

# The Royal Seafarer

## Condominium Association

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## **FREQUENTLY ASKED QUESTIONS AND ANSWERS**

**2017**

### **Q: What are my voting rights in the condominium association?**

**A:** Each unit is entitled to one vote on all matters of condominium business that unit owners are required to vote upon. Generally speaking, unit owners are entitled to vote for the election of directors, the level of reserve funding, waiver of certain financial reporting requirements, and amendments to the Declaration of Condominium, Articles of Incorporation, and Bylaws of the Association. Under Florida law, votes on reserve funding, waiver of financial reporting requirements, and document amendments may be conducted at the annual meeting of the Association, or at a special meeting. Owners are entitled to vote in person or by limited proxy. The election of directors is conducted at the Annual Meeting through a balloting procedure. As to the election of directors, owners of each unit have one (1) vote for each unit owned by such unit owners, and may cast one vote for each of the vacant seats. Cumulative voting is prohibited. Pursuant to the Bylaws, if the unit is owned by a corporation, the person entitled to cast a vote for the unit shall be designated by a certificate signed by the President or Vice President and attested to by the Secretary or Assistant Secretary of the corporation.

### **Q: What restrictions exist in the condominium documents on my right to use my unit?**

**A: PETS:** Pets are not permitted

**CHILDREN:** There is no restriction on children living at the condominium. Under Florida law, the parent or guardian is financially responsible for the conduct of their children.

**REMODELING:** Work on units that results in excessive noise is prohibited during season, December 15<sup>th</sup> through April 30<sup>th</sup>.

**NUISANCES:** Unreasonable noises and nuisances are prohibited.

**EXTERIOR APPEARANCE:** No awnings, window guards, light reflective materials, ventilators, fans, nor balcony carpeting may be installed. Hurricane or storm shutters must match existing shutters and meet specifications of the Association. **Balcony floor covering may not be installed without seeking prior approval of the Board of Directors.** Balcony maintenance is the responsibility of the Association. In the event repair is necessary on the balcony, the unit owner is responsible for repair, removing, and replacing the tile. Unit owners may not post signs, advertisements or posters of any kind in or on a unit, except with the approval of the Association. No garments or other items may be hung from the windows or from portions of the unit. No owner may install wiring for electrical or telephone installations or any type of antenna, machine or air conditioning unit, etc. without the prior approval of the Association.

**OCCUPANCY OF UNITS:** Occupancy of units is limited to single-family residential purposes. The total number of residents and guest permitted overnight at a unit or permitted to reside in the unit during a twenty-four (24) hour period shall not exceed six (6) persons.

**Q: What restrictions exist in the condominium documents on the leasing of my unit?**

**A:** Leasing of units is restricted to a minimum period of thirty (30) days. All leases and renewals must be submitted to the Board of Directors for approval fourteen (14) days prior to the tenant's occupancy or renewal of the lease. The Association has the right to charge a fee, not to exceed \$100, as a condition of approving a proposed lease. The Association must render its decision regarding approval of lease within thirty (30) days of receipt of the application information. The Association may disapprove leases for certain causes specified in the Declaration of Condominium—and in such cases, the lease shall not be made.

**Q: How much are my assessments to the condominium association for my unit type and when are they due?**

**A:** Assessments are due quarterly in the amount of \$2775.00 per quarter until December 31, 2017, at which time assessments may be adjusted per unit, per quarter. Of the \$2775.00 quarterly assessments, approximately \$645 is credited to reserve accounts.

**Q. Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, How many assessments?**

**A:** No. You do not have to be a member of any other association.

**Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obliged to pay annually?**

**A:** No. All common areas and facilities are available without an additional charge.

**Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.**

**A:** The condominium association is not involved in any court cases in which it may face liability in excess of \$100,000, as of this writing.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.

**Q: Has the condominium association opted out of Section 633.0215(2) Condominium Fire Retrofitting requirements?**

**A:** On May 20<sup>th</sup>, 2009, the Association voted to opt out of adding additional fire sprinklers in accordance with the provisions of Florida Statute 718.112(2)(L). There are fire sprinklers in common areas and one inside the entry door of every unit.

The Royal Seafarer Condominium Apartments of Marco Island, Inc.