

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

Meeting Date: Wednesday, June 24, 2026
Time: 6:00 PM
Place: Village Plaza Club House, 3555 Hispania Place. Sarasota, FL 34232

Armando Machado Called Meeting to Order at 6:00 p.m. – Pat Whalen opened the Zoom meeting. (The first two minutes of the Zoom call was not recorded, which covered the roll call, proof of notice of the meeting, and the start of the vote to approve last month's Minutes, summarized below.)

Roll Call of Board Members and Determination of Quorum – Present in person were all Board members: Armando Machado, President; Mike Stumpe, Vice President; Sharon Whalen, Treasurer; Patricia Whalen, Secretary; and Beth Stoffel, Director at Large. Mike Miller, Community Association Manager was also present in person.

Proof of Notice of the Meeting. This Agenda was posted at the clubhouse before 6 pm on Monday, June 22, 2026, and was also posted on the website and emailed to owners.

VOTE to Approve Minutes of May 27, 2026, Board meeting that followed the Special Member Meeting on Budget. Pat Whalen made a motion, seconded by Sharon Whalen, to approve the May 27, 2026, meeting minutes. Discussion was held to make two corrections: One, regarding the stated road work to be done to clarify that the replacement on Hispania would occur from the north intersection with El Poinier Ct. to the wall, and parking areas along Hispania under the carports and the large parking area in Section 2. The other correction was to correct the spelling of Columbia Bank in the Treasurer's Report. All in favor of approving the Minutes with those edits. The motion carried.

President's Report & Maintenance Issues – Armando Machado

1. **The Driveway/ Concrete work** replacing 8 driveways and repairing 7 driveways was recently completed. One on El Poinier needs follow-up to fix some uneven spots near the garage entrance.
2. **Security Issues:** There has been a report of some cleaning supplies and other items missing from Clubhouse. Locks were changed to improve security. Armando reminded owners that if they notice any issues they should report them immediately so we can check our inside security cameras to find who is responsible
 - a. Discussion was held about keeping the locker rooms locked after hours and Beth & Pat to remind new owners about getting keys from the seller and/or purchasing replacements from us.
3. **Home Monitors:** Armando reminded owners of the Home Monitor requirement for all part-time owners, travelers & sellers – anytime their homes will be unoccupied for a period of time. Pat Whalen distributed a spreadsheet showing where we are missing Home Monitor forms. Armando will plan an email to be distributed to all part-time owners who are missing a form.
4. **Pool closure** – Armando reported that the pool needs repair and will be closed from June 29th to July 1st to repair the vacuum port.
5. **Speeding through the Community** – Armando has issued violation notices to owners who are not respecting the speed limits or stops signs in the community. He encourages owners to report to him anyone they see doing this. We will consider fines if they continue to act in an unsafe manner.
6. Armando and Sharon Whalen reported that the owner on Miguel Lane who has had problems needing a guardian has moved to a care facility and his fees have been brought up to date.

Vice President's Report & Landscape Issues - Mike Stumpe

1. **VP/Landscape update** –
 - a. **Pinecrest work near exit** – work is underway with old plants removed, a retaining wall being built, and new plants being ordered.
 - b. **Mulch**: Mike made a case for using natural Cypress Mulch instead of black mulch, which breaks down quickly and puts chemicals into our soil. He questioned if our rules and architectural guidelines allow for this. Pat Whalen said that we made the color optional in the last set of rules, and they only now require that owners be consistent with nearby common areas if they place their own mulch near their units.
 - i. The Board discussed approving the purchase of cypress mulch for the common areas when Mike provides the cost and quantity needed.
2. **Sarasota Growers** – Mike provided the price for the entrance garden and tree purchase \$1802 plus tax.
3. **Irrigation issues and well service** – Ron Weaver adjusted the pressure in the well for \$150. Mike will monitor the well pressure and continue to observe for dry well warnings

Secretary's Report & Communications – Patricia Whalen.

1. Website updates – Pat made payments for 3-yr GoDaddy Renewal, 4-yr Squarespace URL newel for www.villageplazacondo.com, and 1-yr Zoom Pro account for a cost of \$912.53.
2. Pat passed around a spreadsheet of current status for Home Monitor, Census, and Mailing Waiver forms – She will work with Armando to send this out to owners to obtain any missing documents.

Treasurer's Report – Sharon Whalen

1. Financial status (See attached Treasurer's Report)
2. Project updates & Reminders for controlling our costs and damage to units::
 - a. Toilet sense: Do not EVER flush wipes (even those that say they are flushable) – they are causing pipe & sewer backups.
 - She reminded us that the pipes in VP are 50 years old. Just as we've put notices up in the clubhouse, be smart: DO NOT FLUSH WIPES OF ANY BRAND OR STYLE in your home's toilets. They may seem to have flushed but they don't make it to the sewer and have caused many expensive and avoidable problems for owners (in both condos and villas) over the last 3 months.
 - b. AC unit drain lines should be cleaned professionally or with vinegar & water
 - c. Road replacement project begins in early July. Owners whose street will be impacted will be notified about moving their cars and where they can park: Miguel Ln, Puerta Ct, and Hispania from the wall to the north intersection of El Poinier and Hispania (including carports in Sections 2 & 3). Sharon will meet with the road replacement supervisor to finalize the schedule for road work.
 - d. Road sealing (for all areas not being replaced this year) will be happening later this summer or in early Fall. Notices will be posted. .
3. Sharon to provide updated info for the website with the correct information for the quarterly fee help number since some things have changed in SmartWebs.
4. Sharon to provide updated info on new owners and sellers' obligations when ordering or cancelling Comcast/Xfinity Services.
5. Serious reminder to all snowbirds / frequent travelers / homes for sale but left unoccupied: Having a HOMEWATCHER IS NOT A SUGGESTION - IT IS REQUIRED.. Sharon asked that the Board consider imposing fines for those who do not arrange for a

regular monitor. She reports that many very expensive problems developed for owners (and some the association had to cover) this year because many folks went away and didn't have a home watcher who understood the tasks that need to be repeated each visit: running water / flushing toilets several times, watching out for problems with plumbing, roof leaks, pests and more. AC should be left on 'auto' setting and ideally set at 78-79 degrees or cooler to avoid mold / mildew) Keep blinds and curtains closed etc. .

Director At Large Report – Beth Stoffel

1. **New Resident Approvals:** - One new purchaser application on Montilla (Pepsi's villa) - entering the interview and approval process
2. **Condo Maintenance & Laundries**
3. **Laundry equipment repairs** – no laundry issues this past month. We have identified some good repair companies for when we need them.
4. **Steven has begun painting condo walkways**

Social Committee Report. – Carey Harris reminded everyone of the upcoming 4th of July celebration and that the Good Reads book club will resume on the first Friday of the month. A flyer will be posted on the website.

Additional Landscaping Issues – J.P. Bellissimo – None reported beyond Mike Stumpe's report.

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

1. Dale Lang mentioned several upcoming sidewalk repairs and moving heavy stones, etc. With Ken's reduced hours, he would like the Board to consider hiring an additional employee or increasing Steven's hours to assist. Armando will work with Ken and Steven to determine when and if additional hours are needed.
2. Sharon Whalen brought up the issue of improving the look of the condo mailboxes by cleaning and/or painting them and removing stickers and notes. Also asking to address the issue of standardizing the numbers on the condo mailboxes. Carey Harris is willing to help.
3. Peggy Romans asked that the Board consider additional signage (stop sign, one-way signs) at the community exit and entrance when the roadways are replaced and restriped.

Adjournment: Armando adjourned the meeting at 7:18 p.m.

• Next Meetings:

- **Monthly Board Meetings:** Wednesday, July 22, 2026, at 6 p.m.
- **Weekly Working Sessions with President** -- 1:00 to 2:00 PM every Wednesday at the Clubhouse except the fourth week of the month.

Village Plaza Treasurer's Report June 24, 2026

By: Sharon Whalen, Treasurer

Balance as of 6/22/2026

Operating funds Columbia Bank	\$77,469	(plus \$200,893 invested at Ameriprise Money market)
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Reserve accounts:

Centennial – Reserve	\$ 49,424	
Columbia Bank - Reserve	141,373	(will be reduced \$32300 for driveway work - section 7)
Ameriprise Investments - reserve	1,271,620	(\$750K in CD's, \$523,476 in Fidelity MM)
Reserve Total	\$ 1,461,417	

INVESTMENT HOLDINGS AS OF 6/22/26

Ameriprise Brokerage

Fidelity Money Market	523,476	(currently paying 3.57, fluctuates w/the market)
Wells Fargo	250,000 CD	(3,8%, not callable, matures 9/13/27)
Goldman Sachs	250,000 CD	(3.85% Matures 1/7/2027)
JP Morgan Chase	250,000 CD	(3.7% Matures 7/7/27 – callable in January 2027)

Other \$\$ related items:

- **Reminder that your 'auto pay' quarterly fees (due July 1) will be deducted** from your bank account next Wednesday, July 1 (or whatever day of the month you specified.) PLEASE BE PATIENT ... your account will show as 'pending' for several days until your \$ has been requested / transferred / then recorded in smart webs. With the July 4 holiday it may not show as PAID IN FULL until Monday, July 6.
- **Driveway replacement** and some repairs were all paid from reserves. Section 7
- **Road replacement project will begin in early July.** It is focused on Miguel Lane, Puerta Court, Hispania and includes roads as well as some carport / parking areas. Anyone who

will be impacted will be notified about where to park while the work is underway. Watch for signs posted and / or email to you.

- **Road sealing will be completed on all road (except those installed in July) will take place later this summer**
- **Re: TV / Internet** All owners are entitled to 3 TV outlets and fast 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.**
 - **ARE YOU SELLING?** when any unit is being sold **the sellers must return all equipment to Xfinity, pay all outstanding charges (if any) and close their account.** The new owner must contact Xfinity and establish his/ her own account, get new equipment which they can install themselves or arrange for in-home installation, which costs \$100.
- **For help setting up auto pay for quarterly fees, asking for your balance due etc** call the Community Financials helpline **833-266-3646** option 1 or 2, depending on your situation. They will guide you to getting thing in place.

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

These Minutes were respectfully prepared and submitted by Patricia Whalen, Village Plaza Board Secretary on July 20, 2026. Approved by the Board on July 22, 2026.