

VILLAGE PLAZA CONDOMINIUM ASSOCIATION, INC.

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

As of June 26, 2023

Q: WHAT ARE MY VOTING RIGHTS?

A: Each unit is entitled to one vote. An annual election of the Board of Directors shall be scheduled on the date of the annual meeting, which is at 7 p.m. the first Wednesday in February each year. Not less than sixty (60) days before the annual election, each unit owner shall be advised by mail as to the date of election. Not less than forty (40) days before the scheduled election, any unit owner desiring to be a candidate for the Board of Directors shall give written notice of his or her desire to Village Plaza Condominium Association, Inc. Please request proper instructions from the management office. An election will be held if more than five owners give notice that they desire to be a candidate for the Board of Directors. If five or fewer give such notice, they will automatically be appointed to the board and no election will take place. An election is not required unless more candidates file notices of intent to run or are nominated than board vacancies exist. Not less than thirty (30) days prior to the scheduled election, Village Plaza Condominium Association, Inc. will mail a second notice of the annual election and members' meeting together with a ballot which shall list in alphabetical order the names of every unit owner who desires to be a candidate for the Board and who gave written notice to the Association not less than forty (40) days before the scheduled election.

The above procedure (to the best of our ability) is in accordance with Section 3, Paragraph (d) and subsection (2) of Section 718.112, Florida State 1992 Condominium Act.

Q: WHAT ARE THE UNIT USES AND RESTRICTIONS?

A: Village Plaza Condominium units are single family residences. No motorcycles are allowed. No pickup trucks, commercial vehicles, or street parking are allowed overnight. No more than two lease or rental occupancies per calendar year will be approved for any one condominium unit. The minimum lease period is 30 days. Village Plaza Condominium is an adult community, limiting visitors under 18 years of age to visits of no more than 30 days in a calendar year and adult visitors to no more than 45 days in a single year. Village Plaza Condominium is a 55+ community, restricting owners and lessees to at least one person aged 55 or older. Leases and/or sales must have Board of Directors approval. Other restrictions are covered in depth in the RULES AND REGULATIONS and ARCHITECTURAL GUIDELINES available on the website:

<https://villageplazacondo.com>

Q: HOW MANY UNITS ARE THERE IN THE COMPLEX?

A: There are 150 units (62 apartment-style condominiums and 88 villas).

Q: WHAT IS THE BASIS UPON WHICH ASSESSMENTS ARE LEVIED?

A: Maintenance fees are due and payable in advance to the Association on the first day of the First (1st), fourth (4th), seventh (7th), and tenth (10th) month of each fiscal year (quarterly).

The quarterly maintenance fees (effective July 1, 2023)* are:

Section I	-	\$1,289	Section II	-	\$1,297
Section III	-	\$1,273	Section VII**	-	\$1,594

*NOTE 1: Basic cable fees are included.

**NOTE 2: Section VII consists of all 88 villas (Original Sections 4 through 7).

Q. ARE THERE ANY CURRENT ASSESSMENTS?

A. No.

Q. ARE THERE ANY RESERVES?

A. Yes. We have reserves for roofs, roads, driveways, walkways, and painting. Other reserves have also been established for replacement items.

Q. WHAT IS COVERED BY THE MAINTENANCE FEE?

Professional management	
Clubhouse facilities	Pest control
Maintenance staff for Common Elements	Exterior repairs
Insurance on Common Elements	Heated pool
Lawn maintenance & landscaping	Basic Cable TV
Electric on Common Elements	Pool maintenance

Q: WHAT ARE THE RECREATIONAL FACILITIES*?

Heated pool	BBQ Area with Grills
Saunas	Exercise room
Shuffleboard courts	Billiards room
Library	Pickleball court in parking area

*All facilities are available to residents without charge, and participation is voluntary.

Q: ARE THERE ANY SOCIAL ACTIVITIES?

A: Yes, please refer to the website: <https://villageplazascondo.com> and the monthly social calendars. We are always looking for volunteers and any new ideas are welcome. Periodically, external tours and guest speakers keep us informed on topics of interest.

Q: LIABILITY - Is there any court case in which the Association is currently a party of record in which the Association may face liability in excess of \$100,000?

A: No.

Q: IS THERE PROFESSIONAL MANAGEMENT?

A: Yes, we are managed by Sunstate Association Management Group

Sunstate Association Management Group

5602 Marquesas Circle #103
Sarasota, FL 34233
Lauren Wilson, CAM - 941-870-4920
Email: teammember5@sunstatemanagement.com
Website: www.sunstatemanagement.com

We also have an elected Board of Directors that is very hands-on with regard to on-going maintenance and upkeep of the community.

VILLAGE PLAZA CONDOMINIUM ASSOCIATION
3555 Hispania Place
Sarasota, FL 34232
<https://villageplazacondo.com>

This FREQUENTLY ASKED QUESTIONS AND ANSWERS sheet was prepared to conform to the best of our ability to the 2022 Florida Statute 718, Section 718.50 4.