

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: April 15th, 2026

TIME: 4:00PM

PLACE: Zoom

Minutes

CALL TO ORDER: The meeting was called to order by John Kushman at 4:04PM.

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

Michael Kaczynski (Zoom)

Leo Casavant (Absent)

Karen Baribeault (Zoom)

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

APPROVAL OF MINUTES:

A MOTION was made by Karen seconded by Michael to approve February 2nd, 2026. All in favor. **MOTION PASSES** unanimously.

Presidents Report: NONE

Treasurer Report: Karen reported that we are 6% under budget for the first quarter. The budget was \$87,000 and we spent \$82,000. We have \$164,000 in reserves; we are fully funding reserves. We were able to lower the assessments for 2026 by 20%. We are still right on track. The biggest expense for 2026 is repaying the loan for the roof which is \$411,000. This requires \$74,000 a year to pay. Insurance is \$63,000 a year, and water/sewer is \$45,000 a year. We are right on track with all of these. In March we paid for 2 roof drains to be repaired, and we still have 3 more that is part of the roof project. Waiting on the CPA review of financials for 2025. There are 36 units here and we have a very high percentage of people that pay on time.

UNFINISHED BUSINESS:

NEW BUSINESS:

Elevator Modernization— John is putting together numbers and trying to get everything lined

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up like the multiple contractors that will be needed for the actual turnkey elevator modernization. Karen stated that there are enough in reserves. At this point the elevator modernization needs to be completed this year. She is very confident between Truist and the elevator company, it will get paid for. We need to also pay for the insurance premiums for this year.

Painting front doors – scheduled for Monday April 20 – Rony's painting – This is the exterior painting. He will be here with his crew to take care of the doors. He will need to have access to the screen doors and the main door. Gina will send an eblast out to the owners.

KBB – new landscaping contractor – Karen stated that we have a new landscaper KBB landscaping, as of April 1, which is a little higher, but Ruth and I feel that they will be doing better work.

VDEA – 2026 painting project – VDEB portion of the pool gazebo – Karen reported that we will be responsible for 55% of the cost of repainting the gazebo and pool area.

Paying the quarterly assessment – John stated we have great owners for paying their assessment on time. Gina reported on some ways to the assessment can be paid without a charge. She will also eblast this information out to the owners.

John reported that the owners cannot bring the Publix shopping carts back to the association.

Mike suggested buying some carts for the association that owners may be able to use.

OWNERS COMMENTS:

NEXT MEETING DATE: June 17, 2026

ADJOURNMENT: With no further Association business to discuss, John made a **MOTION** to adjourn the meeting at 4:49pm. 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.