

Interview with _____

Date conducted _____

Interviewers _____

Remodeling

- Defined as major construction work on flooring, kitchen, bathrooms, dry wall, air conditioning/heating system, lanai sliders, exterior doors & windows
- Does not include replacing carpeting, plumbing, minor repairs
- Requires proposal, scope of work, and project timing to Board for approval – 30 days in advance of project start-up.
- 2nd and 3rd floor units need sound deadening underlayment (with minimum performance of Proflex 90) for hard flooring
- Construction can be done only between May 15 and Oct 1
- Board approval is needed if work is done outside this time period

Common Element Changes

- Any items visible from the outside – windows, doors, hurricane shutters, lanai sliders
- Requires proposal, scope of work, and project timing to Board for approval – 30 days in advance of project start-up

Occupancy of Units

- Owner may have house guests when they are in residence
- When not in residence, occupants can only be son or daughter and their spouse and children (owner's grandchildren)
- Units can be co-owned or in a trust but there must be a designated "primary occupant". The secondary owners can use property under a lease.

Trial rules:

- New occupancy rules are being trialed. These new rules allow occupancy by parents, siblings and guests when owner is not present, but with limitations (see attached)

Leasing of Units

- Only 2 times per calendar year, minimum of 30 days rental
- \$150 application fee, unless it's a returning renter
- Need proof of liability insurance (\$300K)
- Application must be submitted to Board for approval at least 20 days in advance so it can be approved at next Board meeting.

Intent to Sell and Limited Ownership

- Must give notice to all owners 21 days before listing. This gives street-side owners first chance to buy.
- Only 1 unit can be owned by an owner. This prevents dominating voting rights.

Dock and Kayak Storage Space Rental

- Docks are \$100/month with a minimum 3 months term
- No boat lifts are allowed. This will block views of 1st floor owners
- Kayak/paddleboard storage space is up for monthly rental at beginning of winter season

Outside Storage

- All bicycles, kayaks, paddleboards, chairs, tables and any other loose items must be taken into unit if absent from unit for an extended time (~ 2 weeks). This is to prevent damage during hurricane season.

Property Manager

- Property manager is onsite Monday-Friday from 8am to 12noon
- All trash should be placed in black trash cans near buildings
- All recycle trash can be placed in containers in utility room. Please follow City of Naples rules
- Air conditioners get serviced 2X per year
- Windows get washed 2X per year
- Units are inspected and checklist is filled out 2X per month
- Building attics are inspected 1X per year for termites

Other

- No washers are not allowed in unit. Piping is too small to handle velocity of water drainage.

Question and Answers by Interviewee:
