

## 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



Dear Residents,

Happy February! As we move through the shortest month of the year, I hope you're staying warm and settling into a great start to 2026.

February is a month centered around *connection, kindness, and care*. As we celebrate *Valentine's Day*, I encourage residents to take a moment to show appreciation to a partner, family member, friend, neighbor, or even yourself. Small acts of kindness help make our community an even more welcoming and supportive place for everyone.

Please be on the lookout for several communications regarding important dates coming up this month, including *budget meetings, and several community events: Earth Day, Game Night, First Friday, Super Bowl, and a French Toast Breakfast.*

Additionally, we kindly remind all residents to ***familiarize themselves with the [WSV Rules and Regulations](#)*** to ensure their property remains in compliance and in good order.

A few examples:

- Lanai windows and roofs must be in good repair
- A maximum of two vehicles per unit are allowed to be parked on WSV property
- WSV parking stickers must be displayed on all vehicles and license plate stickers must be up to date
- Patios cannot be unsightly
- Exterior building walls are designated as Common Elements and may not be altered
- All dogs and cats must be leashed at all times when outside of the unit.

Thank you for being a valued part of our community. We appreciate your cooperation and wish you a safe, comfortable, and happy February—and a wonderful Valentine's Day.

*Adriane Carter-Lovell*  
President



Dear Readers,

Where did all this winter weather come from? Since when do we have to tuck plants in at night to keep them from freezing? The good news: this cold snap arrived after our mid-January landscaping spree, thanks to some very beautification-minded neighbors who added gorgeous, Florida-friendly plantings. And yes—that’s what the pink flags are about. No, you didn’t forget your significant other’s birthday... though adding a reminder to your calendar couldn’t hurt. Just saying.

This time of year also brings a familiar squeeze for your Board, as they pull together the mountain of documents required for the Annual General Meeting and any accompanying votes. They’ve been busy, so please try to be kind—especially while berating them.

You might reasonably ask: what other job is so important, unpaid, and routinely thankless?

Here’s the secret. Once you’re fitted for your flak jacket, being a Board member actually has its perks. You get a front-row seat to how Florida condominiums are governed (yes, Florida Statute 718 is written in Klingon), and you meet some genuinely great people who have bravely—some might say foolishly—signed up alongside you.

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**

**2026-2027 Budget Review February 3, 3:00 pm or 6:30 pm**  
**Board Meeting February 19 6:30pm**  
**Public Workshops – Monday Feb 2, 16 9:00am**

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

### 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.

# IN THE WORKS

## Your Board and Crew have been busy!!

### Maintenance around the Village + Your Service Requests

- Painted the fence and horseshoe pits at the courts
- Painted dog waste receptacles
- Painted fire hydrants
- Completed repainting of visitor parking space signage

### Infrastructure (BIG) Projects

- Completed the overhaul of the gate system, replacing an outdated 15-year-old system with modern digital gate technology and a new supporting electrical system.
- Replacement of the entrance electrical panel, a much-needed upgrade.
- Completed the demolition and replacement of approximately 200 feet of perimeter wall and foundation.
- Completed repaving and restriping of the roadway, including a redesigned entrance.
- Relocated the call box to better accommodate delivery trucks and increased resident traffic.

### Nerd Work – Also Important!

- Finalized the 2026-2027 budget
- Scheduled public budget meetings (SEE PAGE 8!)
- Updating our Governing Documents – Declarations & Bylaws



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

**CARL MASTAGLIO**  
**MOBILE: 305-297-9397**

Need a Handyman?  
Quick & Dependable – Experienced  
Also, Open /Closing of Property

An illustration of a brown tool bag with various tools like a hammer, wrench, and screwdriver sticking out of it.

**Email: cmastaglio2@gmail.com**

# Are you ready to vote?

Packages will be mailed during the first week of February!

If your EMAIL IS ON FILE IN THE HOMEOWNER INFORMATION PORTAL (Vantaca), you will receive your voting package by email.

Review this refresher on how to vote electronically when you receive your package by email.

The screenshot shows an email from GetQuorum. At the top left is the GetQuorum logo. At the top right is a decorative wavy pattern. The main heading is "How to Submit an Electronic Vote in Advance". Below this is a paragraph: "Your corporation has enlisted the services of GetQuorum, a company specializing in corporate governance services and electronic voting." This is followed by a table of contents:

Opening the Electronic Voting Tool	Page 1
Using the Electronic Voting Tool	Page 2
Voting in the Elections	Page 2
Voting on By-laws/Resolutions/Amendments	Page 2

The main section is titled "Opening the Electronic Voting Tool" and contains the text: "You will be receiving an email similar to the one below with information about the meeting and the ability to cast your vote in advance. The email will be from your board of directors. Please check your spam folder if the email is not in your inbox." Below this is the instruction: "Click the blue **SUBMIT YOUR VOTE** button and proceed to the next steps." A large box contains a preview of the email being referred to. The preview email starts with "Hello Andy Bernard." and says "This is a reminder that you can submit your vote online for the upcoming meeting." It lists "When: Friday, February 9th 2024, 7:00 pm CST" and "Where: TBD". It then says "If you are unable to attend then this is the perfect way to ensure your vote is counted. Click on the button below to complete your vote, it only takes a minute." Below this text is a blue button that says "SUBMIT YOUR VOTE". At the bottom of the preview, it says "Important: please note that the voting tool may not work on some older web browsers such as Internet Explorer. The best experience we find is on Google Chrome but it will also work on the latest versions of Safari and Firefox." and ends with "Best Regards,". At the bottom left of the screenshot is a small number "1" and a decorative wavy pattern. At the bottom center is the text: "Have more questions about voting? Please email us at [voters@getquorum.com](mailto:voters@getquorum.com)".



## Using the Electronic Voting Tool

Clicking the blue **SUBMIT YOUR VOTE** button will lead you to a new tab in your browser where you'll be presented with information about your meeting. It also gives you the opportunity to verify your voting information.

### Voting in the Election(s)

To vote in the election, you'll be presented with a question similar to the one shown in the image below. Based on this year's election requirements, you'll be able to select your candidates.



Whom do you elect to the Director positions on the board?

Votes remaining: 2

- Michael Scott
- Pam Beesley
- Holly Flax
- Stanley Hudson

BACK NEXT STEP

### Voting on By-laws/Resolutions/Amendments

To vote on by-laws/resolutions/amendment, you'll be presented with a question similar to the one shown in the image below where you'll be able to make your selection.



Are you in favour of approving the amendment?

- In favour
- Against
- Abstain

NEXT STEP

**You'll have an opportunity to review your selection(s) before submitting your vote.**

2

Have more questions about voting? Please email us at [voters@getquorum.com](mailto:voters@getquorum.com)

# Landscape Committee Update

Formed in November, the Landscape Committee is working with the Board to create clear landscaping guidelines for West Shore Village. All of this is being accomplished without a budget, relying on creativity, planning, and volunteer support!

The current focus is improving the look of the main roadway, with future plans to update the Florida-Friendly plant list and develop a long-term landscaping plan.

Our first Earth Day planting was a great success, with volunteers repurposing more than 200 plants throughout the community. Another planting event is planned, and we'd love to see you there!

To volunteer, email [wsvbb1@gmail.com](mailto:wsvbb1@gmail.com).



# WSV GOLF TOURNAMENT



## CYPRESS LINKS

**FEBRUARY 17TH**

EVERYONE WELCOME FOR FUN GAMES  
RESTAURANT GATHERING TO FOLLOW

• ALL SKILL LEVELS WELCOME!

### SIGN UP NOW!

with [karen\\_moore815@hotmail.com](mailto:karen_moore815@hotmail.com) or 727-954-4355

# You're Invited

West Shore Village 2026-2027  
Budget Review

Please join us on Wednesday,  
February 3, 2026  
at the Clubhouse

Choose your preferred  
session, for your convenience

3:00 PM

6:30 PM



Michael & Alla Green

3285-C

V1

Only USPS has automatic access to our entrance gate. If you want FedEx, UPS, Amazon, Instacart, or other delivery services to get in after hours or on weekends, you'll need to include your gate code with your order.

When the driver arrives, they'll enter your code at the visitor call box. Please answer the call, confirm the delivery, and then enter 6 or 4, depending on your village, to grant access.

## Don't Keep Drivers Guessing!



Remember to share your gate code for  
smooth, hassle-free deliveries.



*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	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	6:00-8:00 pm
<b>THURSDAY</b>	Shuffleboard	9:30-11:00 am
	Poker & Billiard Night	7:00-9:00 pm
	Water Aerobics	1:00 pm (bring a noodle)
<b>FRIDAY</b>	Tennis	9:00-11:00 am
<b>SATURDAY</b>	Pickleball	9:00 am

**Everyone is welcome to participate**

## A great turnout for *Mangia! Pasta Night*



*Coordinators Bob Healy, Susie Healy, Marlys Huerta and Donna DuBaldo*



*Our busy servers (busy cooks are in the kitchen)*

...and our annual Pancake Breakfast!



## West Shore Village Social Club Activities

2026 Calendar			
Month	Day	Time	Ac tivity
Feb 6	Fri	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Social (op onal)   7:00-8:00 pm Ac tivity: Sing-A-Long
Feb 8	Sun	5:30 pm	Super Bowl
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 (op onal)   7:00 games begin
Mar 6	Fri	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Social (op onal)   7:00-8:00 pm Ac tivity: Jeopardy
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 3	Fri	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Social (op onal)   7:00-8:00 pm Ac tivity: TBD
Apr 4	Sat	TBD	Community Picnic
May 1	Fri	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Social (op onal) 7:00-8:00 pm Ac tivity: TBD

### IGNORE THE HYPE: DON'T FLUSH A WIPE!



### "Flushable" Wipes Clog Our Sewer System

Did you know that flushing wipes – even those labeled "flushable" – can cause serious problems for our sanitary sewer system and potentially your own home?

Unlike toilet paper, which is designed to break down quickly in water, these wipes are made of stronger materials that don't easily disintegrate.

These can clog our WSV pipes, creating expensive repairs for both owners and the WSV Association.

**Don't miss these fun February events!**

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

# SUPER BOWL PARTY!

**FEBRUARY 8**

Meet in the Club House at 5:30 PM  
**KICKOFF AT 6:30 PM!**

**BYOB & SNACKS TO SHARE!**

Join the Football Pool Games!

**HAVE FUN with NEIGHBORS!**



## All You Can Eat French Toast

Join Us at the Clubhouse  
February 21<sup>st</sup>, 9:00 - 10:30 AM



**\$8.00**  
Cash at the door

**Menu**  
French Toast  
Scrambled Eggs  
Sausage  
Fresh Fruit  
Coffee/Tea  
Orange Juice

Contact: Peter Rancourt (207) 649-7901

# 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!*



# Coming in March! Mark Your Calendars !



## HEY, I GOT A QUESTION.

What's with all the pink flags? Did I nap through a holiday??

*Signed, Confused but Curious*

Dear Confused,

You didn't miss a thing—yet—but we're delighted the flags caught your eye. Those cheerful pops of pink mark the locations of new plants recently installed in our common areas by the ever-dedicated Landscaping Committee.

They're also a gentle reminder to tread lightly (and drive carefully) while these young plants settle in and take root over the next few weeks. A little extra care now will help them grow into something we can all enjoy.

**Signed,**

*The Landscaping Committee  
(aka the Pink Flag Fan Club)*



## Sending love to those who are...



FEELING LIKE THEY ARE NOT GOOD ENOUGH



FEELING ALONE



DEALING WITH A LOSS OF A LOVED ONE



GOING THROUGH A BREAK-UP



TRYING TO HOLD IT TOGETHER



MENTALLY DRAINED

Monthly Financial Highlights		December 2025		
<b>Operating Cash as of December 31, 2025</b>				
		<b>Beginning Balance</b>		<b>Ending Balance</b>
Operating Cash		\$ 109,638.93		\$ 106,560.53
Petty Cash		\$ 1,000.00		\$ 1,000.00
Back Gate Key Fund		\$ 435.00		\$ 435.00
Insurance Account (1)		\$ 133,093.22		\$ 34,088.79
BOZK Social Funds		\$ 3,085.93		\$ 3,285.05
<b>Total Operating Cash</b>		\$ 247,253.08		\$ 145,369.37
Borrowed from reserves		\$		\$
<b>Total Incl. borrowed funds</b>		\$ 247,253.08		\$ 145,369.37
Note 1: Monthly contributions to Insurance Account in 2024/25			\$68,000.00	
<b>OPERATIONS SUMMARY</b>		<b>Actual as of Dec 31, 2025</b>	<b>Budget Year-to-date</b>	<b>Budget - Actual as of Dec 31, 2025</b>
Pool (2)		\$11,199.00	\$10,125.00	[\$1,074.00]
Building Repair & Maintenance (3)		\$230,388.03	\$147,674.97	[\$82,713.06]
Utilities (4)		\$435,164.12	\$448,200.00	\$13,035.88
Administrative (without insurance (5))		\$210,563.80	\$321,826.50	\$111,262.70
<b>Total (without insurance)</b>		<b>\$887,314.95</b>	<b>\$927,826.47</b>	<b>\$40,511.52</b>
<b>INSURANCE PREMIUMS</b>		<b>Actual To Date</b>	<b>Budget To Date</b>	<b>Budget - Actual</b>
Year-to-Date Actual & Budget (6)		\$664,915.97	\$612,000.00	[\$52,915.97]
<b>TOTAL OPERATIONS</b>		<b>\$1,552,230.92</b>	<b>\$1,539,826.47</b>	<b>[\$12,404.45]</b>
Note 2: Overbudget item was Pool contract (\$1,284.97).				
Note 3: Underbudget items were Fertilizing & Spraying (\$2250.00), Exterminating Interior (\$4,282.03, & Truck/Golf Cart/Lawn Eqmt (\$3,552.07). Overbudget items were Bldg Repair (\$8,048.45) Grounds Improvements (\$73,328.43), Trees (\$10,312.25) and Security Gate Repair (\$1,881.84).				
Note 4: Underbudget item was Water/Sewer/Trash (\$15,721.57). Overbudget items were telephone (\$1,223.71) and Cable TV (\$1,428.99).				
Note 5: Underbudget were Office Supplies (\$2,660.37), Legal Fees (\$1349.74) and Salaries, Payroll Burden and Benefits (\$108,612.63). Overbudget was Professional Fees (\$1,535.03)				
Note 6: Overbudget was Insurance (\$52,915.97).				
<b>WSV RESERVES</b>	<b>Balance</b>	<b>Contributions</b>	<b>Expenses</b>	<b>Total Incl. Interest</b>
	Nov-25	Dec-25	Dec-25	Dec-25
Master (7)	\$116,815.03	\$15,416.67	\$29,072.36	\$103,463.53
Village 1	\$41,213.42	\$5,208.33		\$46,558.65
Village 2	\$28,351.33	\$1,750.00		\$30,190.10
Village 3	\$800.62	\$2,500.00		\$3,310.35
Village 4	\$48,246.46	\$1,890.00		\$50,284.32
Village 5	\$115,341.64	\$5,058.00		\$120,754.71
Village 6	\$47,612.22	\$5,300.00		\$53,068.28
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$1,198.58		
<b>Due from Operating</b>	<b>\$0.00</b>			<b>\$0.00</b>
<b>Interest &amp; Total</b>	<b>\$438,431.15</b>	<b>\$38,321.58</b>	<b>\$29,072.36</b>	<b>\$447,680.37</b>
Note 7: Master Entry Panel System (\$4,700.60) and Perimeter Block Wall (\$24,371.76)				



In the past few weeks, we have had to ask realtors to remove “open house” signs at our entrance. This signage is not permitted, according to Ch. VII in our Rules & Regulations:

Unit owners and their representatives may not advertise unit sales or rentals through signs or other displays



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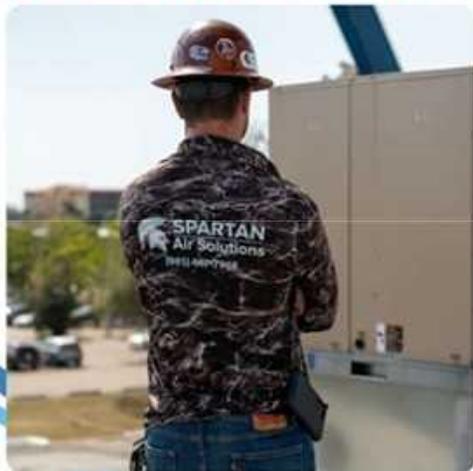
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Information is provided by Debbie Zito, Compass Florida Realty 727-865-8326

	BEDROOMS	BATHS	SQ FT	PRICE	Price/SQ FT	
<b>FOR SALE</b>						
3247 38TH WAY S #C	2	2.1	1,180	\$229,000.00	\$194.07	
3146 37TH Lane S #A	2	2	1,100	\$225,000.00	\$204.55	
3325 37TH WAY S #C	1	1	735	\$189,700.00	\$258.10	
3123 39TH St S #B	2	2	1,100	\$215,000.00	\$195.45	
3344 37TH WAY S #C1	1	1	690	\$204,000.00	\$295.65	
3244 38th Way S #B	2	2.5	1,180	\$220,000.00	\$186.44	
3229 40th Lane S #C	1	1	645	\$210,000.00	\$325.58	
3357 38th St S #B	2	2	1,100	\$225,000.00	\$208.18	
3281 38TH WAY S Unit #B,	2	2.5	1,180	\$225,900.00	\$191.44	
3265 40th WAY S #E	1	1	725	\$195,000.00	\$268.97	
3357 38TH ST S, #A	2	2	1,100	\$291,000.00	\$264.55	
<b>PENDING</b>						
NO PENDING UNITS AT THIS TIME						
<b>SOLD</b>				<b>Sold Price</b>		<b>DATE CLOSED</b>
3285 40TH WAY S #C	2	2.1		\$214,900.00	\$182.12	1/7/2026
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

COMPASS

WEST SHORE VILLAGE -  
YOUR SECLUDED SANCTUARY IN  
THE HEART OF THE SUNSHINE CITY



Bayshore to the Beaches

Sell Your West Shore Village Condo with Confidence – Choose Debbie Zito

Are you a resident of West Shore Village considering selling your condominium? There's no better choice than partnering with Debbie Zito, your neighborhood expert with over 13 years of specialized experience in our community.

COMPASS



Debbie Zito  
Bayshore to the Beaches

ABR, CRS, SRES, CSP, CNE, CLHMS  
727.865.8326

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