

# The Villager

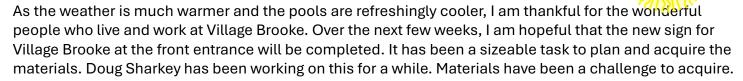
**Village Brooke Condominium Association** 

Vol 5 ~ #34 ~ May 2025



## President's Corner ~ June 2025

Hello everyone,



I want to make it clear that anyone who has the privilege of leasing their unit on an annual basis and wishes to renew such a lease, must submit their renewal paperwork at least 90 days prior to the end of the current lease. This will give the board the necessary time to review the lease and approve or deny the renewal. If the lease is denied, this will give the owner enough time to give their tenant sufficient notice to vacate at the end of the lease. It will also give the owner time to find a new tenant if that's the case.

Let me also make it clear that leasing annually is a **privilege** that only a small number of our owners have. Owners are responsible for the actions of their tenants and as such, if a tenant is a repeat offender of our rules, the owner is subject to losing their annual leasing privilege.

Sincerely,

Jim Belle, President

## JULY 8<sup>TH</sup> WILL BE THE NEXT IN-PERSON BOARD MEETING

Meeting to be held in Clubhouse & on Zoom (notices will be sent)

#### GET HOA NEWS QUICKLY ~

We urge you to stop by the office to fill in an Opt-In Form to allow us to send email notices to you electronically, saving money, time & postage costs.

At the same time, bring along a voided check & complete an ACH form for autowithdrawals of HOA fees (which will also then automatically update.)

We appreciate your consideration & continued support for all efforts to make Village Brooke a great place to live!

## **Our Board**

President: Jim Belle

V. President: Doug Sharkey Secretary: Teresa McCormack Treasurer: Diane Namish Director: Michele D'Ambrosio

Director: Bill Frechette
Director: Carol Rybczyjnski

Manager: Stacey Katz



## **Contact Us**

Phone: 941-922-0141

Emails: villagebrooke1@gmail.com villagebrookeoffice@gmail.com

Website: villagebrooke.com Username: village-brook Password: VB#Finan2024

Office Hours

Monday-Friday 10 am - 2 pm

## **Manager's Corner**

by Stacey Katz

#### **IMPORTANT UPDATES & REMINDERS FOR JUNE**



#### **Reminders:**

- Please remember to put vinegar OR bleach down your air conditioning drains to prevent algae buildup – this is especially important for upstairs units.
- It's time to review your hurricane preparation plans. The HOA Maintenance Staff will "clear the decks" to prep, so to speak, but you must make sure anything on your lanai is placed inside your unit.
- Remember that the office will be closed during inclement weather & the phones may not be operable; we will not have info on your unit during hurricanes.
- You can check additional condo maintenance tips in the front of your HOA Rules book ~ stop by the office to pick one up if not on hand.
- Watch your emails for notices about upcoming Board Meetings as they are on summer schedule, meeting as needed rather than every two weeks.

### **Parking Pass Information**

Only Unit Owners or leaseholders may request parking passes. Visitors or guests will not be issued passes without written permission (including dates of stay) from the owner or leaseholder. All parking passes are \$2. Thank you!

Please remove your laundry from machines as soon as it is finished!
Laundry Rooms open 8A-9P weekdays
& 9-9 Sundays.



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



Village Brooke Facebook Page https://www.facebook.com/groups/villagebrookecommunity



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 Emmanual Church in Indiana. Come and be blessed!

