

The Villager

Volume 1, Issue 23

Village Brooke Condominium Association, Inc.

April 2024

PRESIDENT'S CORNER

By: Jim Belle – President VBCA

Hello Everyone,

Rules. Why we have them and why we should follow them. Sometimes they don't even seem to make sense until you dig deeper to understand them and why they were made. In an association like ours, where 320 units are occupied by, at times, over 600 people, in close quarters, we must have rules to live by, in order to keep peace and protect the property value.

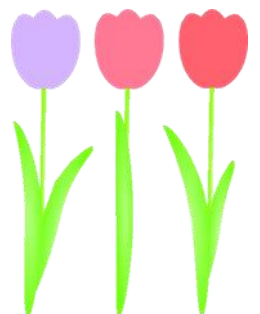
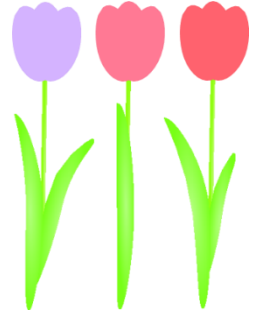
Having said that, most people have no problem following rules because they can see that this is a way to keep order. However, there always seem to be people who feel they are either above the rules or simply don't care about the rules. Most rules come about because someone has done something that injures or encroaches upon someone else's person or property and a rule is born. The ones broken the most often at VB are the parking rules, smoking rules, and the noise rules.

For example, there is an owner of a unit who has a son who plays his music very loud, often throughout the night, disturbing his neighbor. When the police were summoned, he turned it down one notch. The next night it was right back up again. His mother said he comes home late and needs to relax with his music. This is why ear buds were invented. The other night the walls were rattling! That is just not okay. If the neighbor rapped on the wall, he turned it up. Wow! And his mom excuses it!

One other thing: when you need assistance with a maintenance issue, we ask that You communicate your concern directly to the office rather than speaking with any of the maintenance personnel or board members. The office allocates resources and manpower to address the many items that come up during any given day and interrupting that process causes inefficiencies and costs money.

COMMUNITY UPDATES

- ❖ We have purchased new temporary parking permits for the new year, they are orange and can still be obtained in the office for \$2.00. An update to the parking permit is that any owner who currently has an OPEN tag, it is no longer valid. New permits that are requested will have an expiration date of 12.31.2024 and the make of the vehicle. All the same rules apply as usual. Please make sure any visitors with a truck **MUST** park over by the tennis courts if they will be staying overnight in the community, otherwise they run the risk of being towed.



REMINDER



Village Brooke Board Meeting
will be held in the
Clubhouse and via ZOOM** on
Tuesday, April 9, 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:	Teresa McCormack
Director:	Doug Sharkey
Director:	Donna Kulesa
Director:	Della McConkey
Manager:	Terry Mathews



Please join us in welcoming our new secretary, Teresa McCormack to the Village Brooke Board of Directors. With Teresa's experience and dedication, we are confident that she will play a pivotal role in ensuring effective communication, record-keeping and coordination within the Board.

CONTACT US

(941) 922-0141

villagebrooke1@gmail.com



OFFICE HOURS

Monday-Friday ~ 10AM – 2PM

MANAGER'S CORNER

By: Terry Mathews & Stacey Katz

Spring has sprung here on the Suncoast and as we start to say goodbye to our seasonal friends, we are gearing up for some projects in the community later this month. Firstly, the irrigation panel was replaced, tested, and is up and running. You should notice the sprinklers are in working order, the ponds are filled and flowing nicely. We have gathered our bids for the tree maintenance/trimming and will present them to Board for their final approval. And lastly, our painting contractors TSI will be onsite around the 15th to begin prepping buildings #7 & #10 for cleaning and painting.

I'd like to touch briefly on an issue we have been having lately in the office and that is rental/sale applications. Please be sure to have your applications for either tuned in at least 10 business days so that we have time to review & prepare to send to the board for their approval. Very often, we receive incomplete and untimely submissions which put strain on us and you, the owner. Also, please know that if your agent: insurance or real estate need information about the community, like condo docs, wind mitigations etc. we REQUIRE your written authorization to release said information. I get so many call/emails on a weekly basis from agents asking for info and owners are upset that information wasn't made available. Just send me a quick email what is being requested and I'll be glad to send it out. As always, I thank you for your continued support and wish you a happy spring season!



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!