

The Villager

Village Brooke Condominium Association

Vol 4 ~ #33 ~ Apr 2025

President's Corner

April 2025

Everyone,

I continue to harp on the condition of the lanais. Please remember that you have one chance to make a good first impression. You or someone else may be selling their unit and if your lanai is a mess, it reflects on the value of the whole community.

Did you know that this is a "No Pets" community? I'm sure you would have a hard time believing it when you see people walking dogs all over the place. There is a dog walking area in the northeastern corner of the property for this purpose. The only reason for having such an animal is if they are a registered Service Animal or a registered Emotional Support Animal. All other pets are forbidden to be at Village Brooke. I have personally observed several cats on lanais and have reported same to the office. I recommend you get rid of these pets asap.

There is a clause in our documents about riding around the complex on scooters, roller blades, electric mopeds and electric motorcycles. These are forbidden according to our documents. A small child fell the other day while riding a scooter and his adult supervisor, I assume his dad, treated it like it was nothing and snapped at someone who told him about the rules. A few days ago, an adult allowed his child to turn on the shower at the pool and leave it running. When asked to turn it off, he got nasty and said he was calling his attorney! Wow! You can't just turn the water off? Instead, he went off on the person who told him to turn it off and f-bombed her! What a piece of work.

Village Brooke is a non-smoking community. Smoking is allowed inside your unit and inside your car, but not while walking around. There is no hanging of towels, sheets, blankets, clothes, etc. in your lanai or on the railings outside your unit. During holidays, we relax the rules a bit to allow unit owners to decorate their lanais, but once these holidays are over, the rules once again apply. Decorative lights and festive displays are to be removed.

Jim Belle

Village Brooke Condominium Association



Our Board

President: Jim Belle
V. President: Doug Sharkey
Secretary: Teresa McCormack
Treasurer: Diane Namish
Director: Michele D'Ambrosio
Director: Bill Frechette
Director: Carol Rybczynski
Manager: Stacey Katz



Contact Us

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Office Hours

Monday-Friday
10 am – 2 pm

Manager's Corner

by Stacey Katz

Happy
Easter!



Happy
Spring!

IMPORTANT UPDATES & REMINDERS FOR APRIL

- Seasonal / Annual Rentals Amendment to Bylaws have been recorded & are now in effect. This change includes a reduction in annual rentals & changes to seasonal rentals. A copy of the amendment has been sent to all unit owners.
- The revised budget has been mailed & emailed to all owners. If you have not received this, please inform the office.
- Owners who rent must provide all documentation to potential tenants to be brought to the office. We receive many calls from tenants needing additional info & appreciate your handling details in advance.
- Kindly be sure to close your front door & all screens.
- Request to Alter forms for window & door alterations are available in the office. Please complete one if you are making unit alterations, along with specifications of work to be completed.
- Remember to contact the office immediately if you require pest control services!
- Be sure to inform the office of your departure when you head home so we can switch mailings over to your primary residence.



Easter Potluck – Sunday, 4/20 – 3 PM

The ham will be provided!

Bring your favorite Easter side dishes & beverage to share with others.



TUESDAY IS GAMES NIGHT at Village Brooke! Join us at the clubhouse 6 PM & bring your favorite game!

**Sheds now available & pro-rated
- Apply at Office -**

Please be considerate of your neighbors! Be aware that smoking on your lanai, barking ESA dogs & loud music can be nuisances to others.



Sarasota In the Know

Fun events for April – Many Free!

Find out what's going on in Sarasota this month by visiting
www.escape-to-sarasota.com/

If you are not getting this newsletter via email, please come to the office to complete an "Opt-In" form.

Sunday Worship 10-11AM

Everyone is welcome to come to the clubhouse for a Christian worship service streamed on the TV from Emmanuel Church in Indiana. Come and be blessed!

