



Tarpon Shores Chatter

June 2024

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Manager's Corner

June 2024

Charla Galbraith, CMCA, AMS PCAM®

Hurricane season officially kicks off on June 1 of each year and ends on November 30. The hurricane center is predicting 22 named storms with five of those being Category 2 or higher.

Those of us remaining in Florida for the summer months hold our breath and hope the "big one" doesn't come our way. We have been very fortunate, especially here in Pinellas County. That being said, we should not let our guard down. If you are a snowbird, we hope that you have secured all items that are outside of your home. In strong winds, many items become projectiles. They could cause damage to surrounding property or people. If you are a resident, we ask that you be aware when a storm is predicted so you can make proper arrangements to secure items such as patio furniture, hanging plants, etc.

REMINDER: It is extremely important that you check your irrigation system on a regular basis to ensure that it is working properly. As was the case last year, this year rain has been sparse and that makes it more critical that you water your lawn on the designated day and time as outlined by the Association. If you forgot what day you are supposed to water, please contact the office for the information.

For Sale as of the printing of this edition:

Homes for sale:

7 Drury Lane; 143 Melody Lane; 225 Dixie Ln; and 171 Melody Lane.

WELCOME:

241 Harmony Way
Johnny Carden / Tana Compton

GOOD-BYE:

David and Donna Fox

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of fathers...

**FATHER'S
DAY**

JUNE 16TH



Flag Day

June 14th



Fly your flag with pride!

The purpose of the Tarpon Shores Chatter Newsletter shall be to promote social, recreational, and park activities for the benefit of our residents. Our goal is to share information and to encourage a quality and active lifestyle as well as spreading goodwill among our residents. The newsletter shall not include editorials or opinion news articles.

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Cops 'n Kids Get New Carpet

Those that participated in the basket raffle hosted by Women's Club, some of the money was put towards new carpet at the Cops 'n Kids facility on Harrison Street. A big thank you goes to our City Manager, Mark Lecouris, who was instrumental in making this happen. I stopped at the Cops 'n Kids facility, the previous carpet was in bad shape and smelled. What a difference. Thank you again (see pictures).

Judy Demko





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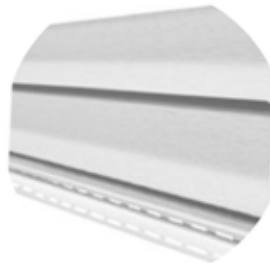
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June Anniversaries



6/3	James & Margaret Young, Sr.
6/6	David & Beth Fitz
6/7	Leo & Germaine Vallee
6/11	Thomas & Shirley Williams
6/14	Dennis & Dianna Williams
6/16	Doug & Sharon Dasenbrock
6/17	Joseph & Debra Yanulavich
6/20	David & Darlene Drew Kevin & Christiana Shaffer
6/21	Zane & Michele Wooten
6/23	Holger & Trudy Schwab
6/24	Jeff & Diane Schweizer
6/26	George & Doris Bell Ernest & Linda Hughes
6/29	Ken & Rita Meshula
6/30	James & Jill Johnson

June Birthdays



6/1	Connie Rohr
6/4	Ken Meshula
6/5	Penny Dombrowski
6/8	Dawn Osterud Luis Diaz
6/9	Deborah Lasater
6/13	Susan Lloyd-Rees
6/17	Tony Brownrigg
6/18	Sharon Dasenbrock Dennis Zimpel
6/19	Thomas Naymick
6/21	David Stapleton Kent Zachar
6/22	Lorraine Yianopoulos
6/23	Joanne Combs Penny Dyer
6/24	Charles Merrell Judith Lesperance
6/27	Barbara Johnson Paul Alvarez
6/29	Jocelyn Ehren
6/30	Leonard Meinhardt

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Thank You

Operation Medicine Cabinet

Thank you to those that donated their old, expired medicines to the Tarpon Spring Police Department on 4/27/2024. A total of **57 pounds** was collected. It will be put into the incinerator and not into the landfills.

Thank you to everyone who donated nonperishable food items for St. Timothy's Lutheran Church. Over 170 items were collected. That amount will feed a lot of people. Thank you again for all your generosity.

Judy Demko

Tarpon Springs Shred Day

Thank you to all that dropped off shredding April 20. A total of 3500 pounds was collected. That much less will not end up in landfills!

Looking For A Bargain?

Best things to buy at the Dollar Store:

Ibuprofen
Glassware
Coffee filters
Stationary
Storage bins
Picture frames
Party supplies
Toothbrushes
First aid supplies

Chuckle of the Day

A Pastor is walking down the street one day when he notices a small boy trying to use the doorbell on a house across the street. However, the boy is very small, and the doorbell is too high for him to reach. After watching the boy's efforts for some time, the Pastor walks across the street up to the little fellow and rings the doorbell. Kneeling down next to the child the Pastor smiles and asks, "And now what my little man?" To which the boy replies, "Run!"



From Church Directory

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Pinellas County complies with all federal, state and local laws related to persons with disabilities. To request alternate formats of this information, contact the Office of Human Rights at (727) 464-4062 (V/TDD) or email accommodations@pinellas.gov. Funding for this ad was provided by Pinellas County Emergency Medical Services. 10/23

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- Use as a Swiffer replacement sheet when doing floors.
- Erase deodorant stains on clothes with dryer sheet.
- Place over air conditioning grates in room for a nicer smell.
- Sharpens dull scissors by cutting through the dryer sheet to sharpen.
- Eliminate odors in shoes, gym bags and where there are odors by inserting a sheet.
- Run a sheet through hair that is staticky.
- Clean dry spills with a dryer sheet such as removing flour off the floor.
- Remove bugs on windshield with a moist dryer sheet.

Taken From Better Report-May 5



"Shop with a Cop" Fund Raiser

Thank you to those that showed their support for our Tarpon Springs Police Department. The Department volunteered at Jimmy's Neighborhood Restaurant on April 15, for 3 hours as wait staff, and raised money to support "Shop with a Cop." At Christmastime a select few kids are selected and assigned with a police officer and pick out any items they want from the store. The event raised \$2,582.

Thank you again for your support!

Here's some of our finest. (see pictures)

Judy D.



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Simplifying Transfer of your Park Share and Manufactured Home on Death

As you are likely aware if you are an owner in Tarpon Shores, your cooperative ownership interest is comprised of something called a "Proprietary Lease". This Proprietary Lease is often referred to as your park "share". Your share, together with the title(s) to your manufactured home, essentially represent the total of your ownership interest in your "home and land" within the park. Your share entitles you to the exclusive use and possession of your lot, as well as a proportional share of ownership and use of the common elements of the park, such as the clubhouse.

On your death, your share in the park, and your title(s) to your home would have to be transferred in a manner similar to any other property you own. This typically means that a legal proceeding called "Probate" will be necessary. Probate, although not necessarily as awful as some would make it out to be, will almost certainly add time and expense to the process of transferring your assets to your heirs or beneficiaries. However, there are ways to minimize or avoid the necessity for Probate in order to transfer your share and manufactured home upon your death.

The simplest ways to keep your share and home out of Probate are:

1. **Joint Ownership:** If you own your share with another person, or persons, as either "Tenants by the Entirety" (this is ownership as "husband and wife") or "Joint Owners with Rights of Survivorship" (also listed as "JTWROS"), then, in the event of the death of any one of the joint owners, the other owner(s) will automatically own the property. There is no probate necessary to transfer an asset as long as one of the multiple joint owners remains alive. This is true, even if you have a Last Will which leaves the property to someone else. For purposes of the manufactured home titles only, it is typically enough to list each joint owner on the title(s) as "and", or, "or", (for example: "Joe Smith and Jane Doe", or "John Smith or Jane Doe").
2. **Living Trust:** A Living Trust (a/k/a Revocable Trust) is another way to keep assets out of Probate. Without going into a long explanation of what a Living Trust is, suffice to say that, if your share and title(s) are owned in the name of your Living Trust, they can typically transfer after your death to your beneficiaries without the necessity of Probate for these assets. While setting up a Living Trust will almost certainly be more expensive than simply re-titling the ownership of your share.

Either of the above options can be accomplished very easily while you are alive and mentally competent. Just having a Will (Last Will & Testament), listing a beneficiary of your share will not avoid Probate in and of itself, though it is certainly better in most instances to have a Will than to not have one.

If your Tarpon Shores home is a second home or vacation home, the above options should work well for you. But there are some considerations which must be understood if your Tarpon Shores home is your "homestead" under Florida law. Adding a joint owner might help avoid Probate in the future, but it might also cost you part of your homestead property tax discount now if any of the joint owners do not also reside in the home with you. Further, most Florida lawyers no longer recommend putting your homestead property into a Living Trust due to some negative developments in the treatment of trust owned homestead property under federal law.

My recommendation is that you discuss your specific situation with a Florida attorney who can assist you in creating the proper form of share ownership and estate planning to simplify the transfer of your Tarpon Shores home to your heirs or beneficiaries when that need eventually arises.

About the Author: David P. Folkenflik, Esq., is a lawyer who has been practicing in Pinellas County since 1993. Before opening his own office, he was a lawyer with Justin G. Joseph, P.A., in Tarpon Springs for 7 years. His primary office is now in the St. Petersburg suburb of Kenneth City, but he also meets with clients at his Palm Harbor office by appointment. He has received an "AV" Rating by Martindale Hubbell, and is an Accredited Business by The Better Business Bureau. Mr. Folkenflik's main practice areas are estate planning, probate, and personal injury law. You can reach him at (727) 483-7884.

Submitted by David Folkenflik, Attorney

Hurricane Season is here!



Protect your home and your neighbor's - Please secure all loose items around your home!

Some Good History Here...

PASSING THE BUCK/THE BUCK STOPS HERE:

Most men in the early west carried a jack knife made by the Buck knife company. When playing poker, it was common to place one of these Buck knives in front of the dealer so that everyone knew who he was. When it was time for a new dealer, the deck of cards and the knife were given to the new dealer. If this person didn't want to deal, he would "pass the buck" to the next player. If that player accepted, then "the buck stopped there".

RIFF RAFF:

The Mississippi River was the main way of traveling from north to south. Riverboats carried passengers and freight, but they were expensive, so most people used rafts. Everything had the right of way over rafts which were considered cheap. The steering oar on the rafts was called a "riff" and this transposed into riff-raff, meaning low class.

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		JUNE 2024				1
2	3 7:00 am Golf 6:30 pm Texas Hold'em	4 7:00 pm Euchre	5 12:00 pm Arts and Crafts	6 6:30 pm Texas Hold'em	7 1:30 pm Bowling	8
9	10 7:00 am Golf 6:30 pm Texas Hold'em	11 7:00 pm Euchre	12 12:00 pm Arts and Crafts	13 10:00 am Board Mtg. 6:30 pm Texas Hold'em	14 1:30 pm Bowling	15
16	17 7:00 am Golf 6:30 pm Texas Hold'em	18 7:00 pm Euchre	19 12:00 pm Arts and Crafts	20 6:30 pm Texas Hold'em	21 1:30 pm Bowling	22
23	24 7:00 am Golf 6:30 pm Texas Hold'em	25 7:00 pm Euchre	26 12:00 pm Arts and Crafts	27 6:30 pm Texas Hold'em	28 1:30 pm Bowling	29
30						



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Numbers to Watch

Here are some numbers that you might want to watch. Please consult with your Doctor first for their medical opinion.

1. **BMI, that's your Body Mass Index.** Watch your waist size number and measure between the hip bone and ribs. A women's waist size should not be 35" or higher. Anything higher can bring on heart disease, High Blood Pressure, diabetes, and sleep apnea.
2. **B.P. Blood Pressure.** Upper number should be below 120. lower should be below 80. 130/80 or higher means high Blood pressure. Extra fat around heart, liver, kidneys puts you at risk.
3. **Blood Sugar** should be under 100 before you eat. After should be less than 140 after a meal. Consult your Doctor for the number right for you. They will help you set a target.

When you have blood lab work done the numbers will tell your story in the **Lipid Profile.** **LDL** number is the number to watch. Total cholesterol should be less than 200.

HDL is the good number. HDL should be higher than 60. Triglycerides should be lower than 150. Unhealthy levels could mean narrowed blocked arteries which could lead to stroke or heart attack.

4. **Exercise at least 30 minutes a day,** 5 times a week. Use all your muscles at least 2 times a week doing daily tasks. Stretch daily in your activities. Remember muscle burns more calories. Don't sit longer than 30 minutes at a time. Get up, stretch or take a short walk. Go check the mail. Try to get in as many steps as possible. Get some sort of moderate activity.
5. **Sleep** is also another thing that is very important. Try to get 7 to 9 hours a night. If you're not getting enough sleep, it can lead to a hungry feeling hence you'll get up and eat the wrong things.
6. Try to **limit yourself to 2 hours a day on the smartphone.** Too much usage can create neck, and shoulder pain.
7. And the last one, which everybody knows, is **drink more water.** Recommend 8 glasses a day. But 4 is better than nothing. When you get up in the morning instead of reaching for that coffee, have a cup of water first. Water gets your system going and there's no such thing as too much water.

This information was taken from Well MD May 9, 2024

Any questions, consult your Doctor first. We all know that there is not a shortage of doctors in Tarpon Springs. Have a blessed day and stay well. Everyday you're vertical is a good day.

Sun Safety



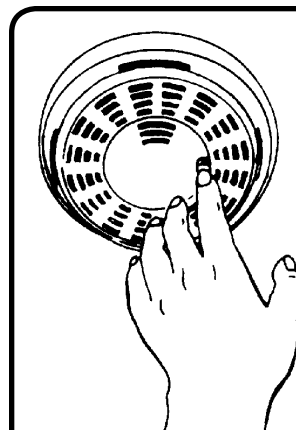
There were 99,780 new cases of melanoma and 7,650 related deaths alone in 2022. The most common skin cancer is basal cell carcinoma and squamous cell. Some spray sunscreens have been recalled because of benzene contamination. Do not use if it's been recalled. The invisible ultraviolet (UV) radiation time in sun increases risk of cancer and early skin aging. Reduce by limiting sun time between the hours of 10am-2pm. Wear clothing to cover your skin, also, sunglasses and a hat. Use broad spectrum sunscreen of SPF 15 or higher.

Broad spectrum offers against both UVA and UVB rays. 2 types of ultraviolet radiation. Be sure to read labels, consult Dr. if applying to infants younger than 6 months, wear at least a SPF 15 even on cloudy days. Apply to exposed areas, nose, ears, neck, hands, feet, and lips. Avoid around eyes and in mouth. Yuck. Reapply every 2 hours. Apply more if swimming or sweating. An adult needs 1 oz. about the size of a shot glass to cover body. Apply to bald head, use hat to help protect. Wear SPF clothing and sunglasses. Stay in shade. No SPF is waterproof. Do NOT purchase SPF wipes, body wash, shampoo. Read all labels. It might be broad spectrum; if it isn't, must be at least SPF 15. Water resistance claims good for 40-80 minutes. You must reapply every 2 hours. Be especially careful with pale skin; blondes, red heads, or light brown hair people have been treated for skin cancer. People with family members who had cancer be aware. Some medications may increase the sun sensitivity. 80% of sun's UV rays gets through the clouds.

Protect your eyes with sunglasses. Choose sunglasses with a UV 40 rating or 100% protection on label. Those types block 99% of UVA/B radiation. The darkness of lens does not protect any better. Tinted glasses should have UV protection. Pupils dilate and expose retinas to UV light. Children should also wear sunglasses. Toy sunglasses don't work. Use large wrap around type. Pricier glasses don't ensure a greater UV protection. Further protect by wearing a wide brimmed hat.

Article from FDA

April 20, 2024



Once a month
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Smoke Alarm -
It could
save your life.

TARPON SHORES RESIDENT OWNED COMMUNITY, INC.

Business Office – 89 Rachel Drive

Tarpon Springs, FL 34689

(727)938-2600

REQUEST FOR IMPROVEMENTS, CHANGES OR ADDITIONS

(Please refer to back page for guidelines)

(Homeowner please read and sign page 2 of this form)

Homeowner Print: _____

Address: _____ Date: _____

Description of work: (please attach a clear drawing, sketch or diagram)

Contractor's name: _____

Contractor's phone number: _____

Approximate start date: _____ Completion date: _____

.....
Date Approved: _____ Signed: _____

Special Conditions: (Please see page 3)

.....
Date Denied: _____ Signed: _____

Reason for denial: _____

Additional information needed: _____

GUIDELINES FOR MAKING A REQUEST FOR IMPROVEMENTS, CHANGES OR ADDITIONS.

All requests to make changes, additions or alterations to or around the outside of your home must be submitted to the office for review.

This form and any accompanying paperwork must be turned into the office no less than 2 weeks prior to the start of work.

Requests must be on the front of this form which asks the following:

1. Written description of exactly what is to be done.
2. Drawing of proposed work needs to be attached.
3. Drawing should show position of home and any existing improvements on lot.
4. Description of materials to be used including style, color, etc.
5. Proposed construction timetable with proposed completion date.
6. Improvements must not infringe, restrict, impede, hinder, obstruct or be in conflict with neighbor's property, common area and set-backs.
7. All improvements must be consistent in color and style of existing dwelling.
8. Homeowner is responsible for locating and marking underground utilities. Contact Sunshine Dig-Safe at phone number 811.
9. Homeowner is responsible for any damage to neighbor's property, common areas, and all underground utilities that have been located/marked or not located/marked.

These guidelines are not inclusive of homeowner responsibilities regarding maintaining or improving your home. Please refer to the Tarpon Shores Rules and Regulations for detailed information.

Project working hours: Monday – Saturday 8 A.M. to 6 P. M. NO SUNDAYS

Plumbing working hours: Monday – Thursday 8 A.M. to 2 P.M.

Tarpon Shores is not required to provide City of Tarpon Springs permits. All work that requires a permit (City or County) is the full responsibility of the homeowner and a copy of the permit must be turned into the office.

The jobsite must be kept clean and orderly. All work materials must be removed immediately following completion of the job.

Homeowner Signature: _____

Date: _____

ADDENDUM FOR REQUEST FOR IMPROVEMENTS, CHANGES OR ADDITIONS

Special conditions:

Use caution digging. Many unmarked utility lines are underground such as potable water, irrigation water, electric lines, cable TV lines, etc. These utility lines/pipes are most likely not buried very deep.

Please prepare the area by delicately digging/trenching and identifying where the lines are located prior to the commencement of the construction work. Move any lines that have to be relocated.

Kindly contact the office prior to digging so we can attempt to give you a general idea where the lines are buried. We do not have plans/blueprints to some of the buried utility lines so the park will not be responsible for accurately identifying these lines.

Contact Sunshine Dig Safe at telephone number 811.

Please schedule all work to be done Monday – Thursday. If you break a main line or individual line we may have to contact a plumber and this can get costly if it is after hours. The homeowner who breaks a line is responsible for all payments associated with its repairs.

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* Life Alert defines a life saved, where a subscriber activated the system, had an actual emergency, was home alone, was unable to get to the phone for help, and Life Alert dispatched help. **Batteries never need charging and last up to 10 years.

2024 GOING AWAY FORM

TO: ALL RESIDENTS
FROM: MANAGEMENT OFFICE

Please take a few minutes to fill out this form and return it to the office.
If you are leaving Tarpon Shores for an extended period it is very important that we have this information updated each year. Thank you!

Name(s)

Date Leaving

Anticipated Return Date

Tarpon Shores Address

Northern Address

Phone Number

Northern Phone Number

The person who will take care of flowerbeds & weeding in my absence is:

_____, Phone Number _____

The person who will take care of my sprinklers in my absence is:

_____, Phone Number _____

In case of emergency I have left a key with:

_____, Phone number _____

EMAIL ADDRESS FOR EMERGENCIES _____

(Please print legibly)

The office does not hand out keys for rentals, pest control, deliveries, etc. Keys for individual unit owners are kept in the office for emergency use only.

Please have a friend, neighbor or relative inspect the interior and exterior of your home on a regular basis and after every severe storm.

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 City of Tarpon Springs
 324 East Pine Street
 Tarpon Springs, FL 34689

CITY COMMISSION	boc@ctsfl.us
Mayor Costa Vatikiotis	Cell# (727) 647-7625
Vice Mayor Craig Lunt	Cell# (678) 427-9064
Commissioner Jacob Karr	Cell# (727) 505-7561
Commissioner Mike Eisner	Cell# (516) 672-3958
Commissioner Panagiotis Koulias	Cell# (727) 421-3499

CITY HELP	(727) 938-3711	cityhelp@ctsfl.us
Building Development	(727) 942-5617	dsinfo@ctsfl.us
City Clerk & Collector	(727) 942-5614	cityclerk1@ctsfl.us
City Manager	(727) 938-3711	mlecouris@ctsfl.us
Code Enforcement	(727) 937-0017	tarponcode@tspd.us
Cultural Services & Tarpon Arts	(727) 942-5605	info@tarponarts.org
Economic Development	(727) 943-4932	klemmons@ctsfl.us
Finance	(727) 942-5612	finance@ctsfl.us
Fire Rescue	(727) 938-3737	tsfr@tsfr.us
Human Resources	(727) 938-3711	hr@ctsfl.us
Information Technology	(727) 942-5623	it@ctsfl.us
Library	(727) 943-4922	tslibrary@ctsfl.us
Mayor & Commissioners	(727) 938-3711	boc@ctsfl.us
Planning & Zoning	(727) 942-5611	planning@ctsfl.us
Police	(727) 938-2840	reporttopd@tspd.us
Procurement Services	(727) 943-4871	purchasin@ctsfl.us
Project Administration	(727) 942-5638	projectadmin@ctsfl.us
Public Services	(727) 942-5610	publicservicesdepartment@ctsfl.us
Public Works	(727) 942-5610	publicworks@ctsfl.us
Recreation	(727) 942-5628	tarponrec@ctsfl.us
Sanitation	(727) 943-4837	sanitation@ctsfl.us
Utility Billing	(727) 942-5609	ubcts@ctsfl.us
Water & Wastewater Utilities	(727) 942-5610	publicservicesdepartment@ctsfl.us

Water & Wastewater Utilities After Hours Emergency (727) 234-4087
 Police Department Non-Emergency (727) 938-2849
 Police Department Non-Emergency Dispatch (727) 937-6151

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Photos Provided



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- *Longitudinal Stabilizing* • *Retro-fit to Current State Standards*

If your home moves even a few inches during a storm your home will suffer severe damage. Loose tie downs do not protect your home, they must be tightened every 3 to 5 years. Have your tie-downs inspected **NOW**, before the storms!



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If you have any concerns that you would like to bring to our attention, please complete this form including your name and house number and drop it off at the office in the box provided in the lobby. Thank you.

Tarpon Shores RO Association Park Concerns

Date: _____ Name: _____

Home #: _____

Lawn Service Damage Forms

Please note going forward, issues with the lawn service should be submitted in writing to the office using the form below. Please complete the form in its entirety and turn it into the office as soon as possible following your particular incident. Thank you.

TARPON SHORES – LAWN SERVICE DAMAGE OR COMMENT FORM

Tarpon Shores
89 Rachel Drive
Tarpon Springs, FL 34689

Date of Report: _____

Date of Damage: _____

NAME: _____

UNIT #: _____ PHONE #: _____

YOUR COMMENTS OR DESCRIPTION OF DAMAGE: _____

SIGNATURE: _____

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