

Villa D'Este Section B Condominium Association, Inc.

NOTICE IS HEREBY GIVEN the Board of Directors' for Villa D'Este Section B Condominium Association, Inc., in accordance with the Bylaws of the Association, and Florida Statutes, will be held at the following date, time and place.

DATE: November 8th, 2023

TIME: 10:00 am

PLACE: 104 Capri Isle Blvd, Venice FL 34292

Join Zoom Meeting:

<https://us06web.zoom.us/j/89181702153?pwd=UJFFMV2txVXpDeVFqNU9Lek11cnBWUT09>

Meeting ID: 891 8170 2153

Passcode: 594600

Dial in #

305.224.1968

Minutes

CALL TO ORDER: The meeting was called to order by Ruth Kostelac at 10:09am.

PROOF OF NOTICE: Notice for the meeting was mailed and posted in accordance with the Association's Bylaws and Florida Statute 7.18.

DETERMINATION OF A QUORUM: A quorum was established with Ruth Kostelac, Karen Baribeault, Mark McHale, Mike Rotterman and Leo Casavant. Also present was Lauren Wilson of Sunstate Management.

APPROVAL OF MINUTES: Lauren read the minutes from the June 27th meeting. **A MOTION** was made by Ruth Kostelac, seconded by Mark to approve the June 27th, 2023, minutes as presented. All in favor. **MOTION PASSES** unanimously.

Presidents Report:

There is an ongoing bat issue that has been identified at the complex. It has been identified that there is also an entry point where the bats are getting into unit 311 at the AC unit which is the homeowners responsibility. A letter of noncompliance is being sent to UNIT 311 to address the entry point where bats are getting into the unit. The request is being made that the situation be addressed and remedied, or the association will have to take action to make the repair and fumigate the unit and it will be billed back to the unit owner.

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Procur: Ruth gave a detailed report on the actions that have been taken by the association to address the ongoing issue related to bats that has been identified at the complex.

Sprinkler Inspections: There was significant complication with the inspections and repairs for 2023 working with the current vendor. The decision was made by the board to move the 2024 inspections to January and work with a different vendor.

Treasurer Report: Karen gave a detailed report on the current financials as attached to these corporate records.

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

2024 Proposed Budget: A **MOTION** was made by Karen, seconded by Ruth to approve 2024 Budget as presented. An extensive discussion was had by the board of directors on the reason for the increase in dues for 2024. All in favor. **MOTION** passes unanimously.

OWNERS COMMENTS: No comments

NEXT MEETING DATE: TBD

ADJOURNMENT: With no further Association business to discuss, Ruth Kostelac adjourned the meeting at 11:22am.

Respectfully submitted by Sunstate Management
For the Board of Directors for Villa D'Este Section B Condominium Association, Inc.