

BOARD OF DIRECTORS

V1 – **Dave White**
(407) 694-3453
dwhitefsc3@gmail.com
Anne Marie Enderby
(508) 524-0748
enderbyannemariewsv@gmail.com

V2 – **Adriane Carter-Lovell**
President
(917) 488-0801
adrianewsv@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

Tom Dubler
Director at Large
(703) 657-9050
twdubler@gmail.com

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

Dear Residents,

Summer has arrived! The rain has begun, the grass is turning a fresh green, the flowers are in full bloom across our community and the heat and humidity is ramping up.

A few quick notes as we enjoy the season:

- If you're walking or bike riding during the heat of the day, remember to stay hydrated.
- Please be mindful when waking your pets...the pavement can be up to 50° hotter than the outside temperature.
- If you have a landscaping issue, please put in a work order.

Let's make the most of these long, bright days together!



In the works....

- Setting a date for the North entrance wall repair/improvements
- Setting a date for the pool reglazing
- Setting date for D2E drainage work: cleaning culverts, shoring up clubhouse area and V4
- Continued tree maintenance
- Resident Vantaca training

Adriane Carter-Lovell
President

SAVE THE DATE

Board Meeting Thursday June 18 6:30 pm

Public workshops Monday June 1 and 15 9:00 am



Dear Readers,

You know the drill. You postpone your hurricane prep, convinced that NOTHING WILL HAPPEN THIS YEAR. You check the news later that month – there's a storm coming and the spaghetti models all point to something happening in the next week – but you're still supremely (and foolishly) confident that all will be well.

And then 3 days before the storm actually hits, you decide to get serious about this. There's a huge lineup for sandbags, plus every grocery and drug store is out of bottled water, canned tuna, and flashlight batteries.

So, dear readers.... why wait? No time like the present. Check this issue for important links on our WSV Emergency Plan and the City of St Petersburg's sandbag services. Oh, and don't forget the pet food!

As always, your feedback and suggestions are welcome. Please write to us at 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.



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

**West Shore Village
Newsletter**

Editor: Rita Vine
Assistant Editor: Marlys Huerta
wsvbbnews@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.

We're on it!

WSV staff complete hurricane prep training!

The maintenance crew attended a RPM workshop on hurricane preparedness and best practices. Efforts this month will be focused on preparing our village for any possible hurricane or other severe weather events. Along with these tasks the crew will be responding to submitted work orders and scheduled routine maintenance.



Down to Earth landscaping contract improvements

The Board worked with Down to Earth, our landscaping contractor, to tweak some elements of the agreement in order to improve DTE's performance across our community. You should notice a small difference in the frequency of service.

It's not too late to finish (or start) your hurricane prep!!

Your Board is here to help! The latest West Shore Village Emergency Operations Plan is now available on our web site at <https://tinyurl.com/emerg2026>



Sandbags are available to St. Pete residents ALL YEAR LONG?! Don't wait until a storm is coming - avoid the lines and stock up early. Tell a friend!
Year-round sandbags are available Mon - Fri (7 a.m. - 3:30 p.m.) at the Pavement and Traffic Operations Building - 1744 9th Ave. N. More info at stpete.org/Sandbags

New Landscaping and Finance Committee charters approved!

The Board reviewed and approved charters for both the Landscaping Committee and the new Finance Committee at recent meetings. The charter defines the roles and responsibilities of the Committees and their relationship to the work of the Board of Directors. Find a copy of the new Charter by logging into the Resident Information Portal (aka Vantaca) at home.resourcepropertygmt.com and looking under Committees.



New landscaping application form now available!

The Landscaping Committee has updated the Application for Landscaping and Approved Plants, and the revised form is now available on westshorevillage.net. The revised form now includes an updated list of the recommended plants suitable for use in West Shore Village. Please note that all proposed landscaping changes and plantings must still be reviewed by the Committee and approved by the Board of Directors before installation.



SPARTAN
Air Solutions

**Breathe Easy.
We Got You
Covered.**

Local. Trusted. Fast



LIMITED TIME OFFER
**FREE
SERVICE CALL**

(\$137.50 Value - Absolutely FREE!)

- One Per Home
- Presented at initial dispatch

CALL NOW! (941) 447-7960
www.spartanairsolutions.com

CJ'S HONEY DO LIST - DONE

CARL MASTAGLIO
MOBILE: 305-297-9397

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



Email: cmastaglio2@gmail.com

Liberty Air Heating & Cooling

SALES & SERVICE

MAINTENANCE CONTRACTS • TEMPORARY AC LOANERS
SYSTEM REPLACEMENT • REPAIRS • WI-FI THERMOSTATS
U/V LAMP INSTALLATION • SEASONAL TUNE UPS
AIR QUALITY MANAGEMENT • FINANCING

Liberty Air Conditioners for All
License No. CAC1818709

• **FREE ESTIMATES** •
727.235.0500
2394-B 9th St N, St. Petersburg, FL
info@libertyacinc.com
www.libertyacinc.com

ACCREDITED BUSINESS
A+ Rating

VISA MASTERCARD DISCOVER AMEX

Service your neighbors, why not you!

DID YOU KNOW?

You can put out CLEAN, FLATTENED cardboard on regular garbage days?

Just break open the box and flatten the cardboard. Place it beside (not inside!) your garbage and staff will remove it.

No pizza or other food boxes please! They won't be collected.



Please! Drastically limit your watering!



The Southwest Florida Water Management District (SWFWMD) has voted to declare a Modified Phase III “Extreme” Water Shortage, through July 1, 2026, due to persistent regional drought and declining water resource levels. This order applies to all St. Petersburg water customers, including residents of West Shore Village.

1. Do NOT water your lawn area.
2. Plants: use a watering can. Focus on watering at the base of the plant (roots) every other day before 8AM or after 6PM.
3. Shrubs/Trees: use a watering can. Focus on watering at the base of the plant (roots) once a week before 8AM or after 6PM.



Joseph and Christina Rangel	3281B 38th Way S	V2
Patricia Apple, Donald Apple	3244B 38th Way S	V2



HOME DÉCOR SPECIALIST

Custom Painted Cabinets & Counter Tops
Furniture, Faux Painting, Murals
Glass Art & More!!!

www.custompaintedkitchens.net
Jeffrey Zepp 941-321-7098

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!



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 (bring a noodle)
	Euchre	Seasonal
TUESDAY	Line Dancing	Seasonal (need instructor)
	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

The Social Club is looking for a volunteer line dance instructor. If you are interested, please contact Linda Delaney 610-515-5201

Monthly Financial Highlights

April 2026

Operating Cash as of April 30, 2026	Beginning Balance		Ending Balance
Operating Cash	\$ 88,341.69		\$ 98,490.16
Petty Cash	\$ 1,000.00		\$ 1,000.00
Back Gate Key Fund	\$ 435.00		\$ 435.00
Insurance Account (1)	\$ 232,509.04		\$ 300,364.90
BOZK Social Funds	\$ 4,026.98		\$ 4,140.00
Total Operating Cash	\$ 326,312.71		\$ 404,430.06
Borrowed from reserves	\$ -		\$ -
Total incl. borrowed funds	\$ 326,312.71		\$ 404,430.06

Note 1: Monthly contributions to Insurance Account in 2025/26

\$60,000.00

OPERATIONS SUMMARY	Actual as of March 31, 2026	Budget Year-to-date	Budget - Actual April 30, 2026
Pool	\$975.00	\$1,250.00	\$275.00
Building Repair & Maintenance (2)	\$15,442.97	\$32,266.67	\$16,823.70
Utilities (3)	\$55,382.58	\$52,725.00	(\$2,657.58)
Administrative (without insurance)	\$22,533.90	\$48,856.98	\$26,323.08
Total (without insurance)	\$94,334.45	\$135,098.65	\$40,764.20

INSURANCE PREMIUMS	Actual To Date	Budget To Date	Budget - Actual
Year-to-Date Actual & Budget (4)	\$0.00	\$60,000.00	\$60,000.00
TOTAL OPERATIONS	\$94,334.45	\$195,098.65	\$100,764.20

Note 2: Overbudget item was Water/Sewer/Trash (\$3,046.13). Note 3: Underbudget was Insurance (\$60,000.00).

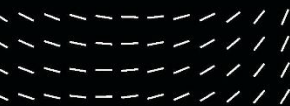
WSV RESERVES	Balance	Contributions	Expenses	Total Incl. Interest
	Mar-26	Apr-26	Apr-26	Apr-26
Master (5)	\$156,313.14	\$15,833.33		\$172,179.56
Village 1	\$62,283.80	\$5,208.33		\$67,505.10
Village 2	\$35,499.50	\$1,750.00		\$37,256.66
Village 3	\$10,824.74	\$2,500.00		\$13,327.31
Village 4	\$55,548.56	\$1,890.00		\$57,449.60
Village 5	\$135,025.66	\$5,058.00	\$540.00	\$139,570.48
Village 6	\$69,080.26	\$5,300.00		\$74,394.56
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$107.95		
Due from Operating	\$0.00			\$0.00
Interest & Total	\$564,626.09	\$37,647.61	\$540.00	\$601,733.70

Note 5: Village 5 Garage Door (\$540.00)

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




Information as of 5/22/2026						
	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	Price/SQ FT	
FOR SALE						
3275 37TH WAY S Unit#D	1	1	735	\$168,000	\$228.57	
3229 40TH LN S Unit#C	1	1	645	\$175,000	\$271.32	
3265 40TH WAY S Unit#E	1	1	725	\$189,000	\$260.69	
3223 38TH WAY S Unit#F	2	2	1,375	\$215,000	\$156.36	
3247 38TH WAY S Unit#C	2	2.5	1,180	\$229,000	\$194.07	
3267 39TH ST S Unit#B	2	2.5	1,180	\$239,000	\$202.54	
3139 38TH ST S Unit#A	2	2	1,100	\$274,000	\$249.09	
3143 37TH LN S Unit#B	2	2	1,100	\$320,000	\$290.91	
PENDING						
3146 37TH LN S Unit#A	2	2	1,100	\$200,000	\$181.82	
3244 38TH WAY S Unit#B	2	2.5	1,180	\$210,000	\$177.97	
SOLD				Sold Price		DATE CLOSED
3281 38TH WAY S Unit#B	2	2.5	1,180	\$209,000	\$177.12	05/13/2026
3357 38TH ST Unit#B	2	2	1,100	\$190,000	\$172.73	05/04/2026
3344 37TH WAY S Unit#C1	1	1	690	\$187,000	\$271.01	04/03/2026
3357 38TH ST S Unit#A	2	2	1,100	\$276,000	\$250.91	03/20/2026
3123 39TH ST S Unit#B	2	2	1,100	\$215,000	\$195.45	02/13/2026
3285 40TH WAY S Unit#C	2	2.5	1,180	\$214,900	\$182.12	01/07/2026
Information is provided by Elizabeth Markovic, Compass Florida 727-285-2127						



WEST SHORE VILLAGE

YOUR SECLUDED SANCTUARY IN THE HEART OF THE SUNSHINE CITY



COMPASS



Elizabeth Markovic
 M: 727.285.2127
 M: 516.252.8841
 ElizabethMarkovic.com
 elizabeth.markovic@compass.com



**Scan to
preview the
collection**

Compass RE is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

