

**VILLAGE PLAZA CONDOMINIUM ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
MINUTES**

Meeting Date: Wednesday, March 25, 2026
Time: 6:00 PM
Place: Village Plaza Club House, 3555 Hispania Place. Sarasota, FL 34232

Meeting was called to Order by Mike Stumpe, in Armando Machado's absence at 6:00 p.m. Pat Whalen opened the Zoom meeting. There were two owners in attendance on Zoom. .

Roll Call Board Members: In attendance in person were Mike Stumpe, Vice President; Sharon Whalen, Treasurer; Patricia Whalen, Secretary; and Beth Stoffel, Member at Large. Mike Miller, Community Association Manager, was also in attendance in person. Armando Machado, President; was unable to attend.

Determination of Quorum – Since four of the five Directors were in attendance, a quorum was established

Proof of Notice of the Meeting. The Agenda was posted at the clubhouse before 6 pm on Monday, March 23, 2026. It was also posted on the website and emailed to owners on March 23, 2026. An email notice and notice on website was also sent out 14 days prior to the meeting to advise that a rough version of the 2026/27 budget would be discussed at this meeting.

VOTE to Approve Minutes: . Pat Whalen made a motion to approve the Minutes of February 25, 2026, Monthly Board Meeting; seconded by Mike Stumpe. All in favor. The Minutes were approved.

President's Report & Maintenance Issues – Reported by Mike Stumpe for Armando Machado

1. Steven Cooper has joined our maintenance team replacing Jorge Martinez . Doing a fine job so far. Beth will be his main contact with the Board and will review progress so far.
2. Fence Issues: Some braces have been found that could resolve our problem with the fence that was damaged by Milton. Ken will try them out and we can order more if they show they will fix the problem.
3. The recent pool mishap where the valve was left open caused our Pluris bill to jump over \$100.00 more. Several Statements have been submitted to Pools by Lowell and we asked for and received a reimbursement of \$100.00.
4. I will need the Board's continued support while I tend to Jerry.

Vice President's Report & Landscaping: Mike Stumpe:

1. **Greentech contract 3% increase**
2. **Irrigation update** – the main issue is finding the 53 valves in the system using older maps. Mike plans to create an updated digital map for future boards.
 - a. Valve replacement, Rewiring battery valves into master clocks Mapping locations
 - b. Mike and Ken will review the watering schedule on El Poinier – the west side of the street may be getting watered too often
3. **Wall issues.**
 - a. Laurel oaks breaking walls need to remove 9 - 10 young oaks over next few years We will discuss with an arborist and the county to be sure we are following any permit and/or replacement requirements.
 - b. Replace those trees with hedges (by Walgreens- podocarpus, clusia, sea grape). Multiyear project
4. **Tree trimming.**

Palms: about 20 fewer queen palms this year, Hardwood - take out most dangerous trees along wall.
Trim laurel oak between Hispania and Miguel Lane.

Secretary's Report & Communications – Patricia Whalen..

1. Website updates: February Financials posted, updated Social Calendars for April, May, and June.
2. Pat will update the Board contact list and add Board course certificates,
3. Getting quotes for legal document updates. Pat will contact law firms to get quotes and move forward with updating/cleaning up the declarations and amendments.

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

1. **Current Financial Status & Investment updates.**
 - a. We are reinvesting the maturing \$250,000 CD next Tuesday and monitor the market for best rates.
2. **Budget work for 2026/27 fiscal year – reviewed rough draft and special projects requested**
 - a. Sharon has offered to schedule a special session for owners who want to learn more about the budget or get a detailed review.
 - b. A copy of the “final” proposed budget will be emailed to owners prior to the April 22 Board Meeting and a printed copy of the budget will be mailed to all owners along with Proxy forms with ballot issues by the May 13 deadline for a 14-day notice.
 - c. The current proposed budget has a modest quarterly increase recommended as follows: (Note that these numbers are subject to change until the final budget is approved.)
 - i. Sec 1 - \$80 (or approx. \$27/mo
 - ii. Sec 2 - \$78 or approx. \$26/mo
 - iii. Sec 3 -\$90 or approx. \$30/mo
 - iv. Sec 7 – 72 or approx. \$24/mo.
3. **Projects** that may still happen within the 2025/26 budget: Tree trimming, Roof cleaning, Roadwork.
 - a. **The Roof Cleaning bid of \$21,895 bid from Mold Munchers was held off on last month due to a new bid coming from Gorilla Kleen. But they were not able to come close to the Mold Munchers bid.** (Copies of all the bids were posted on the website.)
 - **VOTE:** Sharon Whalen made a motion, seconded by Pat Whalen, to approve the Mold Munchers **\$21,895** bid and proceed with the roof cleaning. All in favor, the motion carried.
 - Mold Munchers will pressure wash Section 7 driveways when they clean the villa roofs and will provide photos of any broken tiles and coordinate schedule to minimize plant/property damage.
 - b. **Driveways:** Armando and Ken: Need to complete count and obtain at least two quotes for driveway replacements/repairs. We currently have a quote for \$7,500 for replacing a double driveway.
4. **Delinquent accounts:** Sharon is looking into the collection/lien process for two owners seriously behind on fees, using a local attorney to send a lien notice.

Member at Large – Beth Stoffel

1. New Resident Applications & Approvals.
2. Laundry and condo issues – update on new maintenance man, Steven Cooper

Social Committee Updates – Carey Harris turned over the instructions for setting up the April block party to JP who is organizing it.

Open Forum: Questions, issues or concerns from community not already addressed.

1. A group thank-you was given to Dianne who painted the mailboxes at the villas.
2. Discussion was had about the FPL maintenance flyer they've been sending around and asking for clarification on who is responsible for repairs to water lines and electrical lines to individual units. A reminder was given that any line that salify feeds one unit is that unit owner's responsibility. If a line feeds multiple units, it is the Association's responsibility to fix or replace.
 - a. So owners may want to take advantage of the low monthly fee FPL is charging for

Adjournment – Mike Stumpe adjourned the meeting at 7:42 p.m.

Next Meetings:

- **Monthly Board Meeting** – recommended budget to be discussed: Wednesday, April 22, 2026, 6 p.m.
- **Special Member Meeting on Budget** – Wednesday, May 27, 2026, 6 p.m. – followed by Monthly Board Meeting
- **Weekly Working Sessions with a Board Member** -- 1:00 to 2:00 p.m. Wednesdays at the Clubhouse

Attachment: Treasurer's Report

These Draft Minutes were respectfully prepared by Patricia Whalen, Village Plaza Secretary, on April 20, 2026.
Approved by the Board of Directors on April 22, 2026.

Village Plaza Treasurer's Report March 25, 2026

By Sharon Whalen, Treasurer

Balance as of 3/22/26

Operating funds Capitol Bank **\$232,264** (new quarter's fees are due 4/1)

Reserve accounts:

Centennial – Reserve	49,238	
Pacific Premier – Reserve	85,374	
Ameriprise Investments - reserve	1,263,417	(\$750K in CD's, \$513,417 in Ameriprise MM)
Reserve Total	1,398,029	

INVESTMENT HOLDINGS AS OF 3/22/26

Ameriprise: Brokerage

Fidelity Money Market	\$513,417	
Wells Fargo	250,000 CD	(3,8%, not callable, matures 9/13/27)
Flushing Bank	250,000 CD	(3.8% matures 4/2/26)
JP Morgan Chase	250,000 CD	(3.7% matures 7/7/27 – callable in January 2027)

Other \$\$ related items:

- 2 owners may have to be referred to collection / property lien
- February financials have been received and posted.
- Asphalt work ... hope to have more street work done in Summer of 2026
- Driveway project being quoted now ... reserve project, section 7
- Ameritech contract – 3% increase for the coming new fiscal year
- Re: TV / Internet All owners are entitled to 3 TV outlets and internet service as part of our bulk contract . Visit the Xfinity store (Stickney Point and Tamiami Trail) or for in home installation (\$100) call **Xfinity Bulk Center 833 / 501-1893**.
- **Final quarterly payment for 2025-26 budget year is due on April 1, 2026.** Should have received an invoice via email or will get one if you requested it by postal mail. PLEASE DON'T WAIT TO MAIL YOUR CHECK.
- **Questions on paying quarterly fees / auto pay:** Questions about your balance, account #, arranging for auto pay or your account # call the helpline **833-266-3646**. During the April board meeting you will be notified of any proposed change to quarterly fees in the new budget.
 - Current (2025-26 fiscal year that ends on 6/30/26)
 - **Quarterly fees:** Section 1 \$1594 Section 2 \$1592 Section 3 \$1576 Section 7 \$1900
- **Board discussion of key factors / 2026 – 27 operating budget and potential reserve expenditures**

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