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-
- Resource Property Management**
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



President's Message

It's that time of year again—hard to believe the winter season has come to an end! As we move into this time of transition, a few changes are happening in our community.



To Our Seasonal Residents

We want to wish you a fond farewell and thank you for being such a valued part of our community. It's always a pleasure having you with us, and we truly appreciate the spirit you bring each year.

Wishing you safe travels and a wonderful time over the next few months. We'll miss seeing you around, but it's comforting to know we'll be welcoming you back in the fall!



New Fiscal Year & Board Updates

As we begin a new fiscal year (April 1), we're excited to welcome two new members to our Board. Please join us in giving a warm welcome to Anne Marie Enderby (Village 1), who is filling the vacancy created when Tom Dubler moved into the Director at Large role, and Dale Miller (Village 6), who is filling the vacancy of departing director Debra Roll.

We're looking forward to their ideas, energy, and contributions in the year ahead. A sincere thank you to Debra for her three years of time and dedication to our community.

Wishing everyone a wonderful season ahead!

Adriane Carter-Lovell
President



Dear Readers,

Every year, just before Arnie and I head back to Canada, our last drive through West Shore Village feels a little wistful. We find ourselves wondering what will look different when we return in the fall. What's changed, what's new, and what's taken shape over the summer months? Will the apartment complex be finished and occupied? Will the extension to 32nd Avenue finally meet our entrance? And, of course, there's always a bit of nail-biting about storm season.

The neighbourhood never really stands still, and that's part of its character. Some changes are easy to spot., like fresh landscaping, new plantings, and small improvements that gradually brighten the community. Others are bigger and take time to unfold. Growth is happening not just here but across St. Petersburg, and while it brings some uncertainty, it also reflects a city that continues to evolve. With that growth, we're hopeful to see added conveniences and services that will benefit everyone in the area.

As always, your feedback and suggestions are welcome. Please write to us at wsvbbnews@gmail.com.

Rita Vine

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SAVE THE DATE



Public Workshops
Monday May 4 and 18, 9:00 am, Clubhouse

Board Meeting
Thursday May 21 6:30 pm

West Shore Village Newsletter

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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.

Watch for it! Stay Informed on West Shore Village!

- Event calendar westshorevillage.net/events
- Spectrum TV Channel 733
- West Shore Village Newsletter
- Clubhouse Bulletin Board (announcements)
- Mailbox flyers
- OneCall Text Messaging (needs sign up!)
- West Shore Village Facebook Group

IN THE WORKS

Infrastructure Projects

- **Paneled Wall Project:** Nichols proposal is signed! We are now waiting for the contractor to provide a start date.
- **D2E Contract:** Currently with our attorney for review. We expect to sign and schedule this work shortly.
- **Pool Reglazing:** Planning for early June 2026
- **Drainage Project** to include new drainage pipes in and around the Clubhouse and cleaning all culverts

New Board members are getting oriented!

Your new Board members are busy learning the ropes.

In addition to completing the state-required board member training, our current Board is helping to orient new members to key components of their roles as village directors.



Staff are starting the annual hurricane prep!!



With hurricane season approaching, our maintenance team is shifting focus to storm prep for the village. Our upcoming priority list includes:

- **Clearing heights:** Cleaning out all roofs, gutters, and downspouts.
- **Tree safety:** Trimming back dangerous or overhanging branches.
- **Water flow:** Clearing drainage ditches along the roadway and reworking the drainage systems around the clubhouse.

Work will begin shortly to ensure the community is ready.

Welcome New WSV Committee Chairs!!

- Infrastructure – Bill Paulsen
- Governing Documents – Rita Vine
- Landscape – Toni Herting
- Budget – Toni Herting
- Finance & Investment – Doug Legg
- Appeals – Bob Healy
- Rules & Regulations – No Chair Named



April CPR Training Session – Recap



Several West Shore Village residents recently took part in a hands-on training session covering CPR, First Aid, and how to use the AED in the clubhouse.

The session, led by Dave Selback of LifeTech, focused on practical, lifesaving skills that can make a critical difference in an emergency.

To help everyone stay prepared, Dave has also created a series of short, easy-to-follow videos on YouTube. They cover Adult and Child CPR, as well as how to respond to choking. Simply search “LifeTech CPR” on YouTube to find them.

Taking a few minutes to watch these videos is an easy way to build confidence and be ready when it matters most.

HEY, I GOT A QUESTION.

Who fixes my garage door? Is it me or the Association?

Signed, A-Door Abel

Dear Abel,

At West Shore Village, responsibility for garages is shared between the Association and the individual unit owner based on the component involved.

The **Association** manages structural and mechanical elements. This includes the garage door structure itself—specifically the **springs, cables, rollers, and bottom gaskets.**

Owners are responsible for hardware related to personal operation, such as **manual locks, automatic openers, and emergency releases.**

Owners must also cover repairs for damage they or their guests cause, including accidental door impacts.

In short: if a door spring snaps, it is typically an Association repair. If your remote stops working or you lose your key, it is a unit owner expense.



David O’Keefe	3266C 38 th Street S	Village 5
Jeffrey Nagle & Alan McAlister	3357B 38 th Street S	Village 5
Anna Maria Mirceva	3224 A 40 th Lane S	Village 4

CJ’S HONEY DO LIST - DONE

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An Important Message From the City on Water!!

Resident Water Conservation

Phase III Water Shortage Order

Severe drought conditions and declining water supplies have led the Southwest Florida Water Management District (SWFWMD) to issue a Modified Phase III "Extreme" Water Shortage Order. This elevated restriction level emphasizes the urgent need for customers throughout Pinellas County and surrounding areas to take immediate action to conserve water.

In an effort to conserve water, the following are not allowed in WSV until further notice:

- washing vehicles
- pressure washing on the property
- hose watering of lawns

Per Pinellas County restrictions effective April 3rd:

Hand-watering: plants (not lawns) any day but only before 8 a.m. or after 6 p.m. A hose with a shutoff nozzle is required at all times.

** Fines: Violations can lead to an individual city fine of \$193.

These measures help ensure responsible water usage and support our community during this time. We appreciate your cooperation and understanding.

CONSERVATION TIPS

- **Bathroom (Highest Usage):**
 - Turn off the tap while brushing teeth or shaving - savings on average are 4 gallons per session
 - Take shorter showers instead of baths - reducing shower time to 5 minutes can save 1,000 gallons per month
 - Check toilets for leaks - a leaking toilet can waste up to 200 gallons a day
 - Leaking sinks - a slow, consistent drip (1/32-inch leak) can waste up to 264 gallons of water daily, while a 1/8-inch leak wastes over 3,800 gallons

- **Kitchen & Laundry:**
 - Run dishwashers and washing machines only when fully loaded.
 - Use a sink basin for washing dishes instead of running water.

WEST SHORE VILLAGE

Small Business Spotlight

Calling All WSV Resident Business Owners!

Do you own a small business?
Here's your chance to promote it to your neighbors.

Limited-Time Special Offer

- Business card size ad.
- Only \$175 for a full year
- June 1, 2026 – May 31, 2027

**Submit Ad
by May 20**

This is a one-time offer.

Upon renewal, standard business rates will apply.

Why Participate?

- Build awareness and grow your customer base
- Promote your services locally
- Increase visibility within the WSV community

Reserve Your Spot Today

Space is limited

For more information or to secure your placement, contact:

Bob Healy | 860-983-6230

Support Local. Shop Local. Grow Together.

Landscape Committee Update



The Landscape Committee successfully completed two recent Earth Day planting projects using repurposed plants from within our community. Reuse of existing plants enhanced our landscaping while promoting an environmentally friendly and cost-effective approach.

Our next planting event will likely take place in the fall, when the weather is cooler and, hopefully, when there is greater availability of water for irrigation.

Thank you to all who volunteered their time and donated plants to help beautify our community.

Florida-Friendly LANDSCAPING
BEAUTIFUL. SUSTAINABLE. WSV.
Together, we create a greener, healthier community.

- The Landscape Committee has updated the existing Florida-friendly plant list and developed a recommended selection of trees, shrubs, and other plantings.
- While there are more than **400** Florida-friendly plant options available, homeowners are not limited exclusively to this list.
- The revised version also includes **additional details** to help residents select plants best suited for their property.
- The Landscape Committee will continue to review all landscape applications, and **alternative plant selections may be considered** provided they meet the following criteria:
 - They must be Florida-friendly
 - Suitable for WSV's Zone 10/10B plant hardiness
 - Non-invasive
 - Require minimal water consumption
 - Involve only low to moderate maintenance
- As part of this update, several plants were removed after it was determined they are **not well-suited** to Florida's Zone 10 conditions.
- Our goal is to support **beautiful, sustainable landscaping** that enhances the overall appearance and long-term health of West Shore Village.

Healthy Plants Healthy Community

Thank you
for helping keep West Shore Village vibrant, attractive, and environmentally responsible!

A limited amount of copies of the **recommended Florida-friendly plant list** will be available in the Club House foyer and the list will be posted in Vantaca along with the landscape application.

WEST SHORE VILLAGE



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 (based on weather and season)		
MONDAY	Pickleball	8:30 am
	Water Aerobics	1:00 pm
	Euchre	7:00 pm
TUESDAY	Line Dancing	Seasonal
	Mahjong	6:00 pm
WEDNESDAY	Pickleball	8:30 am
	Bowling	Seasonal
	Dominoes	6:00 pm
THURSDAY	Shuffleboard	9:30 am
	Poker & Billiards	6:00 pm
	Water Aerobics	1:00 pm (bring a noodle)
FRIDAY	Tennis	9:00 am
	Social Biking	11:00 am meet at trail gate)
SATURDAY	Pickleball	9:00 am

Everyone is welcome to participate

West Shore Village Social Club Activities



SOCIAL CLUB
FIRST Friday

MAY 1 | 6:15 PM

Please bring your beverage of choice and a snack to share with your neighbors.

Enjoy catching up and socializing!

We'll meet at the **CLUBHOUSE**.

Good Neighbors Great Times!



Please SUPPORT OUR LOCAL VENDORS!

They support our community—let's support them!

OUR NEWSLETTER ADVERTISERS are local vendors who help support the cost of printing this publication for our community.

PLEASE CONSIDER USING THEIR SERVICES when you need them.

WHEN YOU CALL, please let them know you are from WSV and that you saw their ad in our newsletter—

IT'S A GREAT WAY to show your support and strengthen our community connections!

Shop Local. Support Local. Stronger Together!

THANK YOU for supporting our local businesses and our wonderful **WSV** community!

We WSV!



A BIG THANK YOU!

THANK YOU to the **SOCIAL CLUB** for their generous **\$300 DONATION** toward a **NEW STOVE!**

Our old stove was no longer operational. This fantastic contribution made it possible to purchase a shiny new one!

With the new stove in place, we are once again ready for:

COOKING, ENTERTAINING, & HOSTING EVENTS for our Community!

PREVIOUS DONATION: REFRIGERATOR

Last year, the Social Club purchased a new **REFRIGERATOR** for the clubhouse! Thank you for your continued support!

YOUR SUPPORT IS TRULY APPRECIATED!

Your Social Club is looking for new activities and volunteers to host events.

If you have ideas or would like to get involved, please contact Linda Delaney at 610-515-5201.

Monthly Financial Highlights

March 2026

Operating Cash as of March 31st ,2026		Beginning Balance	Ending Balance
Operating Cash		\$ 81,067.70	\$ 88,341.69
Petty Cash		\$ 1,000.00	\$ 1,000.00
Back Gate Key Fund		\$ 435.00	\$ 435.00
Insurance Account (1)		\$ 164,317.81	\$ 232,509.04
BOZK Social Funds		\$ 3,725.99	\$ 4,026.98
Total Operating Cash		\$ 250,546.50	\$ 326,312.71
Borrowed from reserves		\$ -	\$ -
Total incl. borrowed funds		\$ 250,546.50	\$ 326,312.71

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

OPERATIONS SUMMARY	Actual as of Feb 28,2026	Budget Year-to-date	Budget - Actual March 31, 2026
Pool (2)	\$14,229.00	\$13,500.00	(\$729.00)
Building Repair & Maintenance (3)	\$330,819.91	\$196,900.00	(\$133,919.91)
Utilities (4)	\$593,404.24	\$597,600.00	\$4,195.76
Administrative (w/out insurance)(5)	\$281,480.52	\$429,102.00	\$147,621.48
Total (w/out insurance)	\$1,219,933.67	\$1,237,102.00	\$17,168.33
INSURANCE PREMIUMS	Actual To Date	Budget To Date	Budget - Actual
Year-to-Date Actual & Budget (6)	\$671,299.40	\$816,000.00	\$144,700.60
TOTAL OPERATIONS	\$1,891,233.07	\$2,053,102.00	\$161,868.93

Note 2: Overbudget item was the Pool Contract (\$1,085.00) Note 3: Underbudget item were Fertilizing & Spraying (\$3000.00), and Exterminating Interior (\$7,120.00). Overbudget items were Plumbing Repairs (\$3,764.75), Electrical Repair (\$23,852.60), Bldg Repair (\$12,206.83) Grounds Improvements (\$107,486.29).

Note 4: Underbudget item was Water/Sewer/Trash (\$10,723.36). Overbudget items were Electric (\$1,328.85), Telephone (\$1,335.77) and Cable TV (\$3862.98).

Note 5: Underbudget were Legal Fees (\$2,476.10) and Salaries, Payroll Burden and Benefits (\$144,744.40) and Income Taxes (\$1,297.00). Overbudget item was Office Expenses (\$2,314.12).

Note 6: Underbudget was Insurance (\$144,700.60).

WSV RESERVES	Balance	Contributions	Expenses	Total Incl. Interest
	Jan-26	Feb-26	Feb-26	Feb-26
Master (7)	\$145,971.13	\$15,416.67	\$5,165.45	\$156,313.14
Village 1	\$57,039.29	\$5,208.33		\$62,283.80
Village 2	\$33,728.88	\$1,750.00		\$35,499.50
Village 3	\$8,318.45	\$2,500.00		\$10,824.74
Village 4	\$53,626.96	\$1,890.00		\$55,548.56
Village 5	\$131,022.58	\$5,058.00	\$1,134.00	\$135,025.66
Village 6	\$63,740.14	\$5,300.00		\$69,080.26
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$304.68		
Due from Operating	\$0.00			\$0.00
Interest & Total	\$533,497.86	\$37,427.68	\$6,299.45	\$564,626.09

Note 7: Termite Tenting V6 (\$3,393.00) Master Entry Panel System (\$1,772.46) and Village 4 Garage Door (\$500)

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

Seasonal Residents!! Did you update your address?

To ensure that you continue to receive important information throughout the summer, be sure to update your contact information in the Resident Information Portal! Find and update your information in the PROFILE setting after you log in.

Web address: home.resourcepropertymgmt.com



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Information as of 4/24/2026 provided by Debbie Zito, Compass Florida Realty 727-865-8326

	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	Price/SQ FT	
FOR SALE						
3247 38TH WAY S #C	2	2.5	1,180	\$229,000.00	\$194.07	
3146 37TH Lane S #A	2	2	1,100	\$200,000.00	\$181.82	
3386 39th St S #B	2	2	1,100	\$99,000.00	\$90.00	
3275 37TH WAY S #D	1	1	735	\$170,000.00	\$231.29	
3244 38th Way S #B	2	2.5	1,180	\$210,000.00	\$177.97	
3229 40th Lane S #C	1	1	645	\$199,000.00	\$308.53	
3265 40th WAY S #E	1	1	725	\$195,000.00	\$268.97	
PENDING						
3281 38TH WAY S #B	2	2.5	1,180	\$210,000.00	\$177.97	
3357 38TH ST S #B	2	2	1,100	\$219,000.00	\$199.09	
				Sold Price		DATE CLOSED
3344 37TH WAY S #C1	1	1	690	\$187,000.00	\$271.01	4/3/2026
3357 38TH ST S #A	2	2	1,100	\$276,000.00	\$250.91	3/20/2026
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

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COMPASS



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ABR, CRS, SRES, CSP, CNE, CLHMS
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