

The Villager

Village Brooke Condominium Association

Vol 2 ~ #31 ~ Feb 2025

President's Corner, February 2025

Hello everyone,



See Important Updates on p. 2!

I want to start out by saying thank you to Dave and Mary Jo McGowan in Building 9. At their own expense and effort, they have created a beautiful landscape project in front of their lanai and their neighbors on each side of them, as well.

In front of Building 1, Bill Carland and Barb Peterson are creating their own landscape project and we thank them too. As anyone can see, all it takes is a little initiative, some sweat equity, and imagination to dress up the area in front of your lanai. Please check with the office with your ideas before starting, of course. Certain "decorations" are not allowed, especially art pieces and potted plants. These can become very dangerous "missiles" in case of a high wind event.

By the time you read this, we will have contracted to start the tree planting that was promised. We have a contract to plant 14 new trees in the areas where many trees were removed over the last 5 years.

It has come to my attention that even though the Board brought our pool company in to address the members, and we discussed having the front pool a bit cooler than the back pool, there are still some who are unhappy. Has anyone noticed that it has been a much colder winter than usual? The front pool is not only deeper, it also spends a good part of the day partly shaded by a huge oak tree. To expect the heaters to keep that pool above 85 degrees after a night when the temps dropped into the upper 30's and low 40's is really too much to ask. The board also recognized that some people like the water cooler and some like it warmer, so that was reflected in the vote. These are not hot tubs; they are swimming pools.

I hear from some who have been here for many years saying things were a certain way for a long time. There have been many sales over the years and new owners are here with different preferences. We have 320 owners, and everyone must make compromises to accommodate as many choices as possible. As Board Members, we are supposed to take everyone into consideration, not just a chosen few.

Jim Belle
Village Brooke Condominium Association



Our Board

President: Jim Belle
V. President: Doug Sharkey
Secretary: Teresa McCormack
Treasurer: Diane Namish
Director: Michele D'Ambrosio
Director: Bill Frechette
Director: Carol Rybczynski
Manager: Stacey Katz



Contact Us

Phone: 941-922-0141
Email: villagebrooke1@gmail.com
Website: villagebrooke.com
Username: village-brook
Password: VBFinan2024

OFFICE HOURS
Monday-Friday
10 am – 2 pm

Manager's Corner

by Stacey Katz

IMPORTANT UPDATES & REMINDERS FOR FEBRUARY!



Compound Area:

- Please use the middle gate to the right of the tennis court when entering the compound to dump bulk items, i.e., mattresses, fridges, dishwashers, etc. Please inform your contractors where to properly dispose of items.
- Do **not** dump bulk items in the trash areas which are for recyclables & kitchen trash only.
- **The Maintenance Department is not responsible for hauling away your bulk trash.**

2025 Budget:

- The 2025 Budget was approved at the **January 14th Annual Meeting** and the new monthly payment is **\$437**. Be sure to clear the **\$16** underpayment from January on your February payment. If you're on ACH auto-pay, your February payment has been adjusted to \$453 (\$437 + 16), after which it will be \$437 per month. If you have any questions, please call the office for assistance.

Maintenance Issues:

- For any maintenance issues, please **call, stop in, or email the office**.
- Do **not** address maintenance issues directly to the maintenance staff on-site, as they are focused on their daily tasks and may not be able to address your concerns immediately.

Requests for Association Information:

- Please let your Realtors / Property Managers know that the office will not release any information without your prior **written** consent. Also, feel free to refer to the website as all documentation is listed there, including financials, meeting minutes, & governing documents.

Rentals:

- If you're renting your unit, please be sure the application is filled out in its entirety before drop-off at the office. Incomplete applications will be returned. The Association is responsible for getting the application approved & issuing the parking permit. We are not a rental office & we do not have dedicated staff to attend to your tenants. Please advise your tenants to contact you or your property manager directly with any questions.

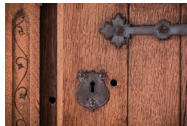
UPDATES

In-Person Board Meeting

2/11/25 ~ 6 PM

Join us On Pool Deck or by Zoom!

CLUBHOUSE closed for pest control
~ **SUPER BOWL PARTY CANCELED** ~



Sheds are now available! \$300 annual fee –
(will be pro-rated for rest of 2025)

**Be aware that smoking
on your lanai, barking ESA
dogs & loud music can be
nuisances when they
affect your neighbors.**



Sarasota In the Know

Fun events for February – Many Free!

- 2/3-Ringling by the Bay – live music & dancing
- 2/16-Ski A Rees Water Ski team Sun. afternoon
- 2/22-Baltimore Orioles vs. Pittsburgh Pirates Spring Training Game
- Yoga in the Garden @ Selby Gardens (Wed & Sat.)
- Sat. Mornings Farmers Market downtown (8-Noon)

Have you been receiving
emails from Village Brooke?
If not, please make sure
you are opted in to receive
correspondence by email.



Sunday Worship 10-11AM

CANCELED TILL FURTHER NOTICE

Need more info? Visit
www.escape-to-sarasota.com/