

The Villager

Volume 1, Issue 25

Village Brooke Condominium Association, Inc.

June 2024

PRESIDENT'S CORNER

By: Jim Belle – President VBCA

Dear neighbors of Village Brooke,

It saddens me to know that there are some residents of Village Brooke who are unhappy to be here. Yes, it is true. Fortunately, they are very few, but still, we want everyone to enjoy their time living, relaxing, or vacationing here. This past month the HOA has incurred some very hefty attorney fees as well as a lot of wasted time by our office staff because of a very few residents who are the cause of a large percentage of the problems we face at Village Brooke. For example, we have had to deal with a resident who is rude and abusive to her neighbors as well as dangerous as she drives through our complex at much higher speeds than are prudent. This person has also been observed by our cameras damaging some property, costing well over a thousand dollars to repair. We are pursuing this with the Sarasota Sheriff's Department. These kinds of issues can cause our HOA fees to rise for no good reason.

Going forward, if you see something that needs attention or have a complaint about staff or another resident, please put it in writing, either by paper or by email, and get it to the office for resolution. Please include as much information as you can in your written complaint. The office staff will determine if, when, and how it will be handled and whether it should be addressed by the board. Let me clear up any misconceptions about board meetings. Regular board meetings are meetings of the board to deal with the various issues facing VB. Owners attend those meetings to observe and be informed of what is going on, but participation by the members is limited to agenda items only. If there is an issue you would like to bring before the board, please send it to the office ahead of time to be placed on the agenda for an upcoming meeting. The board of directors are volunteers, and we work very hard to keep things running smoothly here at VB. We want to make sure your voices are heard. Board meetings must retain order and blindsiding the board with issues at a board meeting is not productive.

COMMUNITY UPDATES

- ❖ We still have sheds available! If you are interested in obtaining an additional shed that has room for a bike or small items that cannot be stored on the lanai, please call or stop by the office to fill out an application and pick up the keys!
- ❖ Village Brooke's website is now live! Visit our new site at www.villagebrooke.com. You can access all condo documents, newsletters, and forms from the office. The site will be updated monthly with important information so check in frequently.



REMINDER



There will be no Board Meeting in June

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:	Stacey Katz



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!


CONTACT US

 (941) 922-0141

 villagebrooke1@gmail.com

 www.Villagebrooke.com

OFFICE HOURS

 Monday-Friday ~ 10AM – 2PM

MANAGER'S CORNER

By: Stacey Katz

Happy June Everyone! As we settle into the dog days of summer, and everyone is heading to the pool to cool off or staying in the comfort of the A/C, I want to revisit some of the rules and regulations in the common areas of the community:

- ❖ Please do not congregate on the pool entry steps or hang off the handrail and the ladders.
- ❖ Plastic water bottles are allowed on the wet pool deck. Non-Breakable, beverage containers are only allowed beyond the pool deck (tables).
- ❖ No rafts, pool toys, or similar equipment are allowed in the pool, only Coast Guard approved flotation devices. If there is a question about what types are permitted, stop in the office for some examples.
- ❖ No Jumping or diving into the pool(s)
- ❖ No Thongs! Coverups while in your bathing suit are required to and from the pool, this applies to guys and gals!
- ❖ Electric Scooters and bikes are not permitted to be ridden in the hallways and or stored in the hallways or under the stairs and please obey the posted community speed limit of 15 mph.

- ❖ If you have changed the locks on your unit, please be sure to bring a new key or code to the office. If we do not have a key on file and need to enter the unit in an emergency, we will hire a locksmith to gain entry at your cost.
- ❖ Vehicles must be parked "heading-in" and require a temporary pass to be parked overnight. Please make sure that you let your visitors know. Otherwise, they will be subject to towing.

On another note, I want to wish all the Dad's, Granddad's and every other kind of Dad in between, a very Happy Father's Day!