999.00 | \$250.00    |                    |
| <b>PENDING</b>       |               |            |       |              |             |                    |
| 3365 39th S ST #C    | 1             | 1          | 690   | \$198,000.00 | \$286.96    |                    |
| <b>SOLD</b>          |               |            |       |              |             |                    |
|                      |               |            |       |              |             | <b>DATE CLOSED</b> |
| 3280 39TH ST S, #B   | 2             | 2.5        | 1,180 | \$255,000.00 | \$216.10    | 6/13/2025          |
| 3334 39TH ST S, #B   | 2             | 2          | 1,100 | \$190,000.00 | \$172.73    | 4/25/2025          |
| 3111 37TH LANE S, #A | 2             | 2          | 1,100 | \$225,000.00 | \$204.55    | 4/21/2025          |
| 3325 37th WAY S, #C  | 1             | 1          | 735   | \$180,000.00 | \$244.90    | 3/27/2025          |
| 3276 38TH WAY S, #B  | 2             | 2.5        | 1,180 | \$225,000.00 | \$190.68    | 3/21/2025          |
| 3263 38TH ST S, #B   | 2             | 2          | 1,100 | \$210,000.00 | \$190.91    | 2/7/2025           |
| 3245 40TH WAY S, #A  | 2             | 2          | 1,175 | \$230,000.00 | \$195.74    | 1/17/2025          |
| 3311 38TH ST S, #C1  | 1             | 1          | 690   | \$202,000.00 | \$292.75    | 1/3/2025           |

Information is provided by Debbie Zito, Compass Florida

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