



The Villager



Volume 1, Issue 26

Village Brooke Condominium Association, Inc.

August 2024

PRESIDENT'S CORNER

By: Jim Belle – VBCA President

Friends and neighbors of Village Brooke,

We are at the peak of summer, and I wanted to bring some items to your attention.

1. We have received bids to have the plumbing stacks cleaned on a rotating schedule. We have already done two buildings and will continue throughout the coming year to complete the rotation and then start over. One thing that causes most of the problems with the kitchen drain stacks is the inappropriately named garbage disposal. This machine was never meant to take what many people shove down there. I am asking all residents to scrape off their dishes into the garbage can along with other vegetable and fruit skins, etc. This will help immensely in reducing this very large expense item and help VB to keep our HOA fees reasonable.
2. I caution anyone who owns or is considering purchasing electric bicycles, scooters, or even cars, that charging these in or near the buildings can be a dangerous fire hazard. Just this week another house fire in our area was caused by a charging electric bicycle.
3. I remind all owners that we have a strict limit on renting out your unit. Applications may be obtained from the office and must be completed thoroughly before being considered by the board.
4. Insurance costs continue to rise exponentially, it seems. Our new policy increased by another 22% this year. This impacts everyone at VB; owners and renters alike. One of the items on the policy is limiting annual rentals to less than 22% of the total number of units. This is one of the primary reasons why we must restrict annual rentals.
5. We had a major plumbing expense this month where the floor inside one of the units had to be cut open and dug down to the underground drainpipe to clear tree roots and replace the pipe. The HOA and the unit owner had to bear the cost of this project.
6. We hired a new office worker this month to assist our Community Manager, Stacey, in the performance of the many tasks required to keep VB running smoothly. Her name is Maya and we welcome her to VB.

Your President,

Jim Belle



POOL/CLUBHOUSE HOURS

8:30 AM to 9:00 PM

GRILL HOURS

9:00 AM to 9:00 PM

* Please remember no food/snacks are permitted inside the pool area. *

BOARD OF DIRECTORS




President: Jim Belle
 V. President: Ann Frescura
 Treasurer: Diane Namish
 Secretary: Teresa McCormack
 Director: Doug Sharkey
 Director: Donna Kulesa
 Director: Della McConkey
 Manager: Stacey Katz



Please welcome our new employee, Maya Reher. Maya will provide administrative support to the management office, Board of Directors and Village Brooke Homeowners.


Stop in to say Hello or Hola! (Se Habla Espanol)

CONTACT US

 (941) 922-0141
 villagebrooke1@gmail.com
 villagebrooke.com



OFFICE HOURS

 Monday-Friday
 10AM – 2PM

MANAGER'S CORNER

By: Stacey Katz

I hope this newsletter finds you well and enjoying your summer here at Village Brooke. I want to give some important updates for the month of August:

- We have updated our website to include a password protected area for the financials and meeting minutes. On the website, navigate to the LOGIN tab, when clicked enter a Username and Password, type the following exactly, as the password is case sensitive:
Username: village-brook
Password: VB#Finan2024
- It's been several weeks since the new washer/dryer app was introduced. If you are having technical issues with the machine, we ask that you call the number on the flyer in the laundry room and give them the specified # on the machine and they will dispatch a service technician for repair.
- The grill has been removed from the middle pond area. I am working on a replacement and should have within the next few weeks.



SUNDAYS 10-11 AM

Everyone is welcome to come to the clubhouse for a Christian worship service that will be streamed on the TV from Emmanuel Church in Indiana.

Come and be Blessed!



No board meeting scheduled For August.