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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

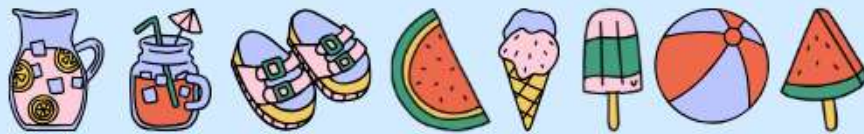
727-893-7780

Community Safety Officer District 1:

727-551-3181

WEST SHORE VILLAGE NEWSLETTER

JULY 2026



*A special President's message
appears on page 3 →*



SAVE THE DATE

**Board Meeting Wednesday July 22, 6:30 pm (PRECEDED AT 6PM
BY CITY OF ST PETE HURRICNE PREPAREDNESS PRESENTATION)**

Public workshops Monday July 6 and July 20, 9:00 am



Dear Readers,

It may be the height of summer, but things are far from slowing down in West Shore Village. Our exterior refurbishing project is well underway, beautifully refreshing and restoring the look of our community for everyone walking and driving through our gates each day.

What's Inside This Month

This issue is packed with essential neighborhood reminders and helpful tips, including:

- **Pool Etiquette:** Keeping our community areas safe and fun for everyone.
- **Trash Preparation:** Best practices for a cleaner neighborhood.
- **Architectural & Landscaping Requests:** How to ensure your applications are complete and ready for seamless Board review.

Spotlighting Our Committees

Did you know that all WSV committees operate under Board-approved charters? These documents clearly define committee responsibilities, limitations, and how they support the Board of Directors. You can find copies of all the charters in the Resident Information Portal (<https://home.resourcepropertymgmt.com>)

Of Special Note ... Your President Would Like a Minute

For those not directly involved in committee or Board work, the day-to-day complexities facing our Association can be easily overlooked. It is easy to second-guess decisions from the outside (yes, I'm guilty), but leading a community takes immense effort and balance.

With that in mind, this issue features a **Special Message from Your President**, Adriane Carter Lovell, originally shared at the June Board meeting and reproduced here in its entirety. We strongly encourage every resident to read Adriane's message fully, keeping its perspective in mind as we all work together to keep West Shore Village a wonderful place to live.

Happy reading, and a wonderful 4th of July holiday to all. And happy 250th USA!!

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

Rita Vine

West Shore Village Newsletter

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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.

Resident Information Portal

<https://home.resourcepropertymgmt.com>



President's Message



Your Volunteer Board of Directors was elected by the community and fully understands its fiduciary responsibility to act in the best interests of the Association. Sometimes it may be easy to forget that every Board member is also a resident who lives in this community and shares the same concerns, goals, and desire to see our neighborhood thrive.

We are an aging community that, in many respects, has experienced years of deferred maintenance and delayed improvements. Since taking office, this Board has made it a priority to move the community forward through meaningful projects focused on both beautification and safety. As a result, several important initiatives have already been successfully completed, with many more planned for the future.

We value and appreciate resident feedback and encourage constructive input. We also recognize that everyone has opinions regarding how projects and decisions should be handled. However, many of the decisions made by the Board require consultation with professionals, review of governing documents, financial considerations, and compliance with legal requirements. Countless hours of our own time is spent prior to making decisions.

We ask for your patience and that you trust the process as we continue working to improve our community. Constant scrutiny of every decision and process, and/or requesting justification can create unnecessary delays and hinder progress.

Our collective goal is to keep moving forward, addressing long-overdue needs, and building a safer, more attractive community for all residents. With that being said, it brings us to the subject of committees and their role within our community.

Committees are an important resource for the Board and the Association. Committees allow residents along with Board members with specific interests, experience, or expertise to contribute to the community and assist in the decision-making process by researching issues, gathering information, evaluating options, and providing recommendations to the Board. Each of our committees has specific objectives, and clearly defined responsibilities.

As with all aspects of community governance, we must trust the process and allow these committees to perform the work they have been assigned. While the Board retains ultimate decision-making authority, the recommendations brought forth by committees deserve thoughtful consideration and support, provided there is nothing egregious, irresponsible, or contrary to the Association's governing documents and fiduciary obligations.

Committee members volunteer their time and expertise to help move our projects and community forward. We would not be where we are without them. Respect their efforts and allow the process to work as intended.

Thank you for your continued support and cooperation.

Adriane Carter-Lovell
President

This message was delivered by the President at the June 2026 Board meeting. It is reproduced here in its entirety.

We're on it!

Infrastructure Update

Two tree proposals and the sidewalk proposals were approved by the Board, and work has started!

Down to Earth's drainage project is waiting for a permit and a start up date.

The old block wall at the entrance was finally removed, replaced by a nice freshly painted paneled wall that matches the other side.

Happy 4th of July from your WSV crew!

The maintenance staff wishes all a happy and safe 4th of July. They are continuing their prepwork for the hurricane season , responding to service requests and general maintenance around the Village.

St. Pete city emergency experts share best practices for hurricane planning!

Wednesday July 22 @ 6pm before the Board meeting!



Hey y'all!! Yes, we're talking to you!! Wait. What?? You still haven't got around to prepping for the next hurricane? No judgement. We're here to help. Up your game to ensure not just your safety but your neighbors' too. Plus, you get to stay for the always-delightful Board meeting, But seriously....being ready and having a plan is never a laughing matter. Please mark your calendar for this important presentation.

New Rules Committee charter approved

The Board reviewed and approved the charter for the Rules Committee at the June Board meeting. Find a copy of the new Charter by logging into the Resident Information Portal (aka Vantaca) at home.resourcepropertymgmt.com and looking under Committees.



Your Rules Committee members are Rita Vine (chair); Tom Dubler (V1); Susie Healy (V6) Richard Tichy (V4) and Adriane Carter Lovell (V2). The Committee is about to start work to review the 2024 Rules for any needed changes or additions. If you have concerns or suggestions, please direct them to the Chair by email to vinerita@gmail.com.

In the works...

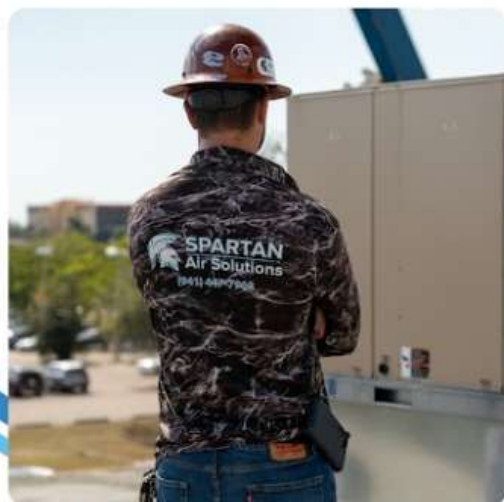
- Round 1 of reviewing and recommending changes to bring our outdated governing documents – declarations and bylaws – up to 2026 standards
- Setting a date for pool refinishing



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Maria and Peter Peng
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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

CJ'S HONEY DO LIST - DONE

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How to Get your Architectural and Landscaping Applications Approved

Architectural (ARC) and landscaping applications must be approved by the Board before any work begins.

Please allow enough time for your application to be reviewed, considered, and approved. Our best advice: *submit earlier than you think you need to.*

All architectural and landscaping requests must be completed by the owner and submitted with enough time for the full review process before they can be considered at a regularly scheduled Board meeting.

Once your application is received by the Association, it goes through several steps:

- Your Director reviews the submission.
- The Board liaison reviews the request.
- The completed application is then presented to the Board for consideration and approval.

Each step takes time, so incomplete or unclear applications may delay your project.

Before submitting, make sure your application is complete and includes all required information. If you are unsure about what is needed, please contact your Director for assistance. If your application is returned for any reason, it must be corrected and resubmitted, and the review process will begin again.

Board inspections confirm that the completed work matches what was approved.

Remember: Board approval is only the first step.

After approval, the completed work must match the plans and details submitted in your application.

The Board conducts post-project inspections to confirm that the work complies with the approved request.

Submitting a complete application early helps avoid delays, extra work, and unnecessary expense.

Find blank application forms in the FORMS section on our website www.westshorevillage.net

Your cooperation is genuinely appreciated.



NO storage is permitted in common areas, even those immediately around your unit.

Common areas adjacent to your unit are not for storage. Please remove any items that do not belong in these areas. Keeping these spaces clear helps maintain a clean, safe, and attractive community for all residents.



Watch our crew's back (literally!) on trash pickup days

Before setting out your trash, please check that your bags aren't too heavy. Our West Shore Village crew collects trash by hand, lifting each bag onto the truck.

Overloaded bags can break open and create extra cleanup, but more importantly, they can put strain on our crew and lead to injury over time.

Keeping bags at a manageable weight helps make pickup safer and easier for everyone. Thanks for helping out!

Do you have a patio fence?

Keep any foliage from *inside the fence* from being seen *outside the fence*! Your belongings – including foliage – must not protrude beyond your fence's boundaries.



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

PLEASE CONSIDER USING THEIR SERVICES
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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 first ad for West Shore Village appeared in the St. Petersburg Times on April 12 1973!

Condominium Check List

Before You Purchase, Check These Items!

- Will it be a waterfront community?
- Will you have an enclosed garage? Storage area?
- Will you own recreational facilities and common areas or are they subject to lease?
- Will you have 24-hour Security that you can depend on?
- Will you be near shopping, a marina, golf, bowling, restaurants?
- Will your appliances be top grade with self-cleaning oven, frost-free refrigerator, built-in dishwasher and disposal?
- Will your apartment have a washer and dryer?
- Will it be designed with no apartments above or below you?

Think about these important items and then give us a visit!

DISPLAY CENTER OPEN DAILY 9 AM TO 6 PM
SUNDAY NOON TO 6 PM

WEST SHORE VILLAGE

Phone (813) 867-0141 3100 37th St. South, St. Petersburg, Florida

DID YOU KNOW?

A graphic with a light blue background featuring a grid pattern. At the top, a woman in a red swimsuit floats on an orange inflatable. To her right are icons of a palm tree, a sun, and a person swimming. Further right is a life preserver. In the center, a large white cloud contains the title and a list of rules. At the bottom, a person in a yellow swimsuit is swimming, and another person in a striped swimsuit is on a red inflatable.

SWIMMING POOL RULES

Pool season is here! As everyone enjoys the pool and surrounding amenities, we'd like to send a friendly reminder to please follow all posted pool rules as well as the rules below (reproduced from our [WSV Rules & Regulations 2024](#)) to help keep the area safe, clean, and enjoyable for all residents and guests.

1. The pool hours are from dawn to dusk as per the Florida Department of Health¹
2. There is no lifeguard on duty at any time; swim at your own risk.
3. The ropes across the pool are required by law, and if removed to swim laps, must be replaced to avoid a severe fine by the State of Florida. Neither adults nor children are allowed on the ropes as they will not support the weight.
4. Bathing suits must be worn in the pool. T-shirts to prevent sunburn are also allowed.
5. Any incontinent person, regardless of age, must wear appropriate waterproof garments in the swimming pool.
6. Do not run or allow running in the pool area.
7. No diving or jumping into the pool is allowed.
8. No food or beverage is allowed in the pool or on the pool wet deck. No glass is allowed anywhere in the pool area.
9. No smoking, including electronic cigarettes, is allowed anywhere in the pool area.
10. No pets are allowed in the pool area.
11. No more than 6 persons per unit are allowed in the pool area.
12. Showers are to be used for rinsing off chlorine, not for daily bathing.
13. No personal belongings are to be left in bathrooms/shower area.
14. Pool toys and inflatable rafts, other than single-person inflatables, are not allowed. Persons swimming laps shall be given priority over use of pool inflatables.
15. Clean off tables and close umbrellas when finished using them.
16. Residents are responsible for the conduct of their guests. Guests may not use the pool without the resident who invited them being present.

*Thank you for your cooperation
and have a fun and safe summer!*

¹ <https://www.floridahealth.gov/environmental-health/swimming-pools/>



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	10:30 am (bring a noodle)
	Euchre	Seasonal
TUESDAY	Line Dancing	Seasonal (need instructor)
	Mahjong	6:00 pm
WEDNESDAY	Pickleball	8:30 am
	Water Aerobics	10:30 am (bring a noodle)
	Bowling	Seasonal
	Dominoes	6:00 pm
THURSDAY	Shuffleboard	9:30 am
	Water Aerobics	10:30 am (bring a noodle)
	Poker & Billiards	6:00 pm
FRIDAY	Tennis	9:00 am
	Social Biking	11:00 am (meet at trail gate)
SATURDAY	Pickleball	9:00 am

Everyone is welcome to participate

Monthly Financial Highlights		May 2026		
Operating Cash as of May 31, 2026				
		Beginning Balance		Ending Balance
Operating Cash		\$ 98,490.16		\$ 111,770.85
Petty Cash		\$ 1,000.00		\$ 1,000.00
Back Gate Key Fund		\$ 435.00		\$ 435.00
Insurance Account (1)		\$ 300,364.90		\$ 352,415.20
BOZK Social Funds		\$ 4,140.00		\$ 3,903.50
Total Operating Cash		\$ 404,430.06		\$ 469,524.55
Borrowed from reserves		\$ -		\$ -
Total incl. borrowed funds		\$ 404,430.06		\$ 469,524.55
Note 1: Monthly contributions to Insurance Account in 2025/26			\$60,000.00	
OPERATIONS SUMMARY		Actual as of April 30, 2026	Budget Year-to-date	Budget - Actual May 31, 2026
Pool		\$1,975.00	\$2,500.00	\$525.00
Building Repair & Maintenance (2)		\$47,719.84	\$64,533.34	\$16,813.50
Utilities (3)		\$107,317.01	\$105,450.00	(\$1,867.01)
Administrative (without insurance) (4)		\$48,336.11	\$48,856.98	\$520.87
Total (without insurance)		\$205,347.96	\$221,340.32	\$15,992.36
INSURANCE PREMIUMS		Actual To Date	Budget To Date	Budget - Actual
Year-to-Date Actual & Budget		\$0.00	\$120,000.00	\$120,000.00
TOTAL OPERATIONS		\$205,347.96	\$341,340.32	\$135,992.36
Note 2: Overbudget item was Plumbing repairs (\$1,198.85), Sprinkler System (\$3,241.60), and Trees (\$1,766.65). Underbudget items were Building repair (\$6,851.80), Maintenance Supplies (\$1,790.90), and Grounds Improvements (\$10,649.63). Note 3: Overbudget item was Water/Sewer/Trash (\$2,670.02). Note 4: Overbudget was Legal Fees (\$3,720.99).				
WSV RESERVES	Balance	Contributions	Expenses	Total Incl. Interest
	Apr-26	May-26	May-26	May-26
Master (4)	\$172,179.56	\$15,833.33	\$6,102.22	\$181,966.98
Village 1	\$67,505.10	\$5,208.33		\$72,735.94
Village 2	\$37,256.66	\$1,750.00		\$39,018.73
Village 3	\$13,327.31	\$2,500.00		\$15,832.21
Village 4	\$57,449.60	\$1,890.00		\$59,357.97
Village 5	\$139,570.48	\$5,058.00		\$144,673.25
Village 6	\$74,394.56	\$5,300.00		\$79,719.22
Raymond James PPP CD	\$40,050.43			\$40,050.43
Interest		\$183.59		
Due from Operating	\$0.00			\$0.00
Interest & Total	\$601,733.70	\$37,723.25	\$6,102.22	\$633,354.73
Note 4: Clubhouse Windows and Door (\$4,800.00) and Tractor (\$1,302.22)				

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



Information as of 6/22/2026

	# 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	
3212 38TH WAY S Unit#E	1	1	725	\$169,900	\$234.34	
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	\$200,000	\$145.45	
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	\$265,000	\$240.91	
3143 37TH LN S Unit#B	2	2	1,100	\$315,000	\$286.36	
PENDING						
3146 37TH LN S Unit#A	2	2	1,100	\$200,000	\$181.82	
SOLD						
				Sold Price		DATE CLOSED
3244 38TH WAY S Unit#B	2	2.5	1,180	\$202,000	\$171.19	05/29/2026
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#C	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

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