

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: February 2nd, 2026

TIME: 9:30AM

PLACE: Zoom

Minutes

CALL TO ORDER: The meeting was called to order by John Kushman at 9:39AM.

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 (Absent)

Michael Kaczynski

Leo Casavant

Karen Baribeault

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

APPROVAL OF MINUTES:

A MOTION was made by Karen seconded by Michael to approve December 3rd, 2025, minutes with 1 change. All in favor. **MOTION PASSES** unanimously.

Presidents Report: NONE

Treasurer Report: Karen reported that for 2025 operating expenses were approximately \$20,000 under budget. One thing that will be voted on at the annual meeting is roll the surplus over to 2026, which is important because of unexpected expenses for 2026. On the reserve side, in good shape on the cash perspective. We are projected to have a balance of \$114, 600, in the reserves accounts when we get to the final accounting for 2025. From the preliminary point of view, the \$20,000 that was under budget and the \$11,000 we have on the elevator line, we will have \$31,000 to put toward the elevator in 2026. One reason why we are under budget for 2025 is because of the insurance since we did get the new roof. There are 3 big projects for 2026, 1 is the elevator, another is re-paving, and we must complete the last

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part of the roof project which is the roof drainage. There are 6 pipes that go down the back of the building that need to be cleaned out and the drainage at the bottom of the drains to be improved.

UNFINISHED BUSINESS:

Elevator status – There are 3 proposals for the elevator. These don't include the additional work that would be required to bring the building and situation with the elevator up to code. These items include electrical, fire and safety, climate control in the elevator, etc.

NEW BUSINESS:

How to conduct compiled financials statement for 2025 – Karen would like a more financial accounting of VDEB which is the compiled financial statement.

2026 Insurance – Non-insurability notices from the insurance company. The broker is looking into putting it out for bid. The board would also like to investigate other brokers.

2026 Sirs Study – The SIRS Study is required every 10 years.

Annual meeting quorum and 2 items being voted on – Need to have a quorum of 19 proxies. If proxies are needed there is an owner and Karen would go around knocking on doors to get the proxies that are needed.

OWNERS COMMENTS:

NEXT MEETING DATE: February 18, 2026 Annual Meeting

ADJOURNMENT: With no further Association business to discuss, John made a **MOTION** to adjourn the meeting at 10:49am. Karen 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.