

VILLAGE PLAZA CONDOMINIUM ASSOCIATION, INC.
FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

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 at 7 p.m. on the first Wednesday in February each year. A special Member meeting is also held at 6 p.m. on the fourth Wednesday of May each year, unless otherwise noticed, for members to vote on full or partial reserves and other budget-related matters. Other voting rights and procedures are described in Paragraph 8, Voting Rights, of the Village Plaza Declaration of Condominium and Section 2, Paragraph 2, Voting Rights, of the Village Plaza Bylaws. Voting procedures are in accordance with Section 3, Paragraph (d) and subsection (2) of Section 718.112, Florida Condominium Act .

Q: WHAT ARE THE UNIT USES AND RESTRICTIONS?

A: Village Plaza Condominium units are single family residences in a 55+ adult community, restricting owner/occupants and lessees to at least one person aged 55 or older and 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. All residents, leases and/or sales must have Board of Directors approval, including a background check and interview prior to a sale or lease.

Restrictions upon use include:

- A maximum of two pets per unit, with the maximum dog weight of 50 lbs.
- No motorcycles, golf carts, RVs, or scooters allowed and no pickup trucks larger than ½ ton.
- No street parking is allowed overnight and no commercial vehicles are allowed overnight.
- No more than two leases or rental occupancies per calendar year for any one condominium unit. No subletting allowed. The minimum lease period is 30 days and at least one lessee must be aged 55 or older. All tenants must be approved by the Board of Directors.
- Other restrictions are covered in depth in the RULES AND REGULATIONS and ARCHITECTURAL and LANDSCAPE GUIDELINES available on the website: <https://villageplazacondo.com>

Q: HOW MANY UNITS ARE THERE IN THE COMPLEX?

A: Village Plaza is a multi-condominium association with 4 separate condominium sections (see below). There are 150 total 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 to our agent, Community Financials, in advance on the first day of January, April, July and October of each fiscal year (quarterly). The quarterly fees, effective July 1, 2026, are:

Section I - \$ 1,671 (24 units)	Section II - \$ 1,672 (18 units)
Section III - \$ 1,658 (20 units)	Section VII* - \$ 1,973 (88 units)

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

Q. ARE THERE ANY CURRENT SPECIAL ASSESSMENTS?

A. No, there are no current special assessments.

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. ARE THERE ANY RESERVES?

A. Yes. We have partial reserves of over \$1.4 million for roofs, roads, driveways, walkways, and painting, and various replacement items.

Q. WHAT IS COVERED BY THE MAINTENANCE FEE?

A.	Professional management All Clubhouse & Recreational Facilities Maintenance staff for Common Elements Insurance on Common Elements	Lawn maintenance & landscaping Electric on Common Elements Routine Pest control Pool maintenance Cable TV & Internet
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Q: WHAT ARE THE RECREATIONAL FACILITIES*?

A.	Heated pool Clubhouse w/ Library, Meeting Room w/Kitchen Fitness Room, Saunas & Locker Rooms Billiards Room	Shuffleboard courts BBQ area with two grills Pickleball Court in Parking area
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Q. ANY SOCIAL ACTIVITIES?

A: Yes, please refer to the website: <https://villageplazascondo.com> and the monthly social calendars.

Q: IS THERE PROFESSIONAL MANAGEMENT?

A: Yes, we are managed by:
Miller Management Services, Inc., Michael Miller, Community Association Mgr.
2848 PROCTOR Rd. , Sarasota, FL 34231
Office: 941-923-5811 Fax: 941-923-5036
Email: millermtgt@mindspring.com Website: www.millermanagementservices.com

Quarterly fees and any special assessments are paid through COMMUNITY FINANCIALS' SMARTWEBS portal at <https://office.smartwebs.com/>. (A login will be provided once ownership is established, and a \$150 account setup fee is paid – see below.) For help registering for the SmartWebs portal, or how to pay the quarterly fees or special assessments, please email support@communityfinancials.com or call 833-266-3646, 9 am – 9 pm EST, Monday – Friday.

TO ESTABLISH OWNERSHIP – After application and interview is approved and the property actually changes hands at closing, PROVIDE A COPY OF YOUR WARRANTY DEED, EMAIL ADDRESS AND PHONE # TO Miller Management or Taunia Wilson taunia@communityfinancials.com. Once Community Financials has received the \$150 account setup fee and deed, they will then provide an account number and info on creating a password to access the SmartWebs portal.

Q. How are maintenance issues handled at Village Plaza?

A. Work Order forms are available outside the office in the clubhouse. We have two maintenance employees and an elected Board of Directors that is very hands-on regarding on-going maintenance and upkeep of the community. See Declaration and Architectural Guidelines on the website for what is the Owners' vs. the Association's responsibility for repair and replacement.

VILLAGE PLAZA CONDOMINIUM ASSOCIATION

3555 Hispania Place, Sarasota, FL 34232

Website: <https://villageplazacondo.com> **Email:** villageplazacondos@gmail.com

To receive an Owner's login to the Village Plaza website, please email the Board Secretary at ptwhalen@gmail.com.

This FREQUENTLY ASKED QUESTIONS AND ANSWERS sheet was prepared to conform to the best of our ability to the 2025 Florida Statute 718, Section 718.504. Note: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.