

# The Villager

Village Brooke Condominium Association

Vol #1 ~ #42 ~ January 2026

## President's Corner ~ January 2026

Happy New Year to all the residents of Village Brooke! We are excited to start this New Year with many changes.

As of January 5th, Village Brooke has teamed up with XFINITY to offer internet services and more cable channels to our entire community. Letters have already been sent from XFINITY to many of our residents with information on the changes, with instructions on getting the new services. Members of the Board are excited to be able to offer this to all residents and hope everyone will enjoy them. If anyone has any questions about how this is going to take place, please call the office.

There is a new after-hours number which will be posted on the bulletin boards in the hallways. This number is to be used after hours for issues such as plumbing issues, water leaks, etc. Calls or texts for parking permits, applications, payments, etc. must be made directly to the office during business hours. Do not hesitate to call 911 if you witness suspicious behavior on our campus, as the association does not provide security detail.

Our newest board members will be taking office at the January 13 meeting; I wish to welcome them plus send a special thank you to all who have served on the Village Brooke Board over the past year for the great job they have done volunteering all their time and knowledge to better Village Brooke.

***Diane Namish ~ President***

## VILLAGE BROOKE CONDOMINIUMS ANNUAL OWNERS MEETING – PLAN TO ATTEND!

January 13 – 6 PM – Clubhouse & Via Zoom

***We require a quorum of the members in order to hold the meeting.***

***Please return your completed Proxy to the office ASAP or bring to the meeting!***

### Our Board

President: Diane Namish

Vice President: Doug Sharkey

Treasurer: Carol Rybczynski

Secretary: Dawn Raymond

Director: Jim Belle

Director: Michele D'Ambrosio

Director: Bill Frechette



CONDOMINIUM ASSOCIATION, INC.

### Contact Us

Phone: 941-922-0141

Emails: [villagebrooke1@gmail.com](mailto:villagebrooke1@gmail.com)

[villagebrookeoffice@gmail.com](mailto:villagebrookeoffice@gmail.com)

Website: [villagebrooke.com](http://villagebrooke.com)

Username: village-brook

Password: VB#Finan2024

### Office Hours

Monday-Friday

10 am – 2 pm

## HOA OFFICE CORNER

### UPDATES & REMINDERS



**URGENT: Please turn in your Proxy form as soon as possible for 1/13 Meeting.**

- The Annual Owners' Meeting will take place on January 13th. ALL owners are permitted to speak for three minutes.
- During office business hours, please CALL THE OFFICE for all maintenance issues: we require written work orders on repairs. Do NOT call or text the maintenance staff directly & do not flag down the golf carts.
- FOR PLUMBING PROBLEMS:
  - If your kitchen sink backs up, assure you have not been putting eggshells or liquid grease (bacon grease/cooking oils) down the disposal! Let grease dry & wipe it out to put towels in trash. For bathroom drains, call your plumber.
  - Call the office if you are not sure if the problem is in your unit or on a community line.
- Do not put Liquid Plumber or Drano type products down any drains.
- Parking speed bumps will be getting face lifts on 1/7 & 1/8. Watch for workers on our streets. Traffic patterns will change while work is being done, be mindful at the front entrance.
- All new applications require a ten-day office turnaround & must then await a Board Meeting for approval. Turn in applications well in advance of deadlines on sales and new or renewal leases. Please call the office for timing on these when move-in or sale closing deadlines are short. We can no longer guarantee special handling.
- Please observe our Mandatory Recycling Rule. Anyone moving in needs to break down boxes & place these in recycle bins.

**The HOA fee has increased to \$438/mo as of 1/1/26. All ACH payments will be adjusted automatically. For personal checks, please adjust the amount to \$438. Thank you!**

**The New After-Hours Facilities Number:  
941-415-4422**

Sarasota In the Know  
Find city events & happenings at  
[www.escape-to-sarasota.com/](http://www.escape-to-sarasota.com/)



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