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April Neary, Manager

(727) 864-0004 X2212



President's Message

Greetings WSV Residents,

Happy June—and a special **Happy Father's Day** to all the amazing dads in our community! As we head into warmer days, the rainy season, and hurricane season, here are a few important reminders:



Warmer Temperatures

As the heat rises, please remember to stay hydrated, avoid outdoor activities during peak sun hours, and check in on neighbors who may need a helping hand.



Rainy Season

Afternoon showers are a welcome gift to our landscaping! If you notice any drainage concerns, please submit a service request so we can address them promptly.



Hurricane Preparedness

With hurricane season upon us, now is the time to review your emergency supplies, finalize evacuation plans, and stay tuned to official weather alerts. The community will share emergency procedures and resources to help us all stay safe.

The board remains committed to pushing forward with all ongoing projects. Please refer to the "**In the Works**" section for the latest updates.

I also want to extend a heartfelt thank you to everyone who has shared ideas and feedback. Your input is instrumental in our continued efforts to repair, refresh, and strengthen our community. Keep those ideas coming!

As always, thank you for your ongoing **patience, support, and engagement**.

Warm regards,

Adriane Carter-Lovell

President



Greetings from Your New Editor!

First, a heartfelt thank you to our outgoing editor—and now president—Adriane Carter Lovell. Adriane's exceptional work transformed this newsletter into a vital community resource, and I'm excited to continue bringing you timely, relevant, and engaging content.

I'm also thrilled to introduce Marlys Huerta as our new Assistant Editor. Marlys will be lending her keen eye to proofread each issue and will occasionally contribute special feature articles.

You can continue to look forward to our regular features: the social calendar, financial highlights, property sales, and announcements of upcoming events. Additionally, I'll be incorporating articles each month that spotlight important guidelines, rules, and processes that help keep life in West Shore Village running smoothly, plus an occasional puzzle, just for fun.

I hope you enjoy this issue, and I welcome your contributions and suggestions. Let's make this newsletter a resource that truly reflects and supports 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 June 26, 6:30

West Shore Village Newsletter

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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

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 Corporation is responsible for any errors in content or advertisements.



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MESSAGE FROM THE CREW

Greetings,

As we remain short one crew member, we appreciate your continued patience while we work through service requests as efficiently as possible. Dale is now assisting Brandon with these to help improve response times.

In addition to daily tasks, we're also addressing several larger projects, including clubhouse drainage improvements and installing a cover for the new electric panel at the entrance.

The landscaping team is continuing with regular mowing, blowing, and edging services. We're also actively working with residents on mulch requests—please submit a service request, ideally on the [Resident Information Portal](https://home.resourcepropertymgmt.com) (home.resourcepropertymgmt.com), if you need mulch.

Irrigation system repairs are ongoing in collaboration with the landscaping company. Sod installation is temporarily on hold until the irrigation system is fully operational.

Thank you for your understanding and support.

Brandon, David and Dale

Summary of Monday Morning Workshops – May 2025



Landscaping:

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

Maintenance:

- Irrigation repairs
- Processing work orders
- Construction of cover for electrical panel
- Clubhouse drainage
- Golf cart repairs
- Pool deck and chairs power washed
- Fire hydrants, extinguishers and fire box repairs and replacements

IN THE WORKS

Board of Directors & Committee activities:

Reviewing and Updating Governing Documents

We're in the process of reviewing and updating the community's governing documents to ensure they reflect current needs and best practices.

Block Wall Repairs

The block wall repair project has reached the permitting stage with the city. We'll keep you informed as progress continues.

Asphalt Work

We are currently collecting bids for upcoming asphalt repairs. Scheduling will be coordinated with other projects for efficiency.

Clubhouse Floor Replacement

New flooring is coming to the Clubhouse! We're reviewing samples and options to select the best fit for the space.

Gate Repairs

Parts have been ordered for necessary gate repairs. Once received, we'll coordinate the work with the asphalt project timeline.

Irrigation Assessment – 'St. Pete Sensible Sprinkling Program'

We recently participated in the City of St. Petersburg's free irrigation assessment. The report has been received and is under review for improvements to our system.

Dumpster Area Security

A security camera has been installed at the dumpster area and is now fully operational. This will help us monitor and maintain the area more effectively.

Emergency Preparedness

We're currently preparing an updated Emergency Action and Hurricane Preparedness Plan. Stay tuned for more details and tips to keep your household ready.

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It's pool season and we want our residents and guests to be safe while having a great time!



Glass is prohibited anywhere inside the pool fence. We must close the pool if glass breaks within the fenced pool area.

Smoking and vaping are prohibited inside the pool area.



Please observe the posted Pool Rules and remind others to do the same.



Pet Etiquette at WSV



Hi everyone! We've had a few recent pet-related issues, so we'd like to remind all residents of a few important rules to help keep our community clean, safe, and enjoyable for all.

Leashes Are Mandatory

Pets and service animals *must* be on a leash at all times when outside your home—no exceptions. This is for the safety of your pet, other residents, and the community as a whole. Unleashed pets, even well-behaved ones, can create unsafe or uncomfortable situations.

Clean Up After Your Pet

Always clean up after your pets and carry waste bags during walks. It's a small act that makes a big difference in keeping our grounds pleasant for everyone.

No Pets in Amenity Areas

Pets are not allowed in WSV amenity spaces, including the clubhouse, pool area, tennis, pickleball, and shuffleboard courts. This helps ensure these areas remain clean and allergy-friendly for all to enjoy.

Thanks for doing your part to make our community a great place to live! If you have any questions, please reach out to your village director. Find your director contact information on the front page of every WSV Newsletter!



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		
 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	8:00 am

SOCIAL CLUB PLANNED EVENTS FOR JUNE 2025 TO JANUARY 2026

Day	Date	Time	Event	Price	Entertainer & Remarks
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JUNE 2025

TUE	June 3	5:00 PM	Social Club Meeting		Via Zoom
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JULY 2025

FRI	July 4	3:00 PM	Independence Day		(Organizers: Karen & David White)
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AUGUST 2025

TUE	Aug 5	5:00 PM	Social Club Meeting		Via Zoom
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SEPTEMBER 2025

FRI	Sep 5	5:30 PM	First Friday Social		
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OCTOBER 2025

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	Halloween Party		(Organizer: Linda Delaney)

NOVEMBER 2025

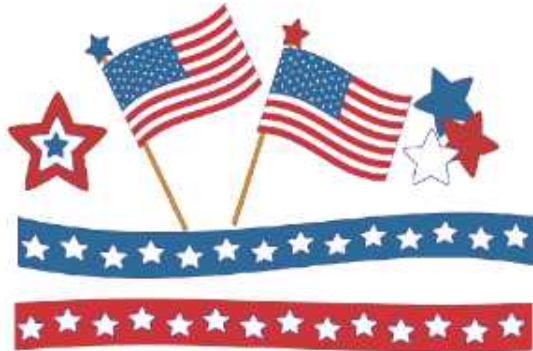
TUE	Nov 4	5:00 PM	Social Club Meeting		Via Zoom
FRI	Nov 7	5:30 PM	First Friday Social		
FRI	Nov 21	5:30 PM	Welcome Back Pizza Night	\$5.00	(Organizer: Linda Delaney)

DECEMBER 2025

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	Annual Christmas Dinner & Dance Entertainer: Ernie Gandolfi, House of Harlow	\$TBD	Dinner at 5:30 PM/ Music 7:00 - 9:30 PM (Organizers: Mary Marden & Jana Tichy)

JANUARY 2026

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	All You Can Eat Spaghetti Dinner	\$15.00	Dinner: 6:30 PM (Organizers: Susie & Bob Healy)
SAT	Jan 24	9:00 AM	All You Can Eat Pancake Breakfast	\$TBD	9:00 – 10:30 AM (Pete Rancourt & Dick Breton)



We want YOU
at our Independence Day BBQ

Club House - Poolside
Chillin' & Swimmin' at 3:00 PM
Grillin' at 5:00 PM
Burgers and dogs will be served
Your side dish or dessert is appreciated
Music/Raffle
BYOB
Coordinated by
Dave & Karen Simcoviak White
407-704-0678

Please note that fireworks are not permitted anywhere on West Shore Village property.



A warm welcome to our new residents in West Shore Village since April 2025

V6	3111-A	STEIN-PLOG, Laura & Rachel
V5	3275-C	FIRESTEIN, Preston
V5	3334-A	FOURNIER, Roland & Esther
V5	3300-C	THIGPEN, Jessica & son Roland
V3	3210-C	WAGNER, Andrew & ELAM, Laura
V5	3315-B	SABO, John & Janet

Monthly Financial Highlights

April 2025

Operating Cash as of April 30, 2025

	Beginning Balance	Ending Balance
Operating Cash	\$50,289.76	\$71,059.78
Petty Cash	\$1,000.00	\$1,000.00
Back Gate Key Fund	\$344.00	\$344.00
Insurance Account ⁽¹⁾	\$198,190.43	\$149,892.74
BOZK Social Funds	\$4,901.75	\$4,748.94
Total Operating Cash	\$254,725.94	\$227,045.46
Borrowed from reserves	-\$97,002.00	\$0.00
Total incl. borrowed funds	\$157,723.94	\$227,045.46

Note 1: Monthly contributions to Insurance Account in 2025/26

\$68,000.00

OPERATIONS SUMMARY	Actual as of April 30, 2025	Budget Year-to-date	Budget - Actual as of April 30, 2025
Pool ⁽²⁾	\$2,185.00	\$1,125.00	-\$1,060.00
Building Repair & Maintenance ⁽³⁾	\$38,568.34	\$16,408.33	-\$22,160.01
Utilities ⁽⁴⁾	\$47,947.40	\$49,800.00	\$1,852.60
Administrative (without insurance) ⁽⁵⁾	\$30,809.79	\$35,758.50	\$4,948.71
Total (without insurance)	\$119,510.53	\$103,091.83	-\$16,418.70

INSURANCE PREMIUMS	Actual To Date	Budget to Date	Budget - Actual
Year-to-Date Actual & Budget ⁽⁶⁾	\$223.00	\$68,000.00	\$67,777.00
TOTAL OPERATIONS	\$119,733.53	\$171,091.83	\$51,358.30

Note 2: Overbudget item was the Pool Contract (\$1,268.33)

Note 3: Underbudget items were Maintenance Supplies (\$1,143.03) and Ground Improvements (\$5,000.00). Overbudget items were Trees (\$26,970.61) and Exterminating Interior (\$1,269.33).

Note 4: Underbudget item was Water/Sewer/Trash (\$2,183.38).

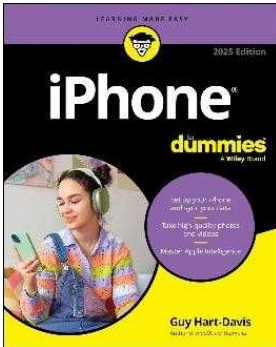
Note 5: Overbudget items was Office Supplies (\$1,043.89). Underbudget was Salaries, Payroll Burden and Benefits (\$4,467.76).

Note 6: Underbudget item was Insurance (\$67,777.00)

WSV RESERVES	Balance March 2025	Contributions April 2025	Expenses April 2025	Total Incl. Interest April 30, 2025
Master ⁽⁷⁾	\$316,585.20	\$15,416.67	-\$799.93	\$331,590.74
Village 1	\$39,627.44	\$5,208.33	\$0.00	\$44,924.24
Village 2	\$13,821.96	\$1,750.00	\$0.00	\$15,684.50
Village 3 ⁽⁸⁾	\$22,098.55	\$2,500.00	-\$785.00	\$23,924.25
Village 4	\$32,146.72	\$1,890.00	\$0.00	\$34,116.67
Village 5	\$74,881.89	\$5,058.00	\$0.00	\$80,021.35
Village 6	\$4,839.98	\$5,300.00	\$0.00	\$10,166.24
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$888.18	-	
Due from Operating	\$0.00			\$0.00
Interest & Total	\$544,052.17	\$38,011.18	-\$1,584.93	\$580,478.42

Note 7: Irrigation System (\$799.93)

Note 8: Roof repairs (\$1,235.00) and a credit of \$450.00.



iPHONE FOR DUMMIES 2025 ~ *Your iPhone 16 User Manual That Was Missing When You Bought Your New Phone...*

BOB SKIDMORE, CORRESPONDENT

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It seems that products you purchase these days no longer include an adequate USER MANUAL. Some products include what appears to be a very basic product spec sheet, but no actual manual and Apple is no exception. So, here's where the latest edition of "Dummies books" solves the problem.

iPHONE FOR DUMMIES ~ 2025, written by Guy Hart - Davis, a previous Dummies book series, author, has come to the rescue. I've read other publications on this topic for this article and none come even close to the in-depth, easy-to-understand, iPHONE FOR DUMMIES ~ 2025 manual! First, let me make clear that the use of the word "DUMMIES" does not imply that you are a "dummy"! Quite the contrary, after all you made the purchase of an exceptional iPhone product!

iPHONE FOR DUMMIES, 2025 EDITION, covers the iPhone basics, as well as the specific features of iPhone 16 and some earlier models. It also teaches you how to set up your phone and how to navigate the latest iOS. It includes detailed feature explanations to aid you in making phone and FaceTime calls, send texts, get online, play games, shoot video and many, many other amazing things your smartphone can do that you probably did not know. What's also very useful and handy for quick reference is the detailed index at the back of the book, something that's lacking in many competitive publications. Here you can quickly be directed to a page(s) and chapters that will answer specific issues that you need answers to. Topics like sending texts by emergency SOS via satellite (page 178). Detailed explanations on calling features are highlighted in Chapter 7 (page 127). The one I really appreciate is how you can easily make conference calls and all the special features available within this conference call feature. Did you know that depending on your carrier you may be able to conference as many as five to ten people typically? That's what I mean, this book is chocked full of numerous informative features that can truly benefit your iPhone experience. A must have and true reference that every iPhone user will appreciate and will definitely want to keep on their desk for quick review! It truly will become your iPhone reference book manual that pays for itself many times over!

GADGETEER's RATING: ★★★★★ MSRP: \$26.59 Paperback \$17.00 Kindle Edition

For more information go to: <https://shorturl.at/jRnKN>

Graphic credits: Amazon

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>



(Current as of May 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	
3122 37TH LN S, #C	2	2	1,100	\$290,000.00	\$263.64	
3357 38TH ST S Unit #A	2	2	1100	\$345,900.00	\$314.45	
3204 40TH WAY S Unit #B	2	2	1,200	\$240,000.00	\$216.67	
3247 38TH WAY S #C	2	2.5	1,180	\$232,000.00	\$200.00	
3276 38th Way S #D	1	1	725	\$180,000.00	\$248.28	
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						
3280 39TH ST S, #B	2	2.1	1,180	\$275,000.00	\$233.05	
3365 39th St #C	1	1	690	\$198,000.00	\$286.96	
SOLD						DATE CLOSED
3334 39TH ST S, #B	2	2	1,100	\$190,000.00	\$172.73	4/25/2025
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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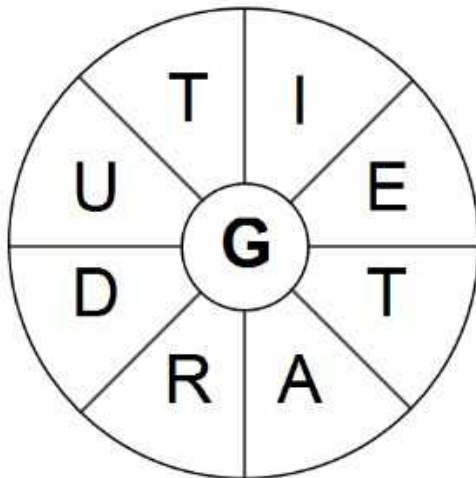
SANDBAGS! GET YOUR SANDBAGS!

Don't wait until a storm is coming - avoid the lines and stock up early. Tell a friend!

Year-round sandbags are available Mon - Fri and the second Saturday of the month (7 a.m. - 3:30 p.m.) at the Pavement and Traffic Operations Building

- 1744 9th Ave. N. [Google Maps](https://g.co/kgs/ExguCkP) (<https://g.co/kgs/ExguCkP>)

More info at stpete.org/Sandbags



Fathers Day Word Wheel

Father's Day is a way of celebrating and honoring our father's and father figures and everything they do for us.

This Fathers Day themed word wheel is made from the letters in the word **GRATITUDE**. Try and make as many words of any length as you can from these letters. You can only use each letter once, and each word must include the letter G.



Write your answers here:

Source: freeprintablepuzzles.co.uk