

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: December 3rd, 2025

TIME: 2:00PM

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

Minutes

CALL TO ORDER: The meeting was called to order by John Kushman at 2:10PM.

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

Mark McHale

Michael Kaczynski

Leo Casavant

Karen Baribeault (absent)

Also present was Gina Fouquet LCAM, CMCA of Sunstate Management.

APPROVAL OF MINUTES:

A MOTION was made by Mike seconded by Leo to approve August 27th, 2025, minutes as presented. All in favor. **MOTION PASSES** unanimously.

Presidents Report: John reported updates on the projects that has been happening. The painting project is coming along. The company that was chosen is doing a great job. The roofing project is completed. The outstanding item for the building is having a building appraisal done. John spoke about the elevator that has been out for 2 months.

Treasurer Report: Gina gave a short report on the financials.

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

Villa D'Este Section B Condominium Association, Inc.

2026 Proposed Budget Review and Approval: A MOTION was made by John and seconded by Leo to approve the proposed budget as presented. All in favor. **MOTION PASSESS** unanimously.

OWNERS COMMENTS: Questions regarding the 2025 Proposed Budget were taken by the Board of Directors.

NEXT MEETING DATE: February 18, 2026

ADJOURNMENT: With no further Association business to discuss, John made a **MOTION** to adjourn the meeting at 3:05pm. Mark seconded the motion. All in favor. **MOTION PASSESS** unanimously.

Respectfully submitted by Sunstate Management

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