

## 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



## President's Message

Dear Residents,

As we welcome the New Year, I want to extend my sincere appreciation to those Board members, maintenance staff and residents who contributed to our success throughout the past year. Your continued consideration and engagement help make our residential complex a safe and pleasant place to live.

Looking ahead to 2026, the Board remains committed to maintaining high standards of care, improving shared spaces, and fostering a strong sense of community. We look forward to working together in the year ahead to build on our successes and to support a positive living environment for everyone.

I would also like to personally encourage all residents to become more involved in our community. Attend a social event, join the Social Club or participate in weekly activities (check out the event calendar and the weekly activities calendar in each issue). Resident participation plays an important role in strengthening our shared living environment and supporting positive communication. There will also be opportunities in the coming year to share feedback, participate in initiatives, and contribute ideas.

Attend a Board or Committee meeting or talk to your Director. We invite you to stay informed, take part where possible and help shape our community in 2026.

I wish all of you and your families good health, peace, and prosperity in the New Year.

*Adriane Carter-Lovell*  
President



Dear Readers,

Wait, didn't I *just* put up the holiday lights? Time moves fast—but coming through the West Shore Village gate still brings a sense of calm and home. Creating a community that feels safe, comfortable, and well-managed remains our priority.

And we have a working gate!! Like me, many of you have been eager to see the gate fully operational. In this issue, we're highlighting **Gate Etiquette** (page 4) to help everyone understand how to make use both safe and easy for residents and visitors. The Board will also be reviewing gate closure procedures later this year.

Our new **Landscape Committee** has begun evaluating plantings throughout the community. See page 5 to participate in their special event on **January 17**. We encourage you to attend and learn more about their plans.

As always, your feedback and suggestions are welcome. Please write to us at [wsvbbnews@gmail.com](mailto:wsvbbnews@gmail.com).

## 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 – January 15 6:30 pm**  
**Public Workshops – Monday January 5th & 19<sup>th</sup> 9:00 am**



**Annual General Meeting**  
Thursday March 12 2026  
Time TBA - watch for updates!

## IN THE WORKS

- **Board of Directors – budget 2026-2027**
- **Get Quorum Survey email next week– gate hours**

### 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.



*We would like to thank everyone for the holiday luncheon and the thoughtful gifts. Your kindness and support mean a great deal to us, and we truly appreciate it.*

*Coming up it will be business as usual with projects and work orders. We are committed to taking good care of the property and providing reliable, professional service throughout the year. Please help us out by continuing to use the portal for work orders.*

*Thank you for your continued support and cooperation. We look forward to serving the community in the year ahead.*

*Sincerely,*

***Brandon, Dale and Hersh***

A dark blue/black rectangular graphic with white and red text. At the top, it says "Exciting News! Stay Connected with WSV Text Alerts". Below that, it explains the feature and provides instructions for signing up. There are two smartphone icons with "TEXT ALERTS" written on them. A large red arrow points from the bottom left towards a red-bordered box that says "ADD YOUR PHONE NUMBERS TODAY!".

**Exciting News! Stay Connected with WSV Text Alerts**

We're thrilled to introduce a new feature to keep you informed and connected—One Call Now Mobile Text Messaging Alerts! This is a quick and convenient way to stay up to date with WSV news and notifications. Don't miss out!

**PHASE 1- MOBILE NUMBER 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  
Send

The process of submitting a new phone number or updating a phone number or adding additional members, up to 3 per unit, to receive alerts, will be sent out once phase 1 is complete.

**ADD YOUR PHONE NUMBERS TODAY!**



# Don't Get Left Out: Keep Deliveries Moving!

**GATE CLOSED AFTER 6 PM DAILY AND ALL DAY SATURDAY AND SUNDAY\***



### Share Your Gate Code

- Provide to Amazon, FedEx, UPS and others.
- USPS has the code.



### Inform Your Visitors

- Guests need your code.
- Explain call box use to visitors



### Practice Gate Etiquette

- Don't fob in others behind you.
- Ensure proper entry.

A little preparation goes a long way in keeping our community secure and deliveries on time!

**\*This schedule will be reviewed at the end of the 60-day period. Owners will have the opportunity to share their feedback through an electronic poll.**

**Your input is important will play a key role in determining the final gate schedule, so we encourage everyone to participate.**

**Details about the upcoming poll will be shared in the first week of January so watch your email!**

### PLEASE PATRONIZE OUR ADVERTISERS

The ads in this issue offset printing costs for our monthly newsletter. Please tell our loyal advertisers that you found them in our newsletter! Your support of our advertisers lets them know that their ads are working.

### **CJ'S HONEY DO LIST - DONE**

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**Email: [cmastaglio2@gmail.com](mailto:cmastaglio2@gmail.com)**

# Help Beautify Our Community!



The Landscape Committee has been busy!

Join us for our first **Earth Day Volunteer Activity** on **January 17** at **10:00 am** (meeting at the Clubhouse)



We'll be repurposing and moving existing plants to new spots around West Shore Village.  
**If you would like to help dig or have plants to donate or divide, please send an email to**

**[wsvbb1@gmail.com](mailto:wsvbb1@gmail.com)**

Stay tuned for more details – thanks for being such an involved part of our community!

*Happy New Year y'all!*

## What's New in the Resident Information Portal (Vantaca)

- **New TENANT EVALUATION FORMS** - check under *DOCUMENTS/Tenant Evaluation*
- **LATEST PEST INSPECTIONS** – check under *DOCUMENTS/Inspections/Pest Control Inspections*
- **Is your contact information current?** Owners can conveniently update contact information and enroll in ACH payments online through the portal.
- **Upcoming webinar:** Another Vantaca webinar will be announced soon. You'll be walked through the portal navigation and learn its great features.

Watch your email for webinar dates! Register early, our last webinar filled up quickly!



Delores Hendrickson	3127C 37 <sup>th</sup> Lane S	Village 6
Shelly Walko	3348A 38 <sup>th</sup> Way S	Village 5
Kyle McGinty	3383A 39 <sup>th</sup> St S	Village 5



Resident Information Portal

<https://home.resourcepropertymgmt.com>



*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		
<b>MONDAY</b>	Pickleball	9:00 am
	Water Aerobics	11:00 am (Bring a noodle) Temporarily suspended
	Euchre	7:00-9:00 pm
<b>TUESDAY</b>	Line Dancing	10:00-11:00 am
	Mahjong	6:00 pm
<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) Temporarily Suspended
<b>FRIDAY</b>	Tennis	9:00-11:00 am
<b>SATURDAY</b>	Pickleball	8:00 am

**Everyone is welcome to participate**

# West Shore Village Social Club Activities

2026 Calendar			
Month	Day	Time	Activity
Jan 2	Fri	6:15-8:00 pm	<b>First Friday Social</b> 6:15-7:00 pm Social (optional)   7:00-8:00 pm Activity: Trivia
Jan 10	Sat	6:00-8:00 pm	<b>Mangia! Pasta Night!</b> 6:00-6:30 Social   6:30-8:00 Dinner
Jan 24	Sat	9:00-10:30 am	<b>Pancake Breakfast</b>
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
Feb 21	Sat	9:00-10:30 am	French Toast & Sausage Breakfast
Feb 21	Sat	6:15 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	6:00-9:30 pm	St. Patrick's Dinner & Dance 6:00-9:30 Dinner & Musical Entertainment
Mar 21	Sat	10:00 am	Shuffleboard Tournament Raindate-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

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

**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

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

All are Welcome.  
Have fun with your neighbors.

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 FEATURING PASTA, SALAD,  
BREAD & DESSERT. THIS IS NOT A POTLUCK AND  
ALL FOOD WILL BE PROVIDED. - BYOB

TICKET SALE DATES:  
NOW THROUGH JANUARY 9  
\$15.00 PER PERSON

FOR TICKETS, CONTACT:

TONY BONANNI  
610-733-7049

LINDA DELANEY  
610-515-5201

SUSIE & BOB HEALY  
860-913-8580

JANA TICHY  
727-867-3782

THESE ARE SOME OF THE  
VENDORS WHO HAVE DONATED  
GIFT CARDS FOR OUR DOOR  
PRIZES. PLEASE SUPPORT THEM.

BO-TIKI  
JULIO'S EMPANADAS  
PIA'S  
PLANT LOVE ICE CREAM  
SIRI'S GOURMET BURGERS &  
PIZZA  
TOMMY'S HIDEAWAY

Coming in February! Mark Your Calendars!

**GAME NIGHT!**

February 21

6:15 - 7:00pm • Social & Snacks  
Games Start at 7:00pm!

Poker  
Blackjack  
Left Center Right  
Jenga  
Cornhole  
Pool & More!

Rotate Every 15 Minutes to a New Game!  
Laugh, Play & Try Something Different

Location: **CLUB HOUSE**

*Come for the Fun,  
Stay for the Great Company!*

WEST SHORE VILLAGE  
SOCIAL CLUB - FIRST FRIDAY  
MEET IN THE CLUB HOUSE

**SING-A-LONG**

HOSTED BY BILL ZALESKY

COME READY TO SING ALONG  
TO SOME GREAT TUNES, TAP  
YOUR TOES, AND SHARE A FEW  
LAUGHS. WHETHER YOU'RE A  
SHOWER SINGER, KARAOKE  
PRO, OR JUST LOVE MUSIC,  
THIS NIGHT IS ALL ABOUT FUN  
AND COMMUNITY.

FEBRUARY 6

6:15-7:00 PM  
OPTIONAL SOCIAL  
BYOB AND BRING A  
SNACK TO SHARE

7:00 PM  
SINGING BEGINS

Monthly Financial Highlights

November 2025

Operating Cash as of November 30, 2025		Beginning Balance	Ending Balance
Operating Cash		\$ 114,994.87	\$ 109,638.93
Petty Cash		\$ 1,000.00	\$ 1,000.00
Back Gate Key Fund		\$ 435.00	\$ 435.00
Insurance Account (1)		\$ 561,697.48	\$ 133,093.22
BOZK Social Funds		\$ 3,085.79	\$ 3,085.93
<b>Total Operating Cash</b>		<b>\$ 681,213.14</b>	<b>\$ 247,253.08</b>
Borrowed from reserves		\$ -	\$ -
<b>Total incl. borrowed funds</b>		<b>\$ 681,213.14</b>	<b>\$ 247,253.08</b>
Note 1: Monthly contributions to Insurance Account in 2024/25			<b>\$68,000.00</b>

OPERATIONS SUMMARY	Actual as of Nov 30, 2025	Budget Year-to-date	Budget - Actual as of Nov 30, 2025
Pool (2)	\$10,295.00	\$9,000.00	(\$1,295.00)
Building Repair & Maintenance (3)	\$209,872.14	\$131,266.64	(\$78,605.50)
Utilities (4)	\$382,769.18	\$398,400.00	\$15,630.82
Administrative (without insurance (5))	\$178,917.20	\$286,068.00	\$107,150.80
<b>Total (without insurance)</b>	<b>\$781,853.52</b>	<b>\$824,734.64</b>	<b>\$42,881.12</b>
<b>INSURANCE PREMIUMS</b>			
	Actual To Date	Budget To Date	Budget - Actual
Year-to-Date Actual & Budget (6)	<b>\$497,657.86</b>	<b>\$544,000.00</b>	<b>\$46,342.14</b>
<b>TOTAL OPERATIONS</b>	<b>\$1,279,511.38</b>	<b>\$1,368,734.64</b>	<b>\$89,223.26</b>

Note 2: Overbudget item was Pool contract (\$1,351.64).

Note 3: Underbudget items were Fertilizing & Spraying (\$2000.00), Exterminating Interior (\$3,329.36), & Truck/Golf Cart/Lawn Eqmt (\$3,199.66). Overbudget items were Bldg Repair (\$8548.45) Grounds Improvements (\$63,898.77), Trees (\$14,478.92) and Truck Gas (\$1,509.85).

Note 4: Underbudget item was Electric (\$1,780.18) & Water/Sewer/Trash (\$16,356.69). Overbudget items were telephone (\$1,244.02) and Cable TV (\$1,262.03).

Note 5: Underbudget were Office Supplies (\$2,912.42), Legal Fees (\$2,714.13) and Salaries, Payroll Burden and Benefits (\$103,230.20). Overbudget was Professional Fees (\$2,368.36)

Note 6: Underbudget was Insurance (\$46,342.14).

WSV RESERVES	Balance	Contributions	Expenses	Total Incl. Interest
	Oct-25	Nov-25	Nov-25	Nov-25
Master (7)	\$293,400.22	\$15,416.67	\$192,479.65	\$116,815.03
Village 1	\$35,836.54	\$5,208.33		\$41,213.42
Village 2	\$26,485.38	\$1,750.00		\$28,351.33
Village 3	(\$1,702.65)	\$2,500.00		\$800.62
Village 4	\$46,159.14	\$1,890.00		\$48,246.46
Village 5	\$109,811.92	\$5,058.00		\$115,341.64
Village 6	\$42,117.49	\$5,300.00		\$47,612.22
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$1,629.29	-	
Due from Operating	\$0.00			\$0.00
<b>Interest &amp; Total</b>	<b>\$592,158.47</b>	<b>\$38,752.29</b>	<b>\$192,479.65</b>	<b>\$438,431.11</b>

Note 7: Perimeter Asphalt (\$185,792.00) Entry Phone System (\$2,776.65) & Perimeter Wall (\$3,911.00).

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




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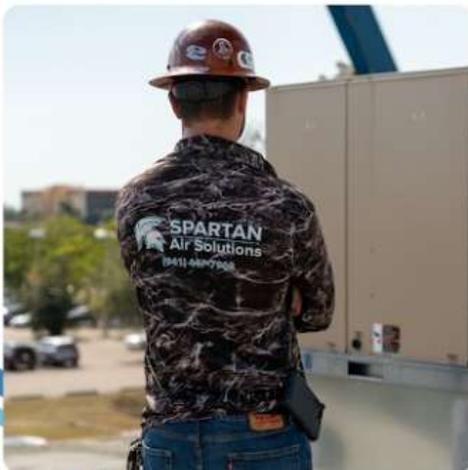
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Information as of 12/27/2025

	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	Price/SQ FT	
<b>FOR SALE</b>						
3244 38th Way S #B	2	2.5	1,180	\$220,000.00	\$186.44	
3229 40th Lane S #C	1	1	645	\$223,000.00	\$345.74	
3357 38th St S #B	2	2	1,100	\$229,000.00	\$208.18	
3281 38TH WAY S Unit #B,	2	2.5	1,800	\$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	\$299,900.00	\$272.64	
<b>PENDING</b>						
3285 40TH WAY S Unit #C	2	2.5	1,800	\$224,900.00	\$190.59	
				<b>Sold Price</b>		<b>DATE CLOSED</b>
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

Information is provided by Debbie Zito, Compass Florida Realty 727-865-8326

COMPASS

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YOUR SECLUDED SANCTUARY IN  
THE HEART OF THE SUNSHINE CITY**



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**Bayshore to the Beaches**

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727.865.8326

bayshoretothebeaches@compass.com



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