

# *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 7th, 2024

TIME: 3:30PM

PLACE: 104 Capri Isle Blvd, Venice FL 34292

## **Minutes**

**CALL TO ORDER:** The meeting was called to order by Ruth Kostelac at 3:36PM.

**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:**

**A MOTION** was made by Ruth seconded by Mark to approve the November 8<sup>th</sup>, 2023, minutes as presented. All in favor. **MOTION PASSES** unanimously.

**A MOTION** was made by Karen seconded by Ruth to approve the March 4<sup>th</sup>, 2024, minutes as presented. All in favor. **MOTION PASSES** unanimously.

**Presidents Report:** Ruth gave a detailed report on ongoing business of the association to include that the Milestone Inspection and SIRS report have been completed as well as items that have been considered for preparing the proposed 2025 Budget.

**Treasurer Report:** Karen gave a detailed report on the current financials as attached to these corporate records. Karen reviewed the funding options that have been considered to comply with the SIRS funding requirements for 2024.

**UNFINISHED BUSINESS: NONE**

**NEW BUSINESS:**

**Roof Replacement Proposal:** Extensive discussion was had by the Board of Directors on the 5 proposals

# *Villa D'Este Section B Condominium Association, Inc.*

that have been submitted to replace the roof.

A **MOTION** was made by Mike and seconded by Ruth to proceed with the roof replacement and select Colonial as the vendor for replacement. The Board of directors will continue to evaluate the proposal before approval of the final proposal. All in favor. **MOTION** passes unanimously.

## **Association Loan Consideration:**

A **MOTION** was made by Mike and seconded by Karen to approve the 10yr loan from Truist for \$420,000 at an interest rate of 6.75% to replace the roof in 2025. The Board of directors has opted to close in November 2024. All in favor. **MOTION** passes unanimously.

## **Corporate Transparency Act Policy:**

A **MOTION** was made by Karen and seconded by Mike to adopt a policy requiring all board members to submit their information within 30 days of taking their seat on the Board of Directors to fulfill the filing requirement for the Corporate Transparency Act. All in favor. **MOTION PASSES** unanimously.

**Hurricane Evacuation Policy:** Lauren went over the attorney recommendations of the Board of Directors recommending adopting a Hurricane Evacuation Policy. Lauren detailed the policy that is recommended. The board of Directors will table this for the time being and evaluate at future meetings.

**OWNERS COMMENTS:** No comments

**NEXT MEETING DATE:** TBD

**ADJOURNMENT:** With no further Association business to discuss, Mike made a MOTION to adjourn the meeting at 4:54pm.

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