



# The Villager



Volume 1, Issue 20

Village Brooke Condominium Association, Inc.

January 2024

## **PRESIDENT'S CORNER**

By: Jim Belle – President VBCA

Turning the page on another year and it is hard to believe how fast 2023 flew by. Last month I listed some of the accomplishments and changes we went through during the year. Now it's time to look forward.

I'll start by reminding everyone that the new HOA amount is \$421.00, due and payable on the first of every month, starting Jan. 1<sup>st</sup>, 2024. Payment methods and details are available at the office.

After reviewing our financial position once the accountant we hired finally finished compiling all the remaining months of 2023, we discovered something very unusual at Village Brooke. There are over 80 owners who are behind in their HOA fees more than one month: some owing many months! Starting January 2024, the board has instructed the office to begin notifying and collecting as many of these delinquencies as possible. This place cannot run unless the HOA fees are being paid in a timely manner. If you are notified that you are in arrears, please pay the balance due promptly.

Going forward, we are repairing and sealing the pool deck at the north (front) pool starting in the next few weeks. Please be patient while the work is under way; it will be done as quickly as possible. The concrete repairs and replacements mentioned at the last board meeting will also be under way very soon and again, we ask for your cooperation during this project. We will be continuing the planting of shrubs and trees over the next few months as we continue to beautify the grounds.

Remember, the January annual meeting is Tuesday, Jan. 30, 2024, at 6 PM in the clubhouse. Zoom will be set up and available for anyone who can't attend in person, but we can only send email notifications to those who have authorized us to do so. If you did not do that, you still can send in the form we sent you in November. If not, don't expect a link to the Zoom meeting. Our attorney has advised us to get these authorizations.

Sincerely,

Jim Belle, President



**REMINDER**

The Village Brooke Annual Meeting will be held in the Clubhouse and via ZOOM\*\* on Tuesday, January 30, 2024 @ 6:00PM.

*\*\*If you did not opt in to receive emails from Village Brooke, you will not receive a ZOOM link*

**BOARD OF DIRECTORS**

President: Jim Belle  
 Vice President: Ann Frescura  
 Treasurer: Diane Namish  
 Secretary: Laurel Crum  
 Director: Doug Sharkey  
 Director: Donna Kulesa  
 Director: Della McConkey  
 Manager: Terry Mathews


**SOCIAL COMMITTEE**

The Social Committee will be hosting a Super Bowl Party in the Clubhouse on Sunday, February 11<sup>th</sup>. Stay tuned for more details in the February newsletter and mark your calendars!



**CONTACT US**



 (941) 922-0141

 [villagebrooke1@gmail.com](mailto:villagebrooke1@gmail.com)

**OFFICE HOURS**

 Monday-Friday ~ 10AM – 2PM

**MANAGER’S CORNER**

By: Terry Matthews & Stacey Katz

Happy New Year! As we embark on a fresh start in 2024, and enter the winter season, we extend a warm welcome to all our northern friends and seasonal guests who are joining us for the next few months. We're delighted to have you back and as part of our community, and we hope you enjoy the sunny skies and pleasant weather!

In an effort to streamline the HOA payment process and make it more convenient for owners, we offered payment coupon books, which have been shipped by our vendor and should be in your mailboxes soon, if not already. These personalized coupons will provide a quick and easy reference for submitting your monthly assessment. If you would like to receive one, please contact the office. Also, if you haven't returned your signed Voting Certificate, please do so via email, mail, or drop off at the office no later than Wednesday, January 24<sup>th</sup>. Thank you!



**Sundays from 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!