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**Resource Property Mgmt.**

**24/7 Service Hotline**

(727) 864-0004 (follow prompts)

April Neary, Manager  
(727) 864-0004 X2212

**St Pete Police non-emergency**

727-893-7780

**Community Safety Officer**

District 1: 727-551-3181



## West Shore Village Newsletter

March 2026

## President's Message

Dear Residents,

March is here — and with it, one of the most important times of the year in our community: voting season. This is your opportunity to help shape the future of West Shore Village.

**I encourage all residents to vote "YES" on the two amendments in your ballot package.**

You'll find an explanation of each amendment elsewhere in this issue, and the Governing Documents Committee has also created a short explainer video available on YouTube.

If you have any questions about the ballot or voting process, please reach out to your director. And thank you to our Governing Documents Committee — those dedicated owners who carefully review our declarations and bylaws.



As we enjoy life in our wonderful community, let's also remember what makes West Shore Village special — neighborly kindness.

A friendly wave, patience in shared spaces, respectful communication, and simple consideration — like being mindful of noise or checking in on a neighbor — all help keep our community welcoming and positive.

Differences may arise from time to time, but when we lead with courtesy and understanding, we strengthen the sense of community we all value. If concerns do come up, please contact your village director sooner rather than later.

Thank you for doing your part to keep West Shore Village friendly, supportive, and connected.

*Adriane Carter-Lovell*

President



Dear Readers,

The weather is finally turning in our favor. After watching the latest round of “snowmageddon” blanket the Northeast, even a cool evening in beautiful West Shore Village feels pretty wonderful. I’ll take bringing in my orchids at night over shoveling snow and scraping windshields any day. And at least we had the Olympics to keep things lively this month.

Be sure to mark your calendar for Thursday, March 12, when we’ll gather for our Annual Meeting — in the Clubhouse and online. Don’t forget to complete your ballots and submit them in advance. The Annual Meeting is always memorable. It’s a chance to catch up with neighbors, hear what’s happening in our community, and yes, occasionally witness a little spirited debate. That’s democracy at work. Let’s keep it neighborly — and remember how fortunate we are to call this beautiful village home.

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**



**Public Workshops**  
Monday March 2 and March 16, 9:00am



**Annual General Meeting**  
Thursday March 12 2026  
AGM begins 6:30 pm, followed by a Board meeting to select Officers

**West Shore Village Newsletter**  
 Editor: Rita Vine  
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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

## Maintenance around the Village + Your Service Requests

Spring is around the corner. The maintenance crew will be turning to spring cleaning efforts in addition to performing their routine tasks. You will see them around the village power washing sidewalks, washing down buildings and painting.

**Now is a great time to refresh the ground cover around your bushes and plants. Once you have purchased the ground cover and have it on hand, simply submit a service request through the Resident Information Portal (Vantaca) and the maintenance crew will schedule a time to install it for you.**



As a reminder, the crew has a busy schedule each day. Please refrain from stopping and redirecting them to an issue you are having. Please utilize the service request system – it works great and helps us keep track of outstanding issues.



## Infrastructure Projects

A new camera system for the entrance and gate area is on track to be installed.

## Nerd Work

The Governing Documents Committee is planning a group door to door effort leading up to the Annual Meeting, to ensure that votes are cast on the two major ballot amendments. Please welcome your neighbor and help us get the vote out!



## Gate Update – We Heard From You!

The Board recently conducted an informal owner poll through GetQuorum, our electronic voting platform. We received 113 responses out of 270 possible households.

Of those who responded:

- 63% prefer the gate remain open for part of the day
- 30% prefer the gate remain closed at all times
- 7% indicated no preference

After reviewing the results, the Board voted to maintain the current schedule: the gate will remain open Monday through Friday until 6:00 p.m., and closed beginning Friday at 6:00 p.m. through the weekend.



The Board will revisit this issue in 60 days.

Resident Information Portal

<https://home.resourcepropertygmt.com>

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David & Stacy Ross 3123-B Village 6

## WATCH FOR IT!

STAY INFORMED ON WEST SHORE VILLAGE!

### WAYS TO STAY UP TO DATE!



Spectrum TV  
Channel **733**



West Shore Village  
Newsletter



Emails from RPM



Clubhouse Bulletin Board



OneCall Text Messaging  
(requires sign up!)



West Shore Village  
Facebook Group



Mailbox Flyers

## TRASH IT RIGHT!

A GUIDE TO RESPONSIBLE WASTE DISPOSAL  
IN WEST SHORE VILLAGE

### CORE REQUIREMENTS



**PROPERLY BAGGED**  
Use plastic garbage  
bags (13+ gallons).  
**NO GROCERY BAGS.**



**SECURELY TIED**  
Bags must be tightly and  
securely tied.



**PICK-UP DAY  
PLACEMENT**  
Place bags outside  
your garage door on  
pick-up morning.



**PET LITTER  
DOUBLE  
BAGGED  
REQUIRED!**



**RESPONSIBILITY:**  
Keep area clean.  
Clean up broken  
bags immediately.



**CARDBOARD:**  
Flatten and neatly  
stack for collection.

## Next Earth Day 2.0 – March 21 2026 – Mark your calendar!

The Committee is working on the plans for Earth Day 2.0 and will be focusing on the flagpole area. Watch for announcements prior to the event thru emails, the television and flyers.

It's never too late to volunteer! Send an email to [wsvbb1@gmail.com](mailto:wsvbb1@gmail.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](http://westshorevillage.net) online calendar.*

## WHAT'S HAPPENING THIS MONTH?

WSV Weekly Activities		
MONDAY	Pickleball	9:00 am
	Water Aerobics	Temporarily suspended
	Euchre	7:00-9:00 pm
TUESDAY	Line Dancing	10:00-11:00 am
	Mahjong	6:00 pm
WEDNESDAY	Dominoes	6:00-8:00 pm
THURSDAY	Shuffleboard	9:30-11:00 am
	Poker & Billiard Night	7:00-9:00 pm
	Water Aerobics	1:00 pm (bring a noodle)
FRIDAY	Tennis	9:00-11:00 am
SATURDAY	Pickleball	9:00 am

**Everyone is welcome to participate**

## West Shore Village Social Club Activities

2026 Calendar			
Month	Day	Time	Activity
Mar 6	Fri	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Social (optional)   7:00-8:00 pm Activity: Jeopardy
Mar 13	Fri	9:30 am	Decorate Club House for St Patrick's Dinner & Dance – Volunteers Needed
Mar 14	Sat	5:30-10:30 pm	St. Patrick's Dinner & Dance 5:30-10:30 pm Dinner followed by music by Carl Motyka starting at 7:00 pm
Mar 15	Sun	9:30 am	Remove Decorations in Club House – Volunteers Needed
TBD			Shuffleboard Tournament
Apr 3	Fri	6:15-8:00 pm	First Friday Social 6:15-7:00 pm Social (optional)   7:00-8:00 pm Activity: TBD
Apr 13	Sat	3:00	Community Picnic
Apr 14	Sun	3:00	Community Picnic RAIN DATE
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
Month	Day	Time	Activity

Don't miss these fun March events!

JEOPARDY!

FRIDAY, MARCH 6

*Gather at the Clubhouse!*

**6:15 - 7:00 Socialize**  
**7:00 Games Begin!**

*New Technology to See Who Buzzed In First!*

Buzz In!

*Bring Snacks to Share!*

**Teams of 6 Will Be Determined Prior to the Start of the Game.**

Potent Potables

Dogs

Food

Colleges & Universities

Literature

& ?

St. Patrick's  
Dinner Dance

IN THE CLUB HOUSE!

March 14

Starting at 5:30 p.m.

MUSIC PROVIDED BY  
**CARL MOTYKA**  
Starting at 7:00 p.m.

\$20 Per Ticket • Advance Purchase Required

📞 Linda Delaney 610-515-5201

📞 Tony Bonanni 610-733-7049

📞 Jana Tichy 727-867-3782

See you there for a fun evening  
of Irish food and music!

Monthly Financial Highlights

January 2026

Operating Cash as of January 31,2026		Beginning Balance	Ending Balance
Operating Cash		\$ 106,560.53	\$ 91,977.70
Petty Cash		\$ 1,000.00	\$ 1,000.00
Back Gate Key Fund		\$ 435.00	\$ 435.00
Insurance Account (1)		\$ 34,088.79	\$ 102,230.95
BOZK Social Funds		\$ 3,285.05	\$ 3,504.85
<b>Total Operating Cash</b>		<b>\$ 145,369.37</b>	<b>\$ 199,148.50</b>
Borrowed from reserves		\$ -	\$ -
<b>Total incl. borrowed funds</b>		<b>\$ 145,369.37</b>	<b>\$ 199,148.50</b>
Note 1: Monthly contributions to Insurance Account in 2024/25			<b>\$68,000.00</b>

OPERATIONS SUMMARY	Actual as of Jan 31,2026	Budget Year-to-date	Budget - Actual as of Jan 31,2026
Pool (2)	\$12,049.00	\$11,250.00	(\$799.00)
Building Repair & Maintenance (3)	\$275,739.52	\$164,083.30	(\$111,656.22)
Utilities (4)	\$489,392.30	\$498,000.00	\$8,607.70
Administrative (without insurance (5))	\$234,089.42	\$357,585.00	\$123,495.98
<b>Total (without insurance)</b>	<b>\$1,011,270.24</b>	<b>\$1,030,918.30</b>	<b>\$19,648.46</b>
<b>INSURANCE PREMIUMS</b>	Actual To Date	Budget To Date	Budget - Actual
Year-to-Date Actual & Budget (6)	<b>\$664,915.97</b>	<b>\$680,000.00</b>	<b>\$15,084.03</b>
<b>TOTAL OPERATIONS</b>	<b>\$1,676,186.21</b>	<b>\$1,710,918.30</b>	<b>\$34,732.49</b>

Note 2: Overbudget item was the Pool Contract (\$1,218.30) Note  
 3: Underbudget item were Fertilizing & Spraying (\$2500), and Exterminating Interior (\$5,234.70). Overbudget items were Plumbing  
 Repairs (\$3,346.80), Electrical Repair (\$13,452.60), Bldg Repair (\$7,548.45) Grounds Improvements (\$85,714.69), Trees (\$8,895.58)  
 and Security Gate Repair (\$1,465.17). Note 4: Underbudget item was Water/Sewer/Trash (\$12,498.33). Over budget items were  
 telephone (\$1,232.00) and Cable TV (\$2,240.32). Note 5: Underbudget were Office Supplies (\$2,679.27), Legal Fees (\$1,296.61) and  
 Salaries, Payroll Burden and Benefits (\$119,536.65). Note 6: Underbudget was Insurance (\$15,084.03).

WSV RESERVES	Balance	Contributions	ReCoded	Total Incl. Interest
	Dec-25	Jan-26	Jan-26	Jan-26
Master (7)	\$103,463.53	\$15,416.67	\$13,283.20	\$132,257.08
Village 1	\$46,558.65	\$5,208.33		\$51,803.67
Village 2	\$30,190.10	\$1,750.00		\$31,962.74
Village 3	\$3,310.35	\$2,500.00		\$5,814.47
Village 4	\$50,284.32	\$1,890.00		\$52,211.30
Village 5	\$120,754.71	\$5,058.00		\$125,901.89
Village 6	\$53,068.28	\$5,300.00		\$58,409.66
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$324.67		
Due from Operating	\$0.00			\$0.00
<b>Interest &amp; Total</b>	<b>\$447,680.37</b>	<b>\$37,447.67</b>	<b>\$13,283.20</b>	<b>\$498,411.24</b>

Note 7: Items recoded to different accounts Golf Cart \$4700, Phone Entry System \$4515, Perimeter Block Wall \$13,097.60



Please remember that our beautiful pool is closed from DUSK to DAWN every day. Please take note of this important safety matter!

See our WSV Rules XXII. RECREATION FACILITIES/iv SWIMMING POOL  
"The pool hours are from dawn to dusk as per the Florida Department of Health."



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Information is current at 2/24/2026 and 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	2.1	1,180	\$229,000.00	\$194.07	
3146 37TH Lane S #A	2	2	1,100	\$215,000.00	\$195.45	
3325 37TH WAY S #C	1	1	735	\$183,900.00	\$250.20	
3275 37TH WAY S #D	1	1	735	\$170,000.00	\$231.29	
3344 37TH WAY S #C1	1	1	690	\$199,000.00	\$288.41	
3244 38th Way S #B	2	2.5	1,180	\$215,000.00	\$325.58	
3229 40th Lane S #C	1	1	645	\$207,000.00	\$320.93	
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	\$279,900.00	\$254.45	
<b>PENDING</b>						
NO PENDING UNITS AT THIS TIME						
<b>SOLD</b>				<b>Sold Price</b>		<b>DATE CLOSED</b>
3123 39TH ST S #B	2	2	1,100	\$215,000.00	\$195.45	2/13/2026
3285 40TH WAY S #C	2	2.1	1,180	\$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

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# Vote YES on proposed amendments!

*A message from your WSV president, Adriane Carter Lovell*

I encourage all residents to vote “YES” for the 2 amendments that you have received either by email or in paper recently as part of your annual meeting package.

## **Amendment 1 – Standardizing the Voting Requirement Across All Villages**

Amendment 1 proposes to establish a uniform two-thirds (2/3) voting requirement across all villages when membership approval is required.

Currently, Village 4 operates under a two-thirds voting standard, while other villages follow a 75% threshold. This amendment would align all villages under the same 2/3 requirement.

The stated purpose of this amendment is to:

- Create consistency across all villages
- Align WSV’s voting structure with what is commonly used in many Florida condominium associations
- Promote standardization in governance procedures across all villages
- Simplify the process for Community wide improvements

\*\*This is the first step in updating and modernizing our outdated governing documents.

## **Amendment 2 – Bylaw Clarification for Trust Owned Units**

Amendment 2 proposes to modernize WSV’s governing documents by recognizing that many owners of WSV are trusts, and giving them an opportunity to designate a Voting Member for their unit.

## **Need more information?**

Watch this short 4 -minute video about these amendments: <https://tinyurl.com/wsv2026>

Check out the explainer on the back cover of this issue!



## Two Essential Amendments on Your Ballot



**The Goal:** Keep West Shore Village vibrant and well-managed.



**The Strategy:** Modernize governing documents → Protect property values.



**The Outcome:** More efficiency. Lower costs.

*The first step in a strategic plan to move into the future.*

## Amendment 1: The Consistency Gap



Currently, five of our villages operate under a strict 75% threshold to amend Declarations, while Village 4 requires only two-thirds.



**Key Insight:** Different rules for different blocks create administrative confusion.

## The Solution: Unified Amendment Thresholds



**Vote YES to bring all villages in line with Village 4's two-thirds standard.**



This amendment is the gateway that allows us to remove outdated language in the future.

## Why This Matters: Your Wallet



- Reduce Legal Fees: Interpreting six different sets of rules costs the community money every time.
- Simplify Improvements: Easier coordination for community-wide projects.
- Stop the Waste: Eliminate document preparation costs caused by fragmented governance.

## Amendment 2: Reality vs. Documentation



**The Friction:** Original documents assumed units were owned by named individuals.

**The Reality:** Many neighbors now hold units in Trusts for estate planning.

## Bylaw Clarification for Trusts



Voting Member

- The Fine: Explicitly recognize Trust owners in our Bylaws.
- The Mechanism: Designate a clear "Voting Member" for units held in Trust.
- The Result: No questions about who is authorized to cast the vote.

A common-sense housekeeping update.

## Your Rights, Strengthened.



These changes do NOT take away owner rights.

- Makes governance more transparent.
- Makes the voting process fairer.
- Removes technical hurdles so every unit's voice is heard.

# Vote YES on these amendments!