

VILLAGE PLAZA CONDOMINIUM ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
MINUTES

Meeting Date: Wednesday, October 15, 2025
Time: 6:00 PM
Place: Village Plaza Club House, 3555 Hispania Place. Sarasota, FL 34232

Pat Whalen 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. Armando Machado, President; and Greg Fitzgerald, Vice President, could not attend. Michael Miller, CAM, was also unable to attend. Since 3 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, October 13, 2025. It was also emailed to owners on October 13, 2025.

VOTE to Approve Minutes of September 17, 2025, Monthly Board Meeting: Pat Whalen made a motion to approve the Minutes, seconded by Beth Stoffel. All in favor, the Minutes were approved.

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

1. **Armando's Availability:** Several upcoming medical appointments might interfere with my availability to be in the clubhouse on Wednesdays between 1:00 and 2:00. When , we may have another Board member, such as Sharon our Treasurer, sit in.
2. **Update on the A Team repairs at entrance**, turn off on Pinecrest and area in grass along Miguel Way. Ken to mark the irrigation lines before the A-Team begins work on the pipe repairs next week (or when we are assured several dry days).
3. **Stair Tread replacement plan status** – Ken has found a tread that seems to work well, and owners reported that they look nice and have a safety strip. He will continue replacing the worst stair treads, testing them to see how they hold up with water and usage before making a full replacement . He is removing the old tread, grinding the concrete and regluing the new tread will paint around stair treads once installation is complete
4. **Replacing broken Fire Extinguisher boxes at Condos.** Ken is continuing to replace broken fire extinguisher boxes in Section 2 and remaining condos sections.
5. **Discuss recent ant infestation.** PestGuard sprayed our flower beds and continue addressing individual calls for internal issues. Residents with ant problems should call PestGuard for treatment, wait 2 weeks, then call back if still seeing ants. They prdo not sprays not spray before calling them so they can see the extent and source of infestation.
6. **Pickleball area sealing and striping.** To be completed in the next two weeks. Ken to

ensure the pickleball court area is blocked off with cones when the sealant is applied to avoid cars and trucks damaging the new asphalt.

7. Discussion & possible VOTE regarding our Rule requiring background reviews & fee of \$150 for returning renters and owners.

- Rule #5 under Renters/Leases currently states: Residents on Long-term Leases (those one year or longer) are not required to repeat their background checks and interviews. Partial-year renters who have had a background check completed and who rent every year within Village Plaza are not required to complete another background check. However, if there is a break in their renting at Village Plaza for more than one year, they are required to submit a new rental application and fee for the appropriate background check.
- Armando Machado made a motion, seconded by Pat Whalen, for a Board resolution that amends the application procedure to state that the new language for the above underlined portion of this rule should now say:
 - a. However, if there is a break in their renting or owning at Village Plaza for up to two years, and they were in good standing when they left (no rules violations or unpaid fees), they are required to submit a new rental application, but the Board, at its discretion, may waive the \$150 fee and background check.
- The Motion carried with all in agreement, but Sharon Whalen asked to check with Mike Miller about the wording of the resolution and asked to have the option to modify the resolution at the next Board meeting if Miller had concerns about waiving the fees and background checks.

Vice President's Report: Greg Fitzgerald

- Greg could not be in attendance at this meeting.
- **The Board and some Condo owners discussed some on-going issues with condo cleaning – especially laundry rooms.** Agreed to hold a separate discussion when Greg returns. But it was also noted that Jorge has been quite ill and has been in and out of the hospital recently, so some grace should be given.

Secretary's Report & Communications – Patricia Whalen.

1. Website updates July financials posted. Updated some forms – always check the website to be sure you have the most current form.
2. Worked with Miller Mgmt. to create a new required online account that was due Oct. 1.
3. Mailed & emailed the Notice of Year-End Financials on Oct. 3. Copies of Year-End Financials are in the clubhouse and on the website.

Treasurer Report - Sharon Whalen

1. Current Financial Status
2. 2024-25 taxes have been filed and paid \$353.
3. Monthly Financials: July financials on website. August is reviewed and will be available by week's end.
4. A note that Columbia Bank is now the bank we use with Community Financials instead of Pacific Premier.
5. Sharon is working to get a quote for the drainage pipe situation on Miquel Way.
6. All but a handful of fees due October 1 have been paid in full as of

10/11/15. PROGRESS!

- Sharon to send reminders to the 10 residents who have not yet paid their quarterly fees.
- 7. Sharon Whalen made a motion, seconded by Beth Stoffel, to invest \$200,000 of our over \$400,000 operating funds in a Money Market. All in favor.
 - Sharon will confirm with Community Financial and move up to \$200,000 from the operating fund to the money market at Ameriprise.
- 5. Sharon will request that Community Financials relocate or remove consolidated financial page from monthly reports, since it gives a misleading representation of the financial status for each of the four sections.
- 6. Residents should make arrangements with Xfinity before February to avoid \$100 fee for in-home visit to upgrade equipment.

Director At Large Report – Beth Stoffel

1. New Resident Approvals: Mike and Donna Stumpe were approved for purchase of Ann Kelleher's villa.
 - Sharon to notify the Stumpies that they have been approved and will send the information to the closing agent.

Social Committee Report. – Carey Harris reported on the following: A Halloween event on the patio, Thanksgiving potluck on November 23rd at 5pm, and Secret Santa event on December 14th

- The new tabletops have been installed in the clubhouse. These are heavy so two people should always be used to move the tables.

Open Forum: Any questions, issues or concerns from community:

- No new questions, issues or concerns from community were raised that were not already addressed.
- Residents were reminded that an election was coming at the February 4, 2026, Annual Member Meeting. The deadline for submitting your name as a candidate is Dec. 26.

Adjournment: Pat Whalen adjourned the meeting at 6:57 p.m.

Next Meetings:

- **Monthly Board Meeting:** Wednesday, December , 2025, at 6 p.m.
- **Weekly Working Sessions with a Board Member --** 1:00 to 2:00 p.m. Wednesdays at the Clubhouse (See Item 1 above regarding Armando's schedule conflicts.)

Village Plaza Treasurer's Report October 15, 2025

By Sharon Whalen, Treasurer

Balance as of 10/13/25

Operating funds **\$419,620**

Obligations for these funds include prepaid funds we owe to residents and the balance of October- December expenses. I will seek permission at this meeting to move \$200K of this money into our money market account after tonight's board meeting. So it will be earning interest until we need it in January for insurance downpayment.

Reserve accounts :

Centennial – Reserve	48,908
Pacific Premier – Reserve	104,512 (after we paid for restroom remodeling)
Ameriprise Investments	1,199,764

Reserve funds total: **\$ 1,353,184**

Other \$\$ related items:

- Fewer than 10 residents still owe October fees.
- Year end 2024-25 financials on the website. July and August 2025 will be available by week's end.
- Note that 'consolidated' reports are not really useful. Look at the financials for YOUR SECTION – including the reports for reserve balances by section that are now part of the monthly financials.
- RE: Xfinity: For those who have not yet made arrangements for any changes to their Xfinity set up: **Free delivery of new equipment and installation is available thru February 1, 2026. After that in-home installation is \$100. Call Bulk Center 833/501-1893.** Keep asking to talk with an 'agent' until you get someone live on the line.
- Paying quarterly fees / setting up auto pay: Remember that if you have questions about your balance, arranging for auto pay or anything else you can 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 November 17, 2025. Approved by the Board on November 19, 2025.