

The Villager

Village Brooke Condominium Association

Vol #2 ~ #43 ~ February 2026

President's Corner ~ February 2026

Hello, all Village Brooke residents,

February is here and we all are hoping it brings back our Florida sunshine.

As everyone knows, in January we had a change with our Wi-Fi system. If any of you haven't contacted XFINITY to have your new system installed, please do so. From what I have heard so far, the transition of Wi-Fi in our community is going well. I think most residents' bills were credited on January 3, 2026. If you feel your account was not credited, please call XFINITY's installation number (800/934-6489.) Many residents' bills went down to zero; we hope you were one of them and that you are enjoying your new WI-FI.

The office is working on getting the company that put in the speed bumps to come out and do an inspection on the height of the bumps. This will happen in the first week of February.

A new contact phone number will be posted for all to use after hours and should only be used for business that cannot wait till normal office hours. This number will be able to take texts and calls going straight to our maintenance department. Please only use this number if it is truly something that cannot wait for regular office hours. In an emergency call that is a police matter, or if medical assistance is needed, call 911.

We are going to have a Superbowl Party in the clubhouse on February 8, 2026. If you don't have any plans, come join us. Kickoff is 6:30 P.M., so come around 5:30 P.M., and if you want, bring a covered dish and your own drinks. It will be a fun night for the community to get together.

Happy Valentine's Day to all!

Diane Namish, President



**VILLAGE BROOKE CONDOMINIUMS
ANNUAL OWNERS MEETING – PLAN TO ATTEND!
February 10 – 6 PM – Clubhouse & Via Zoom
PLEASE TURN IN YOUR PROXY to assure Meeting Quorum**

Our Board

President: Diane Namish

Vice President: Donna Kulesa

Treasurer: Michele D'Ambrosio

Secretary: Eve D'Antonio

Director: Carol Rybczynski

Director: Della McConkey

Director: Bill Frechette



CONDOMINIUM ASSOCIATION, INC.

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

HOA OFFICE CORNER

UPDATES & REMINDERS



URGENT: Please turn in your Proxy form ASAP for the 2/10 meeting Meeting, even if you are attending the meeting, so we have a count to make a Quorum

- The Annual Owners' Meeting has been rescheduled to February 10th at 6PM, depending on quorum status. All owners are permitted to speak for three minutes.
- **Pool Rules: Swimmers must shower before entering pool(s)**. Showers are to be used for rinse-off pre-or post-swimming. *Soap is not permitted in shower areas to prevent slippery conditions*.
- Remember to break down all boxes for recycle. The dumpsters are being filled with boxes & we need these for trash only. Advise your tenants of this as well.
- **Landscaping**: We will be planting sod in March-April to fill in bare areas on property. Please be patient as we must wait for the growing season beginning in April.
- **Trash Disposal** – Bulk items such as dishwashers, toilets, sinks, etc., may NOT be put into dumpsters! Put these into the Compound area located by the north tennis court. *Violations will result in fines*.
- **Water Hoses** – The spigots (hose bibs) on the buildings are *not* for unit owner's exclusive use! Please discontinue any use & remove any water hoses.
- **Irrigation** – Recently we have had multiple issues with the irrigation system. We ask for your patience as we continue to make repairs & improve the system.
- **Postal Mail** – When mail is returned to the office, we will attempt to contact you once only. Mail is returned when there is no viable address or mail remains in the postbox over 30 days. If you have more than one unit, check all postboxes. Inform the office of any seasonal change in primary address. Check to assure *your name is on the card* in your postbox.

**NEXT BOARD APPLICATION APPROVAL MEETING:
2/4/26 ~ 6 PM ~ Clubhouse & via Zoom**

The HOA fee is \$438/mo for 2026.

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

Sarasota In the Know
Find city events & happenings at
www.escape-to-sarasota.com/



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