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**Resource Property Mgmt.**

**24/7 Service Hotline**

(727) 864-0004 (follow prompts)

April Neary, Manager

(727) 864-0004 X2212



## President's Message

Dear West Shore Village residents,

I hope this message finds you well. As you may have noticed, several improvement projects are currently underway throughout our community (see *'In the Works'*). These initiatives—whether related to infrastructure, beautification, or essential maintenance—are designed to enhance the quality of life for everyone who calls this place home.

Although we have several projects underway, there are still other projects that we will need to tackle as this community is aging. We can no longer push projects forward until they reach critical status as that only increases the expense. Behind the scenes there are also many minor projects in the works

Understanding that construction and change can sometimes bring temporary inconvenience, your patience and understanding during this time is appreciated. Your cooperation helps ensure that these projects are completed safely, efficiently, and with long-term benefits in mind.

Please know that we are working diligently to minimize disruptions. We will make every attempt to keep you informed every step of the way. Please be sure to read emails from RPM and check the TV channel 733. Also, consider attending monthly Board meetings as another resource for information and updates.

As always, if you have any questions, concerns, or ideas please reach out—we are here to listen.

Have a safe and happy September!

*Adriane Carter-Lovell*

President



**Greetings readers!**

Putting together a community newsletter can be both rewarding and a little daunting. There are so many details to keep track of—making sure no important updates are left out, double-checking names, polishing up submissions so they read smoothly and, of course, trying to keep the grammar police at bay.

Since our newsletter is produced by volunteers (with no budget or design team), we have to wear a lot of hats. One of mine is stepping into the role of “graphic designer”—breaking up long blocks of text with images that make the pages more inviting and draw the reader in.

I can barely draw stick figures, so luckily there are some great tools to help lighten the load. Freepik ([www.freepik.com](http://www.freepik.com)) is a lifesaver when I need graphics to match a story. For example, this month I searched for a cartoon-style image of a camera overlooking a dumpster—perfect for illustrating our new dumpster camera. Freepik delivered 4 options, illustrated here, that ranged from downright adorable to slightly menacing. You’ll find the winning pick on page 3!



September puts us squarely in the heart of hurricane season. In this issue, you’ll find reminders about the tax-free hurricane supply list, plus a helpful Q&A on those mischievous sprinkler heads that always seem to go rogue. They *can* be tamed—but please resist the urge to adjust them yourself. A quick [service request](#) is all it takes, and our landscaping pros from Down to Earth will handle the rest.

**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.*

**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.

**SAVE THE DATE**

**Board of Directors  
September 18 6:30 pm**

## MESSAGE FROM THE CREW

Hello Residents,

We wanted to take a moment to thank you for your continued patience and understanding as we carry out essential work across the community.

We are working on repairs and work orders. We have made good headway with hurricane preparation. We are currently tackling some larger projects in-house along with routine upkeep. The rain has not been our friend and continues to slow us down, but we continue to do as much as we can.

We are doing our best to minimize inconvenience and keep everything running smoothly. If you notice anything that needs attention or have questions about ongoing work, please submit a service request.

Thank you,

***Brandon & Dale***

## Friendly Reminders

### **Dumpster Cameras Are Now Live!**

To keep our dumpster area clean and available for all WSV residents, please follow these guidelines:

-  Flatten all cardboard boxes
-  No hazardous waste
-  No appliances
-  Do not dump if the "Dumpster Full" sign is posted

Thank you for doing your part to keep our community neat and safe!



# IN THE WORKS

## Board of Directors & Committee activities:

- 37<sup>th</sup> St and 34<sup>th</sup> Ave. Block Wall – waiting on St. Pete inspection to give us a permit to proceed (relentless rains have caused delays).
- Gate – underground electrical is almost completed and work is progressing to the next phase, which is to install bollards for the new call box (relentless rains have caused delays).
- Perimeter Roads – currently awaiting permits. Once received contractor will set a date to begin work.
- Hurricane tree trimming and removal is underway.
- Project Clubhouse – working with engineers to solidify a plan that will remediate flooding. Water barriers have been purchased to be put in place at vulnerable areas.
- Culverts and Canals – working with engineers to determine best course of action to alleviate the drainage issues across WSV.
- Proactively seeking bids to secure a hurricane remediation company.
- WSV Governing Documents Committee: attorney to prepare draft of amendment to update governing documents.
- Clubhouse refresh is ongoing.
- Forming a Landscaping Committee to help guide the beautification and upkeep of our shared outdoor spaces



## HURRICANE SEASON ALERT!

### FLORIDA NOW OFFERS PERMANENT TAX EXEMPTION ON KEY HURRICANE SUPPLIES:

- Batteries
- Generators (≤10,000 watts)
- Tarps (≤1,000 sq. ft.)
- Gas cans (≤5 gal.)
- Smoke/CO detectors, fire extinguishers
- Life jackets
- Sunscreen & insect repellent
- Bicycle helmets (all ages)

### STOCK UP NOW AND STAY PREPARED!

NOAA predicts a 60% chance of an above-normal season.

### PLEASE PATRONIZE OUR ADVERTISERS

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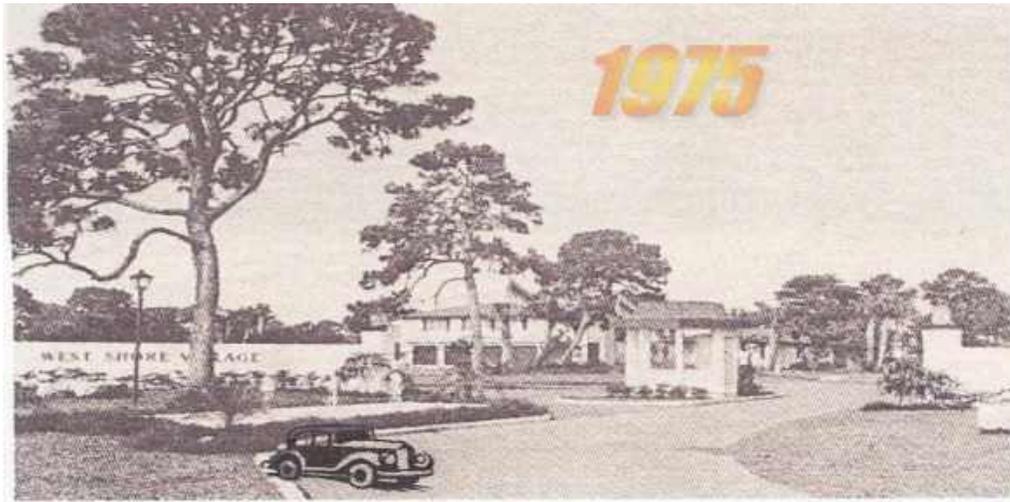
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*Servicing your neighbors, why not you!*

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

## Part Two in a Series on the History of West Shore Village (Boca Bay)



Entrance Gate and Building 3275 37th Way (now known as Village 5)

This is the 2<sup>nd</sup> installment in the unique story of West Shore Village (WSV), as told through the memories and dedication of longtime residents Elaine Cotugno and M.P. “Smokey” Stover, a former HOA 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.

### Continued Growth and Development

Construction resumed in late 1977, adding:

- Five more buildings to **Village 3**
- Nine buildings to **Village 4**
- By late 1979, **Village 5** was underway
- **Villages 5 and 6** were completed by the mid-1980s

WSV now includes **270 units** across six villages:

Village	Units	Buildings
1	60	12
2	30	6
3	25	7
4	27	9
5	77	25
6	51	17



St. Petersburg Times, July 31 1975

Compton Realty also informally renamed the community to Boca Bay, a name still in informal use as late as 1980 despite the legal name being West Shore Village Master Corporation.

## New Builders, New Challenges

**G.E. Bieder Management Company** took over sales and management until **Tom McGovern** was contracted to finish Villages 3 and 4. He revised the original 5-unit plans, removing unpopular second-story staircases and building 3-villa units on existing slabs. McGovern's own sales staff replaced Bieder, who was later rehired by the Master Corp for management duties.

Unfortunately, WSV faced ongoing struggles with management companies:

- **Hotz Management** replaced Bieder but was also let go
- A Tampa firm was briefly hired, only to default within a month

Ultimately, the **Consolidated Board** opted for **self-management**, rehiring trusted former employees to help maintain the community.

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**WEST SHORE VILLAGE CONDOMINIUMS**

*St. Petersburg Times, February 19 1974*

## Building a Community

In **1978**, Barnett became **TRECO**, and for the first time, residents were allowed to elect directors, forming the official **Homeowners Association**. Prior to that, only an informal **Ad Hoc Committee** (formed in 1975) had existed to coordinate social events and liaise with management. When it disbanded in **November 1979**, it transferred **\$3,277.60** to the Association.

Security also evolved over time:

- Originally in place from 7:00 AM to 11:00 PM
- Later extended to 4:00 AM
- On **June 14, 1980**, the Association took over full security responsibilities
- Until **1990**, WSV employed in-house guards, but state law changes and rising costs led to contracting **Nation Wide Security** beginning **September 1, 1990**

## A Look Back at West Shore Village: Growth, Change, and Community

Over the years, West Shore Village has experienced significant changes, from landscaping and security to legal compliance and property management - all contributing to the vibrant community we enjoy today.

### Security and Groundskeeping

To ensure effective yet cost-efficient security, contracts had been awarded over the years, including to Weiser Security. Meanwhile, maintenance of the pool, lawns, and shrubbery was long entrusted to a dedicated two-man team. As needs grew, additional help was brought in for sprinklers and other odd jobs. In March 1982, Hotz Lawn Care briefly took over before being succeeded by Lawn Care, Inc. A few years later in 1988, Pro-Care was hired to manage landscaping and irrigation, serving until 1998 when Greenview became the provider.

### Irrigation Evolution

Initially, the sprinkler system only served a limited area - mainly around Village 1 and the former Model and Sales Office. City water was used in Village 1, but rising costs made this unsustainable as more

villages were built. Billing at the time included a sewage fee equal to every gallon used. In October 1979, West Shore Village transitioned to reclaimed (effluent) water, at a cost of \$14,000 - \$12,000 of which was financed by a resident-guaranteed loan. This change saved approximately \$1,000 per month and the loan was paid off over time.

### Legal Compliance & Governance Updates

In 1988, our Articles of Incorporation were rewritten and approved by residents to comply with Florida Statute 718. In 2000, legal counsel advised that our By-Laws conflicted with state law. A dedicated committee revised the documents, which were approved by the Board and community in 2002, bringing West Shore Village into full legal compliance.

### Property Management Through the Years

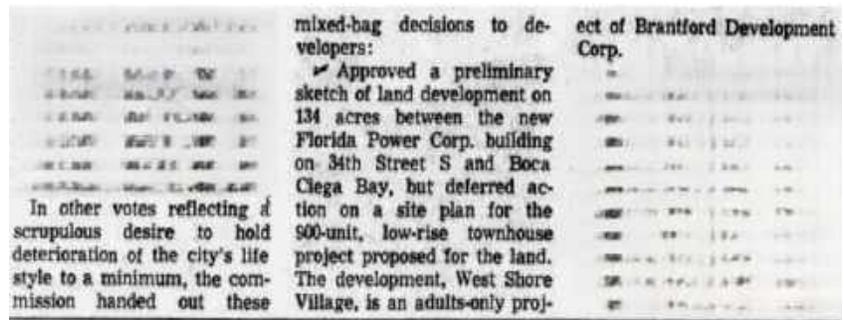
Professional Bayway Management (PBM) oversaw property management from 1990 to 1999, after which Resource Property Management took over.

### Boca Bay News

The community newsletter, *The Boca Bay News*, was first published on September 5, 1977. Thanks to a team of committed volunteers, it continues in a new name and format to keep residents informed and connected.

## From Humble Beginnings

Our maintenance fees have grown from \$46 per month for a 2-bedroom, 2.5-bath townhouse to today's rates, reflecting the growth from 11 units in 1973 to 270 today. West Shore Village is proud to be a diverse community, with residents from the U.S., Canada, Germany, the British Isles, and beyond.



St. Petersburg Times, February 20, 1972

### Screened Enclosures Approved

After years of discussion, residents finally gained approval to add screened patio enclosures, limited in size to the original permitted slab dimensions.

### Impact of the Fair Housing Act

West Shore Village began as an adults-only community. However, the Fair Housing Amendments Act of 1988 required that 80% of units be occupied by at least one resident aged 55 or older. A census showed the threshold wasn't met, ending the adults-only community status.

### Adjacent Land and Preservation

West Shore Village never owned the land next to it - except for the tennis and shuffleboard courts - but had the right to acquire it if not sold or developed by November 2, 1993. In 1989, the land was listed for sale. The Board determined that acquisition would be too costly due to its wetlands nature.

West Shore Village was granted two deadline extensions and was paid \$45,000. One proposal to build 200 affordable rental units fell through. Eventually, the land was sold to SWIFTMUD (Southwest Florida Water Management District) and is now a protected wildlife preserve.

## **A Maintenance Milestone**

The \$45,000 from those land extensions funded a new maintenance facility, replacing the original structure located on now-private property. The new facility, designed to blend with the community's architecture, was built without requiring a special assessment to cover the building costs.

## **Reflections on 2002 – A Look Back by M.P. “Smokey” Stover**

*Final entry dated May 5, 2002 – Respectfully recorded by M.P. “Smokey” Stover*

As of 2002, West Shore Village - and our beloved Boca Bay - continued to evolve, grow, and improve, thanks to the dedication of residents, board members, and volunteers.

### **Real Estate Trends**

Between 1996 and 2000, one-bedroom/one-bath units sold for \$18,000 to \$33,000. In February 2001, prices reached \$45,000, and by April 2002, one-bedroom units were selling for \$56,000 or more, depending on condition. Two-bedroom units sold for \$34,000 to \$65,000 between 1996 and 1999. By 2000, prices had climbed to between \$45,000 and \$94,450.

From 1998 through April 2002, 103 units changed ownership. Renters remain a small portion of our population - averaging 8% to 8.5%. About 25% of residents leave for summer homes each year.

### **Welcoming New Residents**

Between February 1998 and May 2002, 120 new families were interviewed as part of our welcome process. Each received a Welcome Packet, which includes a telephone directory, the Blue Book (rules and guidelines), and other helpful information.

### **Governance and Board Updates**

The Board of Directors is composed of a Chairman, two representatives from each Village, and a Director at Large. Officers are elected by the Board, while the Director at Large is elected by unit owners. As of 2002, the President may serve only two years out of every five. Other positions remain without term limits. Notably, for the first time, two candidates were nominated for each board position during the February 2002 election.

### **Maintenance & Staffing Changes**

In 2002, we briefly outsourced maintenance, pool, and cleaning services - but this proved unsuccessful. In April, we brought these duties back in-house with the hiring of our own maintenance employee.

### **Capital Improvements**

- In 2001, all roads were repaved, and the perimeter road was sealed. Resealing is planned for 2002.
- In 2000, replacement of outdated garage doors began, as budgets allowed.
- Many buildings received new roofs and fresh paint within the past seven years.

### **Structural & Policy Updates**

- In 2001, some owners received permission to add windows by removing exterior walls. However, such changes require approval by 75% of all owners, not just the Board, per Florida Statute 718.
- The Board granted permission for owners to plant flowers around units; however, maintenance of these plants is the owner's responsibility.
- A resolution was passed banning hot tubs and roll-out canvas awnings.
- A special assessment was imposed in 2002 - the first in many years - though it was smaller than anticipated.

## Security & Services

- **Security:** Provided by Weiser Security Company, offering 24/7 coverage with vehicle checks and unannounced patrols. Security cameras are in place in key areas.
- **Landscaping:** Managed by Greenview Landscaping Company.
- **Maintenance:** Handled in-house by Fred Stambaugh.
- **Pest Control:** Provided by Terminix.
- **Management:** Oversight by Resource Property Management (RPM).

## Environmental Developments

- In 2002, the perimeter wall was cleaned and painted.
- SWIFTMUD (Southwest Florida Water Management District) began clearing the land behind West Shore Village for future development as a state park. A 6-foot fence was installed, and restoration is expected to take 3-5 years.

## New By-Laws Adopted

At the 2002 Annual Meeting, revised by-laws were introduced and approved. The new structure includes two board representatives per village, and formalized officer roles: President, Vice President, Treasurer, Secretary, and Director at Large.

## Our Community Today

West Shore Village has become a true international and multigenerational community, home to residents from the U.S. and abroad - including Canada, Germany, Switzerland, Central America, Ireland, and the UK. Among us are former military leaders, police officers, lawyers, professors, retirees, and working professionals. This diversity is our strength.

Boca Bay has faced its share of challenges - but we're enjoying better days, thanks to the tireless work of our volunteers past and present. Their dedication continues to shape our community into the vibrant, welcoming place we call home.

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# HEY, I GOT A QUESTION.

*My sprinkler head is pointing the wrong way and my shrubs aren't getting water. I'm a handy gal — can I adjust it myself?"*  
Signed, Handy Mandy

**A:** We love your can-do spirit, Mandy, but please resist the urge! 🌱💧

Our irrigation system is carefully balanced, and even a small adjustment can cause bigger problems across the community.

If a sprinkler seems off, just send in a service request through the [Resident Information Portal](#) and let the Down to Earth pros handle it. They'll make sure your shrubs (and everyone else's) get the water they need.

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WELCOME TO THE  
*Neighborhood*

A warm welcome to our new residents!

Robert Gettler Jr & Elisa Castillo Theron	3122-A 37th Lane S	Village 6
Susan Mertz	3203-B 40th Way S	Village 4
David & Marilyn Turner, Kathy Warren	3122-C 37th Lane S	Village 6



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WSV SOCIAL CLUB

## FIRST FRIDAY SOCIAL

Join us in the club house for a fun-filled evening for all ages.



**SEPTEMBER 5**

6:15-7:00 PM  
OPTIONAL SOCIAL-BYOB & SNACKS

7:00-8:00 PM  
GAMES BEGIN

**BINGO cards available  
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Adult must accompany children

WSV SOCIAL CLUB

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**TUNE IN:**  
**ST. PETERSBURG CITY  
COUNCIL MEETING**

INTERESTING FACT



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>MONDAY</b>	Pickleball	9:00 am
	Water Aerobics	11:00 am (Bring a noodle)
	Euchre	Suspended until winter season
<b>TUESDAY</b>	Line Dancing	Suspended until winter season
	Mahjong	Suspended until winter season
<b>WEDNESDAY</b>	Dominoes	7:00-9:00 pm
<b>THURSDAY</b>	Shuffleboard	9:30-11:00 am
	Poker & Billiard Night	7:00-9:00 pm
	Water Aerobics	11:00 am (Bring a noodle)
<b>FRIDAY</b>	Tennis	9:00-11:00 am
<b>SATURDAY</b>	Pickleball	8:00 am

♥♥ Thank You! ♥♥

A heartfelt thank you to everyone who donated to our recent Food Pantry Drive — your generosity is truly appreciated! If you missed this one, don't worry — our next drive will be held around the holidays. Stay tuned!

## West Shore Village Social Club Activities

Month	Day	Time	Activity
Sep 5	Fri	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Optional BYOB & Snacks 7:00-8:00 pm Activity: BINGO
Oct 3	Fri	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Optional BYOB & Snacks 7:00-8:00 pm Activity: Trivia
Oct 17	Fri	6:00 pm	Halloween Party
Nov 7	Fri	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Optional BYOB & Snacks 7:00-8:00 pm Activity: TBD
Nov 21	Fri	6:00 pm	Let's Catch Up Pizza Night!
Dec 5	Fri	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Optional BYOB & Snacks 7:00-8:00 pm Activity: Jeopardy
Dec 12	Fri	6:00-9:30 pm	Christmas Dinner & Dance 6:00-9:30 pm Dinner & Musical Entertainment
Jan 2	Fri	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Social (optional) 7:00-8:00 pm Activity: Trivia
Jan 10	Sat	6:00-8:00 pm	Mangia! Pasta Night! 6:00-6:30 Social 6:30-8:00 Dinner
Jan 24	Sat	9:00-10:30 am	Pancake Breakfast

*Prepare now for*  
**2025 Open Enrollment**



**HOLD the date!**

**September 19, 1:30 pm, Clubhouse**

Stewart McDonald of McDonald Financial will make a presentation on significant changes coming to Medicare coverage.

With open enrollment beginning on October 15, 2025, this is an opportunity to learn and ask questions.



# Monthly Financial Highlights

July 2025 (2)

Operating Cash as of July 31, 2025		
	Beginning Balance	Ending Balance
Operating Cash	\$71,321.72	\$75,843.22
Petty Cash	\$1,000.00	\$1,000.00
Back Gate Key Fund	\$344.00	\$435.00
Insurance Account <sup>(1)</sup>	\$286,501.27	\$355,032.34
BOZK Social Funds	\$3,480.06	\$3,291.68
<b>Total Operating Cash</b>	<b>\$362,647.05</b>	<b>\$435,602.24</b>
Borrowed from reserves	\$0.00	\$0.00
<b>Total incl. borrowed funds</b>	<b>\$362,647.05</b>	<b>\$435,602.24</b>

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

OPERATIONS SUMMARY	Actual as of July 31, 2025	Budget Year-to-date	Budget - Actual as of July 31, 2025
Pool	\$4,539.00	\$4,500.00	-\$39.00
Building Repair & Maintenance <sup>(2)</sup>	\$105,263.22	\$65,633.32	-\$39,629.90
Utilities <sup>(3)</sup>	\$194,771.01	\$199,200.00	\$4,428.99
Administrative (without insurance) <sup>(4)</sup>	\$95,160.86	\$143,034.00	\$47,873.14
<b>Total (without insurance)</b>	<b>\$399,734.09</b>	<b>\$412,367.32</b>	<b>\$12,633.23</b>

INSURANCE PREMIUMS	Actual To Date	Budget To Date	Budget - Actual
Year-to-Date Actual & Budget <sup>(5)</sup>	\$223.00	\$272,000.00	\$271,777.00
<b>TOTAL OPERATIONS</b>	<b>\$399,957.09</b>	<b>\$684,367.32</b>	<b>\$284,410.23</b>

Note 2: Underbudget items were Maintenance Supplies (\$1,068.21), Fertilizing & Spraying (\$1,000.00), Security Gate Repair (\$1,620.73) and Truck/Golf Cart/Lawn Eqmt (\$1,378.12). Overbudget items were Building Repairs (\$2,817.85), Ground Improvements (\$24,091.83), Fire Extinguisher (\$1,261.17), Trees (\$14,470.60), Fire Hydrant (\$1,035.18) and Truck Gas (\$1,796.33).

Note 3: Underbudget item was Water/Sewer/Trash (\$6,967.17). Overbudget item was telephone (\$1,526.37) due to an annual fee of \$1,649 for a direct messaging system to cell phones.

Note 4: Underbudget were Legal Fees (\$2,742.22) and Salaries, Payroll Burden and Benefits (\$45,271.16).

Note 5: Underbudget was Insurance (\$271,777).

WSV RESERVES	Balance Jun-2025	Contributions Jul-2025	Expenses Jul-2025	Total Incl. Interest July 31, 2025
Master <sup>(6)</sup>	\$300,696.00	\$15,416.67	-\$30,748.50	\$285,996.99
Village 1	\$55,640.95	\$5,208.33	\$0.00	\$60,984.22
Village 2	\$19,206.35	\$1,750.00	\$0.00	\$21,002.82
Village 3	\$29,017.46	\$2,500.00	\$0.00	\$31,587.35
Village 4	\$38,092.79	\$1,890.00	\$0.00	\$40,071.46
Village 5	\$90,212.00	\$5,058.00	\$0.00	\$95,481.27
Village 6	\$20,865.52	\$5,300.00	\$0.00	\$26,223.55
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$1,242.09	-	
Due from Operating	\$0.00			\$0.00
<b>Interest &amp; Total</b>	<b>\$593,781.50</b>	<b>\$38,365.09</b>	<b>-\$30,748.50</b>	<b>\$601,398.09</b>

Note 6: Floor Covering in Clubhouse (\$17,464.34), Asphalt Paving (\$7,509.93), Enterphone Panel System (\$5,434.56), Irrigation System (\$339.67).

Issued on 2025-08-27

## ELEVATION LAB AIRTAG 10-YEAR BATTERY CASE

*An Air Tag Case With Long Life Replaceable Batteries*

**BOB SKIDMORE, CORRESPONDENT - © 2025**



The introduction of Apple's **AIRTAG** is a major step in keeping track of your belongings such as keys, purses, suitcases and especially automobiles. If you have one you already know that it's a round device about the size of a quarter and by removing the silver cover you can easily replace the CR2032 button battery.

Elevation Lab has developed and introduced a unique and practical case that houses the electronic portion of the AirTag and gives it an up to a ten year battery life span and thus does not have the appearance of an AirTag. The case itself is waterproof featuring an ultra-strong fiber reinforced composite construction and its look is not easily identifiable by any would-be thief. Yes, it's a bit larger, 4.45" long x 1.57" wide x 0.57" thick, so it can accommodate two commonly available AA batteries and is held in place by 4 hex screws with a special wrench supplied with the kit.



The Elevation Lab case easily tucks away in your purse, or suitcase and fits well in the pouch located in the rear backside portion of the front passenger seat of your car. Since you permanently remove the AirTag's cover you no longer have to deal with having to remove it since the button battery is no longer being used. This always became quite a task especially as the AirTags aged which resulted in difficulty to open and close the round housing's silver cover. Replacement of the two AA

batteries is very easy. It would be advisable to check these two batteries every couple of years for possible corrosion even though the manufacturer claims a ten year battery life span.

Using AirTags in your car is a very practical use. Since you can easily track the location on your iPhone, computer, or iPad, law enforcement will have a much easier job to locate your car and probably the thieves as well. I highly recommend the Elevation Lab case and, of course, the use of **APPLE AIRTAGS**.

MSRP: \$19.99 (2 & 4 packs available at reduced costs)

GADGETEER's RATING: ★★★★★ For more information go to: <https://shorturl.at/GI2Wy>

*Graphic credits: Manufacturer*

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Information as of 8/25/2025 is provided by Debbie Zito, Compass Florida Realty 727-865-8326

	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	Price/SQ FT	
<b>FOR SALE</b>						
3247 38TH WAY S #C	2	2.5	1,180	\$232,000.00	\$196.61	
3280 37th Way S #B	2	2	1,100	\$239,900.00	\$218.09	
3265 40th WAY S #E	1	1	725	\$195,000.00	\$268.97	
3357 38TH ST S, #A	2	2	1,100	\$345,900.00	\$314.45	
<b>PENDING</b>						
3348 38th Way S #C	1	1	720	\$205,000.00	\$284.72	
3276 38th WAY S #D	1	1	725	\$160,000.00	\$220.69	
3204 40th WAY S #B	2	2	1,200	\$225,000.00	\$187.50	
<b>SOLD</b>						<b>DATE CLOSED</b>
3122 37th Lane S #C	2	2	1,100	\$275,000.00	\$250.00	8/8/2025
3365 39th St S #C	1	1	690	\$190,000.00	\$275.36	6/30/2025
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

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