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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

September 2026



President's Message



Welcome to September, Residents!

September is here, and fall is just around the corner! The first day of fall officially arrives on September 22nd, and we are hopeful that the new season will bring some much-needed moderate temperatures and a welcome break from the summer heat.

As we head into the fall season, community activities are beginning to ramp up! Be sure to check the **community calendar of events** in this issue and join your neighbors in the fun.



Your Board is committed to improving WSV while being responsible stewards of our community's resources. With a limited budget, projects must be carefully prioritized and addressed in a thoughtful, strategic manner.

WSV is a 50+ year-old community with aging infrastructure and years of deferred maintenance.

There is a great deal that needs attention, but we simply cannot accomplish everything at once. Our focus is on addressing the most important needs while continuing to plan for the future.

Before any project moves forward, the Board performs its due diligence—reviewing the need, evaluating options and costs, considering available funding, and determining the best course of action for the community.

We understand that residents may have questions about why certain projects are completed before others. Please know that each decision is made with the overall well-being of WSV in mind.

We appreciate your patience, understanding, and support as we work together to address our community's needs. Progress takes time, but we are committed to continuing to move WSV forward.

Adriane Carter-Lovell

President



Dear Readers,

There's a lot that makes West Shore Village special — the quiet mornings by Clam Bayou, a game of pickleball or shuffleboard with neighbors, an afternoon by the pool, or a cookout at the picnic park.

There's so much in this issue of interest to all of us. Of course there are our fabulous social events. But on a more serious note, our Association has been busy catching up on much-needed improvements. Some are visible – improving safety in the village by trimming bushes and trees will make us all sleep better when storms are in our path. Some are less so, like our work to update our rules and declarations, which help to maintain our community standards.

You'll also see in this issue a short article on violations – what they are and why some of us are getting them. Although the term “violation” sounds harsh, a violation notice is intended as a last resort to permit a condo association to enforce its own rules, declarations and bylaws. And here at West Shore Village, our Association does its best to approve violations only after an owner has persistently refused to cooperate. Living in a condominium where our immediate neighbors are right beside us, below us, or on top of us – demands that all of us abide by standards to ensure that we live harmoniously together.

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

Rita Vine

SAVE THE DATE

Board Meeting Thursday September 17 2026 6:30 pm

Public workshops suspended in September due to low attendance.

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.

**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

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>



In the Works

Perimeter wall painting

 Planning for painting and refreshing the community's perimeter wall is underway.

Get ready for pool repairs starting September 9

Beginning September 9, the pool will be closed for approximately 3 weeks while repairs are completed. Please note that the timeline is subject to weather and unforeseen issues. We're doing our best to stick to the proposed schedule.



Tree maintenance, trimming, removals, and dead shrub removals



We are in phase 1 of a tree and shrub maintenance plan. Our crews are now trimming (and occasionally removing) selected trees for safety, and also removing dead shrubs. Watch for Phase 2, the replacement of selected trees and shrubs, in 2027.

RPM's new website: improved community support for WSV owners

RPM has redesigned its web site and has made it easier for owners to access important information and tools. Check it out at

<http://resourcepropertymgmt.com>



One quick tip: If you want to go directly to your own account on RPM, use <http://home.resourcepropertymgmt.com>.

Dumpster camera coming soon



We are installing electricity to support the installation of a new improved camera in the dumpster area. This will permit the Association to better monitor the dumpster as well as the maintenance shack.

Improving drainage

We are addressing drainage concerns, including culverts and the grounds surrounding the Clubhouse in order to improve water flow and drainage throughout the community during storms.



WSV Declarations, Rules & Regulations – work continues



Your Rules & Regulations Committee is busy reviewing and updating community rules to ensure they remain clear, relevant, and beneficial to all residents.

Your Governing Documents Committee is also busy reviewing our lawyer's initial recommended changes to our village declarations to ensure that they meet current federal, state and local laws AND create consistency across villages whenever possible.

What's a Violation Notice and Why Did I Receive One?

Mistakes happen.

When those mistakes go against our WSV governing documents, the Association may issue a "Notice of Violation" to the unit owner.

Violations are often routine and can happen to anyone. They are simply part of the system designed to maintain WSV standards that are set out in our Rules & Regulations, Bylaws, and Declarations, and ensure a pleasant living environment for all residents.



Violation notices are not personal attacks but reminders to help everyone stay on the same page. The Association's goal is to address issues constructively, not to cast blame or make anyone feel bad.

Did you receive a violation notice? If so, try to view the violation as an opportunity to engage positively with your WSV Board. Addressing the issue promptly shows your commitment to the community and can foster better relationships with your neighbors and board members.

In short, receiving a violation is a common experience and does not reflect your character or your value as a community member. It's a chance to demonstrate your dedication to maintaining a harmonious and beautiful living environment for everyone.

WEST SHORE VILLAGE
LANDSCAPING COMMITTEE
Plan Now for Fall Planting!

TRANSFORM YOUR COURTYARD • ENHANCE YOUR HOME • BEAUTIFY OUR COMMUNITY

WE CAN HELP!

- FLORIDA-FRIENDLY PLANT RECOMMENDATIONS
- BASIC COURTYARD & LANDSCAPE DESIGN GUIDANCE
- PLANT SELECTION & PLACEMENT SUGGESTIONS
- ASSISTANCE WITH COMMUNITY REQUIREMENTS
- HELP WITH THE APPROVAL PROCESS

WHY PLANT IN THE FALL?

- COOLER TEMPERATURES
- LESS WATER NEEDED
- STRONGER ROOT DEVELOPMENT

BEFORE YOU PLANT
All resident-initiated landscaping in common areas requires Board of Directors approval. You must submit a landscape application to the Landscape Committee and receive Board approval before starting any installation.

CONTACT US TODAY!
wsvbb1@gmail.com

Florida-Friendly Landscaping for a Greener, More Beautiful Tomorrow!

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

Friendly Reminders

*Your Association wants to share some important reminders that apply to ALL residents.
Adherence to these community guidelines helps create a safer, more attractive, and enjoyable place for everyone to call home.*

When we all do our part, we help make our community a better place for all.



Community Grounds & Landscaping

All grounds within WSV are community property (“common elements”) and will continue to be managed by the Association.

If you would like to make any changes to the landscaping around your unit, a landscaping request must be submitted and approved by the Association **before any changes can be made.**



Unit Appearance & Maintenance

Patios, lanais, and the areas immediately adjacent to your unit must be maintained and kept in satisfactory condition.



Guest Parking

Guest parking spaces are intended for visitors and are not permanent parking spaces for residents' vehicles.



Reporting Individual Issues

The WSV Facebook page is not monitored for individual issues involving your unit. If you need assistance, please submit a service request or contact one of your Directors, our Director-at-Large Tom Dubler or President Adriane Carter Lovell directly.



Although we have recently received a significant amount of rain, we are still subject to Pinellas County/St. Pete drought restrictions. Please continue to follow all applicable watering guidelines.

St. Petersburg is still in a drought and remains under a strict **Modified Phase III "Extreme" Water Shortage Order** through October 1, 2026.

1. No lawn watering
2. Water plants at the roots
3. Report leaks or irrigation issues via a service request ASAP!!

POOL Closure

The pool will be

CLOSED FOR REFINISHING

BEGINNING WEDNESDAY, SEPTEMBER 9TH

EXPECTED DURATION: APPROXIMATELY 3 WEEKS

This timeframe is subject to change depending on weather and any unforeseen issues that may arise.

Thank you for your understanding and patience.
We look forward to sharing an even more beautiful pool with you!

HOUSEHOLD HAZARDOUS WASTE COLLECTION EVENT DETAILS

Saturday, September 5 from 9 a.m. - 2 p.m.
Pinellas Technical College - St. Petersburg
901 34th St. S

Residents are encouraged to bring their household hazardous waste items to the collection event. At the event, trained professionals will ensure the waste items are disposed in a safe, environmentally-friendly manner.

The City will be collecting items that pose a fire hazard or environmental concerns when placed in the trash. Items that will be accepted for collection include:

- Antifreeze
- Gas
- Household chemicals
- Oil
- Lawn and garden chemicals
- Mercury-containing devices
- Paint products
- Pool/spa products
- Rechargeable batteries
- Signal flares

St. Pete residents may also arrange for free [Special Pickup](#) of TVs, furniture, or computer equipment by calling the Sanitation Department at [727-893-7398](tel:727-893-7398).

CJ'S HONEY DO LIST - DONE

CARL MASTAGLIO

MOBILE: 305-297-9397

Need a Handyman?
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Also, Open /Closing of Property



Email: cmastaglio2@gmail.com

Homeowners Insurance Coming Due? These documents may help!

If your homeowner's insurance is coming due, you may want to share these important documents with your broker to make sure that they have the most complete information about your property, and which party is responsible for various aspects of your unit in the event of a mishap.

1. Wind mitigation reports: every WSV building has updated "wind mit" reports available in the Resident Information Portal under the section *Documents/Insurance Wind Mitigation Reports*
2. Our WSV insurance summary, located in the Resident Information Portal under *Documents/Insurance Summary*

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September Local Events & Happenings

GeckoFest 2026: The Gecko Music Awards: Gulfport's premier end-of-summer street festival returns on **Saturday, September 5, from 10:00 AM to 8:00 PM** along [Beach Boulevard South](#). This year's music-awards theme invites you to dress up as your favorite rock stars or pop legends while enjoying live stages, over 125 local vendors, street performers, and the famous Wacky Walking Parade at 6:00 PM. <https://www.instagram.com/visitgulfportfl/p/DcCWGn8ka6A/>

7th Annual 9/11 Commemoration: Join local leaders, first responders, and veterans at Williams Pier on **Friday, September 11, at 8:30 AM**. This year marks the **25th anniversary** of the September 11th attacks; the solemn gathering will include a moment of silence and a flag-lowering ceremony. <https://gulfportflorida.us/gulfport-florida-events/>

Beyond the Beach Cleanup: Help keep the Gulfport waterfront pristine on **Saturday, September 12, at 8:00 AM** at Gulfport Beach. <https://www.eventbrite.sg/d/fl--gulfport/events/>



VOLUNTEERS NEEDED!

Help keep our community informed and connected!

INTERIM NEWSLETTER EDITOR

Our current editor is stepping back temporarily to focus on her work with the Governing Documents Committee and Rules Committee, both of which are currently very active.

We're looking for an Interim Editor to oversee the publication of our community newsletter.

ASSISTANT NEWSLETTER EDITOR

We're also looking for an Assistant Editor to help with:

- Proofreading
- Formatting
- Organizing submissions
- Assisting with overall production

A great opportunity to learn and make a difference!

NO EXPERIENCE NECESSARY!

Just a willingness to learn, good communication skills, and a commitment to helping our community.

INTERESTED OR HAVE QUESTIONS?

Please send an email to wsvbbnews@gmail.com

Thank you for considering volunteering!



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.

WSV WEEKLY ACTIVITIES

MONDAY	Pickleball	8:30 am
	Water Aerobics	Suspended for pool repairs from Sept 9th.
	Euchre	Seasonal
TUESDAY	Line Dancing	Seasonal
	Mahjong	6:00 pm
WEDNESDAY	Pickleball	8:30 am
	Walking Class	Suspended for pool repairs from Sept 9th.
	Dominoes	6:00 pm
THURSDAY	Shuffleboard	Seasonal
	Water Aerobics	Suspended for pool repairs from Sept 9th.
	Poker & Billiard	Seasonal
FRIDAY	Tennis	9:00 am
	Social Biking	Seasonal
SATURDAY	Pickleball	8:30 am

Everyone is welcome to participate

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

WSV SOCIAL CLUB PLANNED EVENTS

Day	Date	Time	Event
FRI	Sep 11	6:15 PM	First Friday Social (Optional BYOB & snacks)
		7:00 PM	Crafters & Artists Fair - Browsing and shopping
FRI	Oct 2	6:00 PM	First Friday Social (Optional BYOB & snacks)
SAT	Oct 24	6:00 PM	Halloween Costume Party & Potluck
FRI	Nov 6	6:00 PM	First Friday Social (Optional BYOB & snacks)
SUN	Nov 29	3:00 PM	Decorate Clubhouse for Christmas Holiday
FRI	Dec 4	6:00 PM	First Friday Social (Optional BYOB & snacks)
SAT	Dec 5 or 19	11 AM – 1 PM	Cookie Exchange
SAT	Dec 12	5:30 PM	Christmas Party
SUN	Jan 3	3:00 PM	Take Down Clubhouse Decorations
FRI	Jan 8	6:00 PM	First Friday Social (Optional BYOB & snacks)
SAT	Jan 16	6:00 PM	Mangia! Pasta Night! Dinner 6:30 – 8:00 pm
SAT	Jan 23	9 AM – 11 AM	Pancakes & Sausage Breakfast
FRI	Feb 5	6:00 PM	First Friday Social (Optional BYOB & snacks)
THU	Feb 12	8 AM – 3 PM	Garage & Bake Sale
FRI	Feb 13	8 AM - noon	
SUN	Feb 14	5:30 PM	Super Bowl
SAT	Feb 20	9 AM – 11 am	French Toast Breakfast
FRI	Mar 5	6:00 PM	First Friday Social (Optional BYOB & snacks)
FRI	Mar 12	9:30 AM	Decorate Clubhouse for St. Patrick's
SAT	Mar 13	5:30 PM	St. Patrick's Dinner & Dance
SUN	Mar 14	3:00 PM	Take Down St. Patrick's Decorations
FRI	Apr 2	6:00 PM	First Friday Social (Optional BYOB & snacks)
FRI	May 7	6:00 PM	First Friday Social (Optional BYOB & snacks)

Everyone is welcome to participate.

If you have any questions or if you wish to organize other events,
please contact Linda Delaney at (610) 515-5201.

ATTENTION ALL CRAFTERS & ARTISTS!
FRIDAY, SEPTEMBER 11
 ★ STARTING AT **7:00 PM** ★
 at the West Shore Village Club House!

The WSV Social Club invites all local creators, makers, and artists to share their unique work with the community.

EVENT SCHEDULE (FRIDAY, SEPTEMBER 11, 2026)

6:15 PM: First Friday Social (rescheduled to Sept 11) begins with refreshments.

7:00 PM: Craft Fair opens for browsing and shopping.

LOCATION: West Shore Village Clubhouse

TABLE RESERVATIONS

COST: Reserve your table for just \$5 to benefit the Social Club.

CONTACT: Linda Delaney 610-515-5201

Residents are welcome to come and see the wonderful talents of your neighbors and support their endeavors!

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A+ Rating

Servicing your neighbors, why not you!

Welcome to the NEIGHBORHOOD

Shaun Todd	3210C 39 th St. S	V3
Carly Montauni	3292D 39 th St. S.	V1
Trevor Gardner	3275C 37 th Way S	V2
Bryan Hamel	3229C 40 th Lane S	V4
Sandra Bauman	3143B 37 th Lane S	V6
Richard Lovell	3256E 39 th St. S	V1

HALLOWEEN PARTY!
SAT Oct 24 6:00 PM
Halloween Costume Party & Potluck Dinner
 Kids Welcome - Fun for the whole family
 Clubhouse at West Shore Village
 Contact Linda Delaney 610-515-5201

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Operating Cash as of July 31, 2026		Jun-26	Jul-26		
		Beginning Balance	Ending Balance		
Operating Cash		\$ 145,147.37	\$ 152,610.78		
Petty Cash		\$ 1,000.00	\$ 1,000.00		
Back Gate Key Fund		\$ 435.00	\$ 435.00		
Insurance Account (1)		\$ 412,584.56	\$ 472,879.53		
BOZK Social Funds		\$ 3,712.19	\$ 3,712.34		
Total Operating Cash		\$ 562,879.12	\$ 630,637.65		
Borrowed from reserves		\$ -	\$ -		
Total incl. borrowed funds		\$ 562,879.12	\$ 630,637.65		
Note 1: Monthly contributions to Insurance Account in 2026/27 \$60,000					
OPERATIONS SUMMARY		Actual as of June 30, 2026	Budget Year-to-date	Budget - Actual July 31, 2026	
Pool		\$4,358.91	\$5,000.00	\$641.09	
Bldg Repair & Maintenance (2)		\$97,543.31	\$129,066.68	\$32,523.37	
Utilities		\$209,608.20	\$210,900.00	\$1,291.80	
Administrative (without insurance) (3)		\$97,137.43	\$97,713.96	\$576.53	
Total (without insurance)		\$408,647.85	\$442,680.64	\$35,032.79	
INSURANCE PREMIUMS		Actual To Date	Budget To Date	Budget - Actual	
Year-to-Date Actual & Budget		\$0.00	\$240,000.00	\$240,000.00	
TOTAL OPERATIONS		\$408,647.85	\$682,680.64	\$275,032.79	
Note 2: Overbudget items were Grounds D2E (\$1,043.01), Sprinkler System (\$6,501.97), and Fire Hydrant (\$1,850.42). Underbudget items were Building repair (\$7,471.66), Maintenance Supplies (\$2,956.49), Ground Improvement (\$21,482.97), Trees (\$6,566.68) and Truck Gas (\$1288.78). Note 3: Overbudget were RPM Office Expenses (\$2001.15) and Income Taxes (\$3,491.00) and Underbudget was RPM Maintenance Salary (\$5948.86).					
WSV RESERVES		Balance	Contributions	Expenses	Total Incl. Interest
		Jun-26	Jul-26	Jul-26	Jul-26
Master (4)		\$198,102.43	\$15,833.33	\$14,175.00	\$199,851.42
Village 1		\$78,118.86	\$5,208.33		\$83,365.01
Village 2		\$40,860.05	\$1,750.00		\$42,629.39
Village 3		\$18,373.27	\$2,500.00		\$20,882.74
Village 4		\$61,385.16	\$1,890.00		\$63,303.88
Village 5		\$149,715.85	\$5,058.00		\$154,844.09
Village 6		\$85,209.65	\$5,300.00		\$90,550.72
Raymond James PPP CD		\$40,050.43			\$40,050.43
Interest			\$297.32		
Due from Operating		\$0.00			\$0.00
Interest & Total		\$671,815.70	\$37,836.98	\$14,175.00	\$695,477.68
Note 4: Pool Glazing/Repair \$2,275.00 and Wall repair \$11,900.00.					

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



Information as of 8/25/2026

	# OF BEDROOMS	# OF BATHS	SQ FT	PRICE	Price/SQ FT	
FOR SALE						
3216 39TH ST Unit#C	1	1	645	\$160,000	\$248.06	
3275 37TH WAY S Unit#D	1	1	735	\$168,000	\$228.57	
3265 40TH WAY S Unit#E	1	1	725	\$189,000	\$260.69	
3281 38TH WAY S Unit#C	2	2.5	1,180	\$225,000	\$190.68	
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	
PENDING						
3229 40TH LN S Unit#C	1	1	645	\$168,000	\$260.47	
3223 38TH WAY S Unit#F	2	2	1375	\$175,000	\$127.27	
3143 37TH LN S Unit#B	2	2	1,100	\$315,000	\$286.36	
SOLD				Sold Price		DATE CLOSED
3212 38TH WAY S Unit#E	1	1	725	\$167,000	\$230.34	08/07/2026
3146 37TH LN S Unit#A	2	2	1,100	\$190,000	\$172.73	06/26/2026
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#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**

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