

BOARD OF DIRECTORS

V1 – Tom Dubler

(703) 657-9050

twdubler@gmail.com

Dave White

(407) 694-3453

dwhitefsc3@gmail.com

V2 – Adriane Carter-Lovell

President

(917) 488-0801

adrianevsv@gmail.com

Tony Bonanni

(610) 733-7049

m3csl95@hotmail.com

V3 – Toni Herting

Treasurer

(267) 634-4394

atherting17a@gmail.com

Lee Fecteau

(207) 314-0579

leefecteau@icloud.com

V4 – Linda Delaney

(610) 515-5201

rocklin@ptd.net

Helen Larsen

(727) 418-5745

helen.larsen10@gmail.com

V5 – Bill Paulsen

(941) 662-0392

b.paulsen66@gmail.com

Mike Watkins

Vice President

(920) 227-8008

mdwatkins126@gmail.com

V6 – Maria Ochoa

Secretary

(727) 460-3078

mochoawsv@gmail.com

Debra Roll

(614) 296-7955

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



President's Message

Dear Residents,

As we move through the holiday season, it is the perfect time to reflect on the power of positivity. "Thinking on the bright side" is something we often hear—but it's more than just a saying. Choosing to see the good in people and situations can profoundly change how we experience life and connect with others.

When we assume positive intentions, whether it's with neighbors, family, or friends, we create an atmosphere of understanding and kindness. In addition, focusing on the positives can shift one's whole outlook. It helps us approach situations with kindness and understanding, and that ripple effect can be felt throughout our community.

In a community like ours, where we share spaces, conversations, and daily experiences, this mindset helps strengthen the bonds that make our neighborhood special.

Assume the best in others. Let's give each other the benefit of doubt, smile a little more, or offer a kind word.

So, as we share in the spirit of the holidays, it's all about the connection, gratitude, and togetherness. Whether that's decorating, lending a hand to a neighbor, or simply saying hello, let's keep that positive energy flowing.

This season, let's take a moment to appreciate one another and look for the best in every interaction. By focusing on positivity, we not only lift our own spirits but also help make our entire community a warmer, more welcoming place for everyone.

Wishing you and your loved ones peace, joy, and plenty of bright moments this holiday season!

Adriane Carter-Lovell

President



A recent article, “The Post-Literate Society Has Arrived,” argued that reading is becoming a secondary way people absorb information. Younger audiences increasingly rely on short-form video, emojis, icons, AI imagery, and other visual tools—“visual first, textual second.” It made me wonder how our editorial team could make the newsletter even more relevant by using less text and more graphics.

Around the same time, I tried Google Notebook LM, a tool that summarizes information into video, slides, graphics, or text. I uploaded all the 2025 WSV newsletters into my LM notebook, and asked for a one-page infographic highlighting this year’s major infrastructure and maintenance work. The result—shown on page 5—is exactly what LM produced in less than a minute. “Gobsmacked” is the only word for it. The pundits are right: AI is reshaping our world in real time.

As we close out 2025, I’d like to express special thanks to the incredible newsletter team that brings you this newsletter – assistant editor Marlys Huerta and our ad sales team Susie and Bob Healy. To them, and to all our readers, I wish you the healthiest and happiest of holiday seasons.

Rita Vine

Content and advertising in this newsletter are provided for informational purposes only; the Association does not endorse advertisers and encourages residents to use their own judgment and seek professional advice when needed.

SAVE THE DATE



Board Meeting – Dec 18th 6:30 pm

Public Workshops – Dec 1st & Dec 15th 9:00 am



Holiday Luncheon for WSV Staff – Dec 17th 12pm.

A basket for gifts will be placed in the clubhouse at 11am for residents who would like to thank our staff. Snacks will be served.

West Shore Village Newsletter

Editor: Rita Vine
Assistant Editor: Marlys Huerta
wsvbnews@gmail.com

Advertising Sales
Susie & Bob Healy
schealy88@gmail.com

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

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.

IN THE WORKS

Board of Directors & Committee activities:

Ongoing:

- The gate – Opening sometime in mid-Dec. - stay tuned to the WSV Facebook group, TV Channel 733 and RPM emails for updates on gate fobs!!
- Painting of guest area parking curbs and lines
- Landscaping - hard fall trimming
- Flood insurance renewal
- Preparing for next year's budget
- Posting signage for the prohibition of open carry firearms in common areas
- Possible daytime hours that the gate will remain open (Polling of the residents)

Completed:

- ✓ Road paving
- ✓ New pillars at the front entrance
- ✓ Gate FOB testing



Stay Connected with Community Text Alerts!



Signing up for our text message alerts is the easiest way to stay connected. You will receive

- event reminders
- important safety, weather, and emergency alerts
- quick, reliable updates right to your phone

Don't miss out on what's going on around you!!

It only takes a minute to sign up, and you can opt out anytime.

PHASE 1- YOUR MOBILE NUMBER IS CURRENTLY REGISTERED ON FILE WITH RPM

If your mobile number is the one on file with RPM and you would like to receive WSV updates via mobile text messaging, please text the word **ALERT** to **22300**.

INSTRUCTIONS

- Open Messaging (Android) Messages (iPhone)
 - ✓ In the TO box enter **22300**
 - ✓ In the TEXT MESSAGE box enter **ALERT**
 - ✓ Press the SEND button

Wrap, Pack, Toss — The WSV Holiday Trash Guide

It's that time of year – shopping, deliveries, lighting, decorations, trees, oh my! All of these are accompanied, for better or worse, by a lot of protective packaging. Let's keep our beautiful community clean and comfortable – and be kind to our WSV staff who collect our curbside garbage -- by following these simple guidelines.

- 📅 Pickup: Mondays & Thursdays, 8:00 a.m. (next workday if it's a holiday).
- 🛍️ Bagging: Use tied plastic garbage bags (13 gallons or larger). Garbage packed in grocery bags will NOT be picked up.
- 🐾 Pet Waste: Must be double-bagged.
- 🌙 Night Before: ONLY allowed if trash is in a tightly closed can.
- 🏠 Storage: Keep cans inside the garage except on pickup days.
- 🚫 Cleanliness: Torn, infested, or smelly bags/cans won't be collected.
- 📦 Excluded Items: Furniture, fixtures, and yard debris are not regular trash.
- 🗑️ Dumpster Use: For small household items only — not appliances or construction debris.
- 🌿 Yard Debris: Pile clippings/branches at roadside for staff pickup — no bags needed!
- 📦 Cardboard: Flatten and stack neatly.

Thank you for helping keep our neighborhood beautiful!

You asked, we answered! Weekly Landscape Trimming Map

December/January (Dates are subject to change)

• Dec 10th Week 1 • Dec 23rd Week 2 • Jan 7th Week 3 • Jan 21st Week 4 •



West Shore Village 2025: Your Community at Work

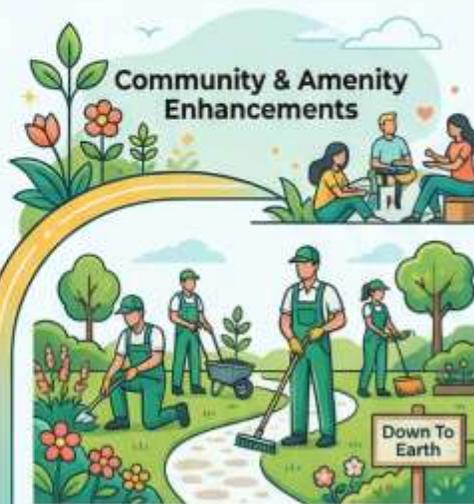
A summary of key capital improvements and community upgrades completed or in progress throughout 2025, focusing on enhancing infrastructure, safety, and shared spaces for all residents.



Major Infrastructure & Building Upgrades

Perimeter Road Resurfacing Project

Multi-phase project to mill and repave the entire perimeter road and entrance began in November.



Community & Amenity Enhancements

Professional Landscaping Partnership

Community hired "Down To Earth," a professional landscaping company, in May to enhance groundskeeping.



Wall & Gate Restoration

Damaged block walls along 37th St and 34th Ave replaced; underground electrical work began for main gate repair.



Clubhouse Refresh

Renovations included new flooring in main room and billiards room, drainage improvements, and two new refrigerators.



Building & Grounds Maintenance

Scheduled roof replacements, gutter repairs, and extensive tree trimming and removal ahead of hurricane season.



New Dumpster Monitoring System

A camera was installed at the dumpster area to ensure proper usage and enforce community rules.

Friendly Reminders



Limits on Signs and Flags

Signs. No signs may be displayed, *except* those indicating security system installations.

Flags. No flags may be displayed *except* for those named in Florida Statute 718.113 (4)

Maintenance staff will be instructed to remove all non-conforming signs or flags placed anywhere on West Shore Village property.

Ref: WSV Rules & Regulations, Chapter. XX, Signs & Flags



Plumbing – Who’s Responsible?

Unit owners are responsible for maintenance, repair, and replacement of all interior plumbing and drainage that services the unit, *except* for plumbing that also services additional units in the same building.

Ref: WSV Rules & Regulations, Chapter. X, Maintenance & Homeowner Improvements



Your Home’s Exterior Matters to Us!

The exterior of each of the following items must be well maintained and kept in good repair, by the unit owner, at the unit owner's expense:

- open or enclosed patios
- existing pavers
- all screens and windows
- retractable awnings
- awnings above entrance doors and windows
- screen doors
- storm doors
- all window treatments
- patio fences
- approved flag poles and legally permitted flags

Exterior areas must be free of garbage, debris, or any unsightly items that are in view of other units.

Ref: WSV Rules & Regulations, Chapter. X, Maintenance & Homeowner Improvements

Please review all these, part of our Rules & Regulations, available at <https://westshorevillage.net/wp-content/uploads/2024/03/WSV-Rules-Regulations-April-2024-Approved-BOD-March-14-2024.pdf>

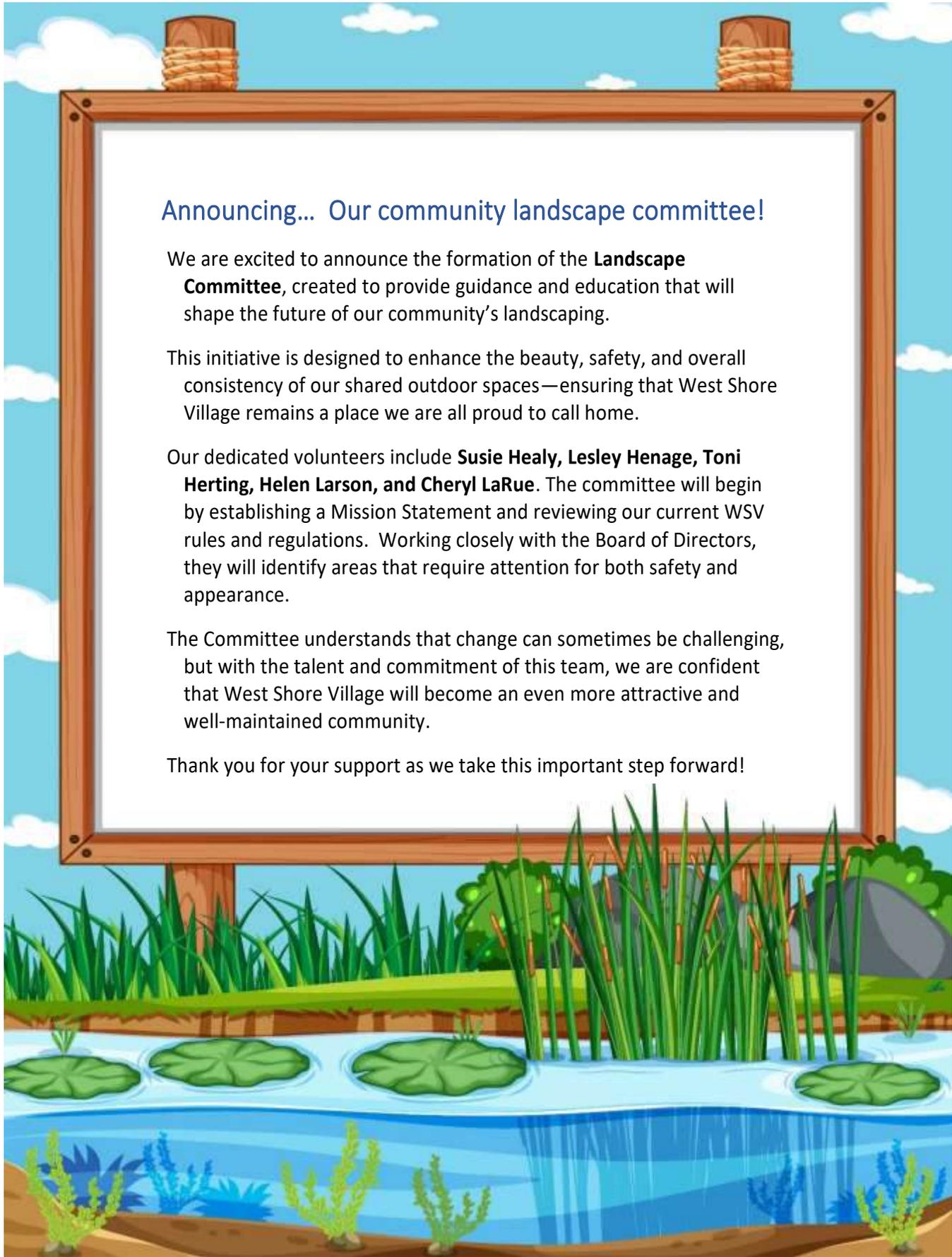


Roadway Safety is for Everyone

The **Speed Limit** on our roads is 19 MPH. **Pedestrians and cyclists** have the right of way.

No parking is permitted on any roadway or in any area designated with a “NO PARKING” sign.

Ref: WSV Rules & Regulations, Chapter. XVIII, Roadways



Announcing... Our community landscape committee!

We are excited to announce the formation of the **Landscape Committee**, created to provide guidance and education that will shape the future of our community's landscaping.

This initiative is designed to enhance the beauty, safety, and overall consistency of our shared outdoor spaces—ensuring that West Shore Village remains a place we are all proud to call home.

Our dedicated volunteers include **Susie Healy, Lesley Henage, Toni Herting, Helen Larson, and Cheryl LaRue**. The committee will begin by establishing a Mission Statement and reviewing our current WSV rules and regulations. Working closely with the Board of Directors, they will identify areas that require attention for both safety and appearance.

The Committee understands that change can sometimes be challenging, but with the talent and commitment of this team, we are confident that West Shore Village will become an even more attractive and well-maintained community.

Thank you for your support as we take this important step forward!

HEY, I GOT A QUESTION.

Can my contractor use the WSV dumpster to dispose of some construction materials that are being removed from my house? He may be able to save himself (and me!) some money on dumping fees, which would be a big help.

Signed, Downer in the Dumpster

Dear Downer,

Buddy, we can't save you a dime on this one. Contractors **cannot** put construction materials in the dumpster.

Every time the city has to empty and replace our full dumpster, the Association is charged **hundreds of dollars**. That cost is shared by every owner — including you.

Section XIV of the WSV Rules and Regulations states that dumpsters *“are not to be used for normal garbage, large appliances, or debris from contractor construction/remodeling, which is the responsibility of the unit owner.”*

Bottom line: **Your contractor must remove and dispose of their construction debris**, or you must handle it separately as the owner.

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Holiday Decorating? Keep These “Good Neighbor” Tips in Mind!

1. **Yard décor.** Do not put anything on grass/lawn that will interfere with crews doing their jobs.
2. **Watch the placement.** When decorating, ensure your display doesn't obstruct a neighbor's view or shine into their unit. Avoid overcrowding your space with inflatables or other large items that could look messy or block walkways.
3. **Neighbors.** Be mindful of and respectful of the diverse beliefs and traditions of other residents.
4. **Inspect all lights.** Before hanging lights, check each strand for frayed wires, broken sockets, and loose connections. Throw away damaged sets.
5. **Use proper lights for the location.** Use only indoor lights inside and lights specifically rated for outdoor use outside.
6. **Water live trees daily.** In Florida's climate, live Christmas trees can dry out quickly. Water your tree daily and dispose of it promptly after the holidays or when it becomes dry.
7. **Choose artificial trees carefully.** If using an artificial tree, make sure it is labeled "fire-retardant" or "flame-resistant".





PARKING RULES ARE FOR EVERYONE! (Yes, even you!)

Your Board would like to remind all residents of these important parking rules.

1. Residents must park their vehicles in either their garage or their driveway.
2. Vehicles parked in driveways must not block vehicles in other units from entering or exiting their driveways.
3. An owner may have a written agreement to use another owner's assigned space when it is otherwise vacant. A copy of such permission must be kept on file at the Association.
4. All residents' vehicles must have a parking sticker and must display a valid license plate.
5. All vehicles parked in driveways, visitor parking areas, or any other open location in the community must be in operable condition, without any obvious damage or rust, and not unsightly.
6. Residents may park in designated Visitor parking for up to 4 hours. Residents may not park in Visitor Parking overnight.
7. Parking on the grass is prohibited except in designated Visitor Parking areas.
8. Vehicles parked anywhere in WSV without an authorized WSV parking sticker, Visitor Parking Pass, or in a designated "No Parking" area will be issued a Violation notice and given 24 hours to comply, and **thereafter will be subject to towing at the owner's expense.** 

Ref: WSV Rules & Regulations, Chapter XVII, Parking



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Service your neighbors, why not you!





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?

WSV Weekly Activities		
MONDAY	Pickleball	9:00 am
	Water Aerobics	11:00 am (Bring a noodle)
	Euchre	7:00-9:00 pm (Starting Dec 1)
TUESDAY	Line Dancing	10:00-11:00 am (Starting Jan 6)
	Mahjong	Suspended until winter season
WEDNESDAY	Dominoes	6:00-8:00 pm
THURSDAY	Shuffleboard	9:30-11:00 am
	Poker & Billiard Night	7:00-9:00 pm
	Water Aerobics	11:00 am (Bring a noodle)
FRIDAY	Tennis	9:00-11:00 am
SATURDAY	Pickleball	9:00 am

Everyone is welcome to participate

2025 Social Club Calendar			
Month	Day	Time	Activity
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 9-15	Tue-Mon	All Day	Food Pantry Drive
Dec 13	Sat	5:15-10:00 pm	Christmas Holiday Celebration Dinner Dance 5:15-10:00 pm Dinner & Musical Entertainment
2026 Calendar			
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 pm Social 6:30-8:00 pm Dinner
Jan 24	Sat	9:00-10:30 am	Pancake & Sausage Breakfast
Feb 6	Fri	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Social (optional) 7:00-8:00 pm Activity: Sing-along
Feb 8	Sun	3:00 pm	Super Bowl (tentative)
Feb 21	Sat	9:00-10:30 am	French Toast & Sausage Breakfast
Feb 21	Sat	6:15-9:00 pm	Game Night 6:15-7:00 pm Social (optional) 7:00-9:00 pm
Mar 6	Fri	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Social (optional) 7:00-8:00 pm Activity: TBD
Mar 14	Sat	5:30-10:30 pm	St. Patrick's Dinner & Dance 5:30-10:30 pm Dinner & Musical Entertainment
Mar 21	Sat	10:00 am	Shuffleboard Tournament Rain date 3/22
Apr	TBD	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Social (optional) 7:00-8:00 pm Activity: TBD
Apr	TBD		Community Picnic
May 1	Fri	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Social (optional) 7:00-8:00 pm Activity: TBD

FIRST FRIDAY SOCIAL CLUB

DECEMBER 5

JEOPARDY!

Music • Sports • WSV Neighbors
Fashion • Florida Facts • Science
...and so much more!

TEAM EVENT • MAX GROUP OF 6

You can form a team in advance or come
and meet others and make your own team



Where: Club House
When: Friday, December 5
Time: 6:15-7:00 pm (Optional BYOB
& Snacks)
Games: Begin at 7:00 pm



Mark your calendar now. This is one unforgettable
evening you won't want to miss.



Spread Holiday Kindness

WAYS TO DONATE:

Bring canned goods or other non-perishable items to the clubhouse and place them in the SPFC-marked collection box in the library.

Donate by Check - Write a check payable to St. Pete Free Clinic and contact Susie Healy at 860-913-8580 for details.

Donate Online - Visit thespfc.org/donate and follow these steps:

- Select your gift amount.
- Check the box I would like to give on behalf of an organization.
- Enter our community information:
West Shore Village
3701-3733 32nd Ave S,
St. Petersburg, FL 33711
- Input your information
- Choose your payment method (Credit Card, Google Pay, Venmo, or PayPal).



WEST SHORE VILLAGE SOCIAL CLUB FOOD PANTRY DRIVE

Benefiting the St. Pete
Free Clinic

December 9-15
Dropoff in Club House

Did you know?

When you make a monetary or online donation, the SPFC can purchase food in bulk, allowing your gift to go even farther in feeding families in need.

Donations made online or by check are tax deductible, and you will receive official documentation directly from SPFC.

THANK YOU!

Celebrate the spirit of the season with your neighbors at a festive

WEST SHORE VILLAGE ANNUAL

CHRISTMAS HOLIDAY CELEBRATION

Dinner & Dance

SATURDAY, DECEMBER 13, 2025

HAM & TURKEY, MASHED POTATOES & STUFFING PROVIDED

PLEASE BRING A SIDE DISH OR DESSERT TO SHARE & BYOB

SOCIAL TIME AT 5:15 PM, DINNER AT 5:45 PM

Music by The At Large Band at 7:00 PM

\$15.00 PER PERSON

TICKET SELLERS

Linda Delaney (610) 515-5201

Mary Marden (207) 314-2468

Tony Bonanni (610) 733-7049

Jana Tichy (727) 867-3782

Organizers: Mary Marden & Jana Tichy

Coming in January!! Mark your social calendar!



TRIVIA NIGHT FUN

JOIN US!
HOSTED BY
STEVE HOPKINS

COME TEST
YOUR
KNOWLEDGE!

Friday, Jan 2, 2026

6:15-7:00 pm Optional Social
BYOB & Bring Snacks To Share

7:00 pm Trivia Begins

Meet us in the Club House

All are Welcome.
Have fun with your neighbors.

Teams of 6 can be
formed in advance
or upon arrival.



WEST SHORE VILLAGE ITALIAN BISTRO

MANGIA! PASTA NIGHT!

JANUARY 10, 2026
6:00-6:30 PM SOCIAL
6:30-8:00 PM DINING
WSV CLUBHOUSE

JOIN US FOR A DELICIOUS
PASTA DINNER
PASTA, SALAD, BREAD, AND DESSERT
BYOB

TICKET SALE DATES:
DECEMBER 14 - JANUARY 9
\$15.00 PER PERSON

FOR TICKETS, CONTACT:

TONY BONANNI
610-733-7049

DICK BRETON
207-441-4203

LINDA DELANEY
610-515-5201

SUSIE & BOB HEALY
860-913-8580

JANA TICHY
727-867-3782

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PIA'S
PLANT LOVE ICE CREAM
SIRI'S GOURMET BURGERS &
PIZZA
TOMMY'S HIDEAWAY



WSV

Pancake Breakfast

Join us on January 24, 2026!
Time: 9:00am - 10:30am
Location: Clubhouse
Details: Enjoy all you can eat
pancakes, scrambled eggs, sausage,
fruit, coffee, tea and orange juice
with friends and family!

\$7.00 CASH AT THE DOOR

Contact: Peter Rancourt (207) 649-7901



A WEST SHORE VILLAGE
COMMUNITY EVENT

Monthly Financial Highlights

October 2025

Operating Cash as of October 31,2025		Beginning Balance	Ending Balance
Operating Cash		\$ 110,651.77	\$ 114,994.87
Petty Cash		\$ 1,000.00	\$ 1,000.00
Back Gate Key Fund		\$ 435.00	\$ 435.00
Insurance Account (1)		\$ 492,665.36	\$ 561,697.48
BOZK Social Funds		\$ 3,085.67	\$ 3,085.79
Total Operating Cash		\$ 607,837.80	\$ 681,213.14
Borrowed from reserves		\$ -	\$ -
Total incl. borrowed funds		\$ 607,837.80	\$ 681,213.14
Note 1: Monthly contributions to Insurance Account in 2024/25			\$68,000.00

OPERATIONS SUMMARY	Actual as of Oct 31, 2025	Budget Year-to-date	Budget - Actual as of Oct 31, 2025
Pool (2)	\$9,074.00	\$7,875.00	(\$1,199.00)
Building Repair & Maintenance (3)	\$171,696.31	\$114,858.31	(\$56,838.00)
Utilities (4)	\$335,842.11	\$348,600.00	\$12,757.89
Administrative (without insurance (5))	\$152,592.35	\$250,309.50	\$97,717.15
Total (without insurance)	\$669,204.77	\$721,642.81	\$52,438.04

INSURANCE PREMIUMS	Actual To Date	Budget To Date	Budget - Actual
Year-to-Date Actual & Budget (6)	\$726.00	\$476,000.00	\$475,274.00
TOTAL OPERATIONS	\$669,930.77	\$1,197,642.81	\$527,712.04

Note 2: Overbudget item was Pool contract (\$1,199.00).

Note 3: Underbudget item were Security Gate Repair (\$1,487.49), Exterminating Interior (\$2,376.69), Truck/Golf Cart/Lawn Eqmt (\$2,630.92) and Fertilizer & Spraying (\$1,750.00). Overbudget items were Bldg Repair (\$8,047.85) Grounds Improvements (\$54,198.82), Trees (\$1,970.59) and Truck Gas (\$1,131.77).

Note 4: Underbudget item was Water/Sewer/Trash (\$15,328.55). Overbudget items were telephone (\$1276.33) and Cable TV (\$1095.07).

Note 5: Underbudget were Office Supplies (\$2,182.01), Professional Fees (\$1,608.31), Legal Fees (\$2,182.73) and Salaries, Payroll Burden and Benefits (\$91,627.15).

Note 6: Underbudget was Insurance (\$475,274.00).

WSV RESERVES	Balance	Contributions	Expenses	Total Incl. Interest
	Sep-25	Oct-25	Oct-25	Oct-25
Master (7)	\$314,585.62	\$15,416.67	\$37,184.96	\$293,400.22
Village 1	\$30,556.89	\$5,208.33		\$35,836.54
Village 2	\$24,682.67	\$1,750.00		\$26,485.38
Village 3	(\$4,202.65)	\$2,500.00		(\$1,702.65)
Village 4	\$44,177.28	\$1,890.00		\$46,159.14
Village 5	\$104,535.39	\$5,058.00		\$109,811.92
Village 6	\$36,733.67	\$5,300.00		\$42,117.49
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$1,101.13	-	
Due from Operating	\$0.00			\$0.00
Interest & Total	\$591,119.30	\$38,224.13	\$37,184.96	\$592,158.47

Note 7: Entry System (\$11,974.96) and Perimeter Wall (\$25,210.27)

Please address comments or questions regarding financial information to WSV Treasurer Toni Herting.

	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	Price/SQ FT
FOR SALE					
3285 40TH WAY S #C	2	2.5	1,180	\$239,000.00	\$202.54
3229 40th Lane S #C	1	1	645	\$224,000.00	\$347.29
3280 37th Way S #B	2	2	1,100	\$235,000.00	\$213.64
3281 38TH WAY S #B	2	2.5	1,180	\$229,900.00	\$194.83
3265 40th WAY S #E	1	1	725	\$195,000.00	\$268.97
3357 38TH ST S, #A	2	2	1,100	\$329,500.00	\$299.55

PENDING

No Pending at this time

SOLD				Sold Price		DATE CLOSED
3348 38TH WAY S #C	1	1	720	\$190,000.00	\$263.89	9/30/2025
3204 40TH WAY S #B	2	2	1,200	\$175,000.00	\$145.83	9/26/2025
3276 38th Way S #D	1	1	725	\$153,000.00	\$211.03	8/29/2025
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

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bayshoretothebeaches@compass.com



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