

Frequently Asked Questions 2024

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

A. There are 156 units in the Palmetto Dunes Condominium Association at Pelican Sound. The owner of each unit has one undividable vote which may be cast in all Palmetto Dunes Condo matters that require a vote of the owners. Voting rights and procedures are described in the Bylaws of the Association.

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

A. A unit may be used only for residential use and may not be regularly occupied by more than two persons per bedroom. There are no age restrictions. Pets must be controlled. These and other use restrictions may be found in the Declaration of Condominium.

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

A. Prior approval by the both Palmetto Dunes Condo Assoc. and the Pelican Sound Golf & River Club of all leases are required. The minimum lease term is 30 consecutive days, and the maximum lease period is one year. **Tenants are NOT allowed pets.** Other leasing restrictions are found in the Declaration of Condominium.

Q: How much are my HOA fees to the Palmetto Dunes Condominium Association for my unit and when are they due?

A. Regular assessments based on the Association's annual budget are payable quarterly, in advance, due on the first day of January, April, July and October. The 2024 assessments are guaranteed at \$1,350 per unit each quarter.

Q: Do I have to be 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 much are my assessments for membership in this other Association and when are the due?

A. Yes. All unit owners are Class "A" members of Pelican Sound Golf & River Club, Inc. For information regarding Pelican Sound voting rights and assessments, please contact the Pelican Sound Golf & River Club (239) 948-4331.

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

A. No. All use fees are included in current assessments.

Q: Is the Condominium an 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. No.

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