

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: August 27, 2025

TIME: 2PM

PLACE: ZOOM ONLY

Minutes

CALL TO ORDER: The meeting was called to order by Lynn Lakel of Sunstate Management at 2:06 PM.

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 the following board members:

John Kushman
Karen Baribeault
Leo Casavant
Michael Kaczynski
Mark McHale

Also present was Lynn Lakel of Sunstate Management.

APPROVAL OF MINUTES: Approval of April 16, 2025, minutes was deferred to October 22, 2025, meeting.

PRESIDENTS REPORT: None

TREASURER REPORT: Karen gave a detailed report on the current financials as attached to these corporate records. Karen asked that the Cadence CD for \$52,000 be cashed in and moved to Building and Roof Reserves. Lynn to contact Julie Sauls to do the transfer. Karen asked about the status of the withdrawal from the December 2024 loan for the new roof. Lynn will follow up and let Karen know.

UNFINISHED BUSINESS: NONE

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NEW BUSINESS:

- a. **Painting Bid:** After discussion, it was decided to move forward with Rony's painting bid. The Board is awaiting additional estimates for the common doors, trash chutes, downspouts and fascia before approving the bid.
- b. **Updated Appraisal/Insurance Discussion:** After discussion, a **MOTION** was made by Karen seconded by Mark to approve August 12, 2025, as presented. All in favor. **MOTION PASSES** unanimously.
- c. **Elevator:** On hold until October meeting.
- d. **Colonial Roofing Soffits:** After some discussion, Michael made a **MOTION** to accept Colonial Roofing bid to repair soffits. John seconded **MOTION and MOTION PASSES** unanimously. Karen to send signed contract to Colonial Roofing.

OWNERS COMMENTS: Donald Bertucci asked about a Wind Mitigation report. Lynn announced that the new wind mitigation was done in August and is available to all owners. The new appraisal and wind mitigation report will be put on the portal for owner access.

NEXT MEETING DATE: October 22, 2025, at 2:00 pm ZOOM Only

ADJOURNMENT: With no further Association business to discuss, Karen made a **MOTION** to adjourn the meeting at 2:38pm. John seconded the motion. All in favor. **MOTION PASSES** unanimously.

Respectfully submitted by Sunstate Management

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