

# Villa D'Este Section B CONDOMINIUM ASSOCIATION, INC.

## MINUTES OF THE ANNUAL MEMBERSHIP MEETING

FEBRUARY 19<sup>th</sup>, 2025, at 12:00PM

Frances T. Bourne Jacaranda Library, 4143 Woodmere Park Blvd, Venice, FL, 34293

**CALL TO ORDER:** The meeting was called to order by the Treasurer, Karen Baribeault at 2:00PM at the Frances T. Bourne Jacaranda Library, 4143 Woodmere Park Blvd, Venice, FL 34293.

**ESTABLISH A QUORUM:** A Quorum of the membership was present with 28 members present both in person and by proxy.

**PROOF OF NOTICE OF MEETING:** Proof for notice was confirmed to be in accordance with Florida Statue 718 and the association's Governing Documents by Lauren Wilson, MBA, CAM of Sunstate Management, agent of record for the association.

**APPROVAL OF UNAPPROVED MINUTES:** A **MOTION** was made by Karen Baribeault and seconded by Dennis Kline to approve the 2024 Annual meeting minutes as presented. All in favor. **MOTION PASSES** unanimously.

### **REPORTS OF OFFICERS:**

**President:** Karen Baribeault in Ruth's Absence gave a detailed report of ongoing business of the association and the accomplishments in 2024.

**Treasurer:** Karen Baribeault gave a report was given from the 2024 Year end Financials.

### **UNFINISHED BUSINESS: NONE**

### **NEW BUSINESS:**

**2025 Announcement of Board of Directors:** Pursuant to Florida law, an election of the directors for the Association was not required since the number of persons wishing to run for the Board was less than the number of vacancies to be filled. It was announced that the Board of Directors for 2025 will be comprised of the following members of the association:

Karen Baribeault  
Leo Casavant  
Michael Kacynski  
John Kushman  
Mark McHale

### **Membership Vote Results:**

- **MATERIAL CHANGE TO COMMON ELEMENT ROOF:** The majority of the Membership present both in person and by proxy voted in favor of the Common Element Roof the **MOTION PASSES**.  
**Yes = 27, No = 1**

- **LOWER LEVEL OF FINANCIAL REPORTING:** The majority of the Membership present both in person and by proxy voted in favor of Lower Level of Financial Reporting the **MOTION PASSES. Yes = 27, No = 1**
  
- **EXCESS INCOME CARRYOVER:** The majority of the Membership present both in person and by proxy voted in favor of Carryover surplus the **MOTION PASSES. Yes = 27, No = 1**
  
- **CROSS UTILIZATION OF RESERVES:** The majority of the Membership present both in person and by proxy voted in favor of the Cross Utilization vote. **MOTION PASSES. Yes = 27, No = 1**

**OWNER COMMENTS:** Owners commented on ongoing business of the association.

**ADJOURNMENT:** With no further business to discuss. A **MOTION** was made by Karen Baribeault and seconded by Mark to end the Annual Membership Meeting at 1:22pm on February 19<sup>th</sup>,2025. All in favor **MOTION PASSES** unanimously.

Respectfully Submitted by:

Lauren Wilson MBA, CAM

Sunstate Management

For the Board of Directors of Villa D 'Este Section B Condominium Association.