

VILLAGE PLAZA CONDOMINIUM ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
MINUTES

Meeting Date: Wednesday, September 17, 2025
Time: 6:00 PM
Place: Village Plaza Club House, 3555 Hispania Place. Sarasota, FL 34232

In Armando Machado's absence, Pat Whalen, Secretary, called the Meeting to Order at 6 p.m. – She also opened the Zoom meeting.

Roll Call of Board Members, Determination of Quorum - Attended in person: Sharon Whalen, Treasurer; Patricia Whalen, Secretary; and Beth Stoffel, Director at Large.. Michael Miller, CAM, was also present in person. Greg Fitzgerald, Vice President; attended via Zoom. Armando Machado, President; could not attend. Since 4 of 5 Board members were present, a quorum was determined.

Proof of Notice of the Meeting. The Agenda was posted at the clubhouse and on the website before 6 pm on Monday, Sept. 15, 2025.

VOTE to Approve Minutes of August 20, 2025, Monthly Board Meeting: Pat Whalen made a motion to approve the Minutes, seconded by Sharon Whalen. All in favor, the Minutes were approved.

President's Report & Maintenance Issues – Sharon Whalen presented this report due to Armando Machado's absence.

1. There continues to be on-going weather delays for A-Team repairs at 3 spots: entrance, turnoff on Pinecrest, and area in grass along Miguel Way. The work will continue to be delayed until we hit a dryer period..
2. Issue of addressing stair treads at the condo buildings. Rain is causing the protective rubber mats on Condo Stairways to become loose. Ken will research and implement a solution for the slippery stair treads starting with the worst staircases. Initial plan of attack is to grind stairs to remove paint before reattaching the treads. Greg volunteered to research the issue further to ensure a safe solution. Please be careful and patient while this is being researched and corrected.
3. We've been experiencing lots of plumbing problems recently, and many ARE NOT VP responsibility since they deal with pipes that are exclusive to an individual unit.
 - a. If you experience any plumbing issue, you may call the plumber of YOUR choice to get it repaired ASAP to avoid serious damage. If it appears to be from a shared pipe, put in a work order and call Miller Mgmt. or a board member and we will have our plumber in to investigate and who will bill the Association directly if it is our responsibility..
 - b. A reminder that the AC condensate lines in individual units is the owners' responsibility and need regular ATTENTION TO AVOID PROBLEMS
 - c. Speed is important because if your broken plumbing or leaking AC line damages another unit, you or your insurance carrier may be held liable for the repairs.
4. Discussed Ken and Jorge's schedules and the need to put in work orders when you see a non-emergency problem rather than stopping them and diverting them from their current project.
5. We have found 3 vendors that specialize in flat roofs for villas. We will vet them for repairs when needed, but we will avoid complete replacement of these roofs until the time that the tile roofs are replaced because that process will damage the flat roofs and will require their replacement. In answer to a question regarding those villas that have roofed over the 3 ft. section that was originally an open screened area, when the time comes for repair or replacement, we will pro-rate the cost for that area to be paid by the owner.
6. AC stipend: Per the vote at the August meeting, villa owners can now get a stipend to remove

their AC unit from the flat roof, whether or not replacing AC. The Stipend of \$500 will be paid once the work is done, closed permit and Architectural Change Request and reimbursement form submitted.

Treasurer Report - Sharon Whalen (See attached Treasurer's report)

- **Current Financial Status**
 - Taxes being filed - due Oct 15, 2025
- **Miscellaneous:**
 1. Look for Invoice email from Community Financials sent Sept 8 for October 1 payments
 2. Received June year-end 2024/25 report. Awaiting July and August financials
 3. If you have a remaining balance on your SmartWebs account, it is due – a few owners underpaid in July. Check your invoice or your online account.
 4. Final tally of expense for restrooms was \$23,200, \$14,000 of which was for plumbing.
 - a. Thanks to Dale, JP, Carey, Jan Ivers – special thanks to Ken for juggling his regular job to push this thru to the finish.
 5. I'll be away until Sept 28 ... will get back to the office clean-up in October with the goal of being finished before Christmas.
 6. For those interested, I can provide an update on VP properties currently on the market.

Vice President's Report: Greg Fitzgerald

- No updates to report.

Secretary's Report & Communications – Patricia Whalen.

1. Website updates – posted June year-end financials and will be sending out a notice to the community within the next couple weeks.
2. Working on setting up new online account with the DBPR required by new Statute 718 requirements – due Oct 1
3. Several Board members attended a CAI event to learn of all the new legislation that affects condo associations. We are already doing most of what is required.

Director At Large Report – Beth Stoffel

- New Resident Approvals.—renters for next year at Alison Meyer's condo, and new owners, Mike and Anita Murphy who purchased the Gabert/Gee villa at 3843 El Poinier Ct.

Social Committee Report. – Carey Harris

1. Reminders of upcoming Italian Night and Halloween events
2. Social Committee to research the safety of installing the new tabletops before proceeding with installation.
3. Carrey to organize another blood drive in November.
4. Peggy Romaines is scheduling a January 10 luncheon presentation about cremation options

Additional Landscaping Issues – J.P. Bellissimo

1. Reminder that Bill and Bob are away, so J.P. is limited in what she can get done
2. A full-scale fertilization of grass is planned for October.
3. We will assess properties with the worst chinch bug damage to determine if new sod or plugs are needed.

Open Forum: No new questions, issues or concerns from community were raised that were not already addressed.

Adjournment: Pat Whalen adjourned the meeting at 6:37 p.m.

Next Meetings:

- Monthly Board Meeting: Wednesday, October 15, 2025, at 6 p.m.
- Weekly Working Sessions with President -- 1:00 to 2:00 p.m. Wednesdays at the Clubhouse, except the 3rd Wednesday of the month.

Village Plaza Treasurer's Report September 17, 2025
By Sharon Whalen, Treasurer

Balances 9/17/25

Operating funds \$243,381

Obligations for these funds include prepaid funds we owe to residents and the balance of September expenses.

Reserve accounts :

Centennial – Reserve	48,838
Pacific Premier – Reserve	132,505
Ameriprise Investments	1,195,202
<u>Reserve funds total:</u>	<u>\$ 1,376,545</u>

Other \$\$ related items:

- Invoices were emailed 9/8 ... and mailed to those who require on 9/9. .
- Year-end financials on the website. July is coming soon and August soon after.
- Remaining balances due – a few underpaid in July. Check your invoice
- Xfinity: For those who have not yet made plans: you can have updated equipment delivered and installed for FREE (or you will be free to order and install yourself if you have the skills) .
Free installation is available 8/1 - 2/1/26 .. but after that \$100 for installation service)
Call Bulk Center 833/501-1893. Keep asking to talk with an 'agent' until you get someone live on the line.
- Our insurance loan has been paid in full and we'll be making the last payment to Frontline this month.
- Final tally of expense for restrooms \$23,200 - (\$2K to re-plumb the sinks was charged to operating.)
 - **Thanks to Dale, JP, Carey, Jan Ivers for all their help – special thanks to Ken for juggling his regular job to push this thru to the finish**
- I'll be away until Sept 28 ... will get back to the office clean up in October – done by Christmas
- Remember that if you have questions about your balance you can always call the helpline **833-266-3646**.
 - Fees are due on July 1, October 1, January 1, April 1.
 - **Quarterly fees:** Section 1 \$1594 Section 2 \$1592 Section 3 \$1576 Section 7 \$1900

My contact info: Sharon Whalen, Treasurer swhalen33@gmail.com 941-957-8805

These Minutes were respectfully created and submitted by Patricia Whalen, Village Plaza Board Secretary, on October 13, 2025. **Approved by the Board on October 15, 2025.**