



# The Villager



Volume 1, Issue 28

Village Brooke Condominium Association, Inc.

September 2024

## **PRESIDENT'S CORNER**

By: Jim Belle – VBCA President

Hello everyone! As summer is winding down and hopefully there are no more bad storms on the way, we are preparing for the snowbirds to begin arriving over the next few months.

I wanted you all to know that we are working diligently to take care of some of the preventive maintenance items that demand attention. We have begun the process of systematically cleaning the plumbing drain stacks on a rotating basis to have all the buildings done over the course of the next 12 months. Once finished, the rotation will start again.

You may also be aware that the last two storms took a heavy toll on Village Brooke. We had to make extensive repairs to the rear area parking lot and had to remove another tree in front of Building 5 that fell by the last storm. This tree hit the building, doing damage to two lanais and the roof and downspout. The back pool deck is in the process of being re-sealed. By the time you read this, it may already be completed.

We have also discovered a serious termite infestation in building 7 that requires tenting and fumigating the entire building. This is a three-day process and disrupts the peaceful enjoyment of the premises by those who live in that building. This is a very expensive project; one I hope we don't have to repeat any time soon. We are still looking into an alternative treatment if possible.

Your president.  
Jim Belle

**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



**POOL/CLUBHOUSE HOURS**

8:30 AM to 9:00 PM

**GRILL HOURS**

9:00 AM to 9:00 PM

\* Please remember no food/snacks or glass is permitted inside the pool area. \*


Have you visited the Village Brooke Website yet? Below is the user access info to help you navigate to the community’s financials, meeting notices, and other pertinent information. If you need assistance, please do not hesitate to contact the office!

On the website, navigate to the LOGIN tab, when clicked enter Username and Password, type the following exactly, as the password is case sensitive:

**Username: village-brook**  
**Password: VB#Finan2024**


**CONTACT US**



 (941) 922-0141

 villagebrooke1@gmail.com

 [villagebrooke.com](http://villagebrooke.com)

 **OFFICE HOURS**  
Monday-Friday  
10AM -- 2PM

**MANAGER’S CORNER**

By: Stacey Katz

I hope this newsletter finds you well as summer draws to a close here at Village Brooke. I’d like to address an issue that has been brought to my attention about our maintenance department.

I want to take a moment and remind everyone to kindly respect the privacy of our maintenance staff. Please refrain from knocking on the doors of the maintenance staff’s personal residence after hours, unless it is an extreme emergency. Our staff needs time to rest and recharge and we want to respect their right to privacy. If you require assistance, please follow the proper procedure by calling, emailing or visiting the office. This ensures that all concerns are addressed in a timely and organized manner. I thank you for your understanding and cooperation in helping us maintain an efficient and respectful community.

As we move into the final quarter of 2024, our focus is beginning to shift to preparing for the 2025 budget. The budget process is crucial to our financial health and planning for those necessary improvements that Jim mentioned above. Additionally, our Annual Meeting will be taking place in January. Notices and proxies will be sent out to all unit owners in advance and will be sharing information later in the fall.



**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!**



**SEPTEMBER**

**NO BOARD MEETING**