

# Seller's Property Disclosure - Condominium

**Notice to Licensee and Seller:** Only the Seller should fill out this form.

**Notice to Seller:** Florida law<sup>1</sup> requires a seller of a home to disclose to the buyer all known facts that materially affect the value of the property being sold and that are not readily observable or known by the buyer. This disclosure form is designed to help you comply with the law. However, this disclosure form may not address every significant issue that is unique to the Property. You should think about what you would want to know if you were buying the Property today; and if you need more space for additional information, comments, or explanations, check the Paragraph 10 checkbox and attach an addendum.

**Notice to Buyer:** The following representations are made by Seller and not by any real estate licensee. This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain. It is not a substitute for your own personal judgment and common sense. The following information is based only upon Seller's actual knowledge of the Property's condition. Sellers can disclose only what they actually know. Seller may not know about all material or significant items. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This disclosure is not a contract and is not intended to be a part of any contract for sale and purchase.

Florida law<sup>2</sup> entitles a prospective buyer, who has entered into a contract for the purchase of a condominium unit with a seller who is not a developer, at Seller's expense, to a current copy of the declaration of condominium, articles of incorporation of the association, bylaws and rules of the association, the most recent annual financial statement and annual budget and the "Frequently Asked Questions and Answers" document, if buyer requests these in writing. These documents, and meeting agendas and minutes, contain important matters to be considered before acquiring a condominium unit, such as recurring dues or fees; special assessments; capital contributions, penalties; and alteration, leasing, parking, pet, resale, vehicle and other types of restrictions.

Except for information provided in paragraph 6, 7, 8 and 9, the following information is only about the individual Unit specified below and not about any limited common element, any common element or the condominium association ("Association").

Seller makes the following disclosure regarding the property described as: 301 Islamorada Blvd 22B  
Punta Gorda FL 33955-1834 (the "Unit").

The Unit is  owner occupied  tenant occupied  unoccupied (if unoccupied, how long has it been since Seller occupied the unit? \_\_\_\_\_)

**1. Structures; Systems; Appliances**

	Yes	No	Don't Know
(a) Is the roof a common element maintained by the Association?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) To your knowledge, is roof of Unit structurally sound and free of leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are other structures, including ceilings; walls; doors and windows structurally sound and free of leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Has any additional structural reinforcement been added to the Unit?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are heating and cooling systems common elements maintained by the Association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) To your knowledge, are heating and cooling systems in working condition, i.e., operating in a manner in which the item was designed to operate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Are existing major appliances and mechanical and electrical systems in working condition, i.e. operating in a manner in which the item was designed to operate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) Are any of the appliances leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If yes, which ones: \_\_\_\_\_

(i) If the answer to questions 1(b), 1(c), 1(f), 1(g) is no, or if 1(d) is yes, please

<sup>1</sup> Johnson v. Davis, 480 So.2d 625 (Fla. 1985).  
<sup>2</sup> Section 718.503(2), Florida Statutes.

Seller [Signature] and Buyer (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 1 of 4 Pages.

- |  | <u>Yes</u>                          | <u>No</u>                           | <u>Don't Know</u>        |
|--|-------------------------------------|-------------------------------------|--------------------------|
| <b>7. The Association</b>  |                                     |                                     |                          |
| (a) Is there any proposed change to the Association's governing documents?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Is there any proposed plan to materially alter the common elements?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Is there any existing or threatened legal action by or against the Association?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Has the Association ever been, or is it currently, involved in litigation or a claim over construction defects or defective building products? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) To your knowledge, is there any discussion of a conversion of the Condominium to something else?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) To your knowledge, is there any effort by an investor or investor group to purchase units in the complex?                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Has an increase in fees or assessments been approved but not yet Implemented?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (h) Is any portion of the Association's property located in a special flood hazard area?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) Is any portion of the Association's property located seaward of the coastal construction control line?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (j) Does any past or present settling, soil movement, or sinkhole(s) affect any portion of the Association's property?                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (k) Has there been any structural damage to any portion of the Association's Property?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| (l) Has any additional structural reinforcement been added to any portion of the Associations' property?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| (m) Are there any rental restrictions by the Association?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| (n) Are there any pet restrictions by the Association?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| (o) If any answer to questions 7(a)-7(n) is yes, please explain: <u>HURRICANE</u>  |                                     |                                     |                          |

DAMAGE, NEW ROOF TIE DOWNS, 1 no minimum Rent, pets by owners only

- 8. Milestone Inspection & Structural Integrity Reserve Study (F.S. 553.899)**
- (a) Has anything appeared in the Association Agendas and or the Minutes regarding Milestone Inspection & Structural Integrity Reserve Study for your complex?
- (b) Has the Association budgeted for the cost of hiring an engineer to complete the Milestone Inspection & Structural Integrity Reserve Study?
- (c) Has the Association hired an engineer to complete the Milestone Inspection & Structural Integrity Reserve Study yet?   
If yes, what is the expected completion date for them? \_\_\_\_\_
- (d) Has the Association passed or discussed raising fees or doing a Special Assessment to pay for costs associated with complying with the Milestone Inspection and/or Structural Integrity Reserve Study?   
If yes, explain \_\_\_\_\_

*Handwritten notes:*  
  
  
  
  
 SO

(Note: Further information may be disclosed by using the Milestone Inspection and Structural Integrity Reserve Study Disclosure)

- 9. Foreign Investment in Real Property Tax Act ("FIRPTA")**
- (a) Is the Seller subject to FIRPTA withholding per Section 1445 of the Internal Revenue Code?     
**If yes, Buyer and Seller should seek legal and tax advice regarding compliance.**

**10.  (If checked) Other Matters; Additional Comments:** The attached addendum contains additional information, explanations or comments.



explain: \_\_\_\_\_

	Yes	No	Don't Know
<b>2. Termites; Other Wood Destroying Organisms; Pests</b>			
(a) Are termites; other wood-destroying organisms, including fungi; or pests present in the Unit or has the Unit had any structural damage by them?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the Unit been treated for termites; other wood-destroying organisms, including fungi; or pests?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 2(a)-2(b) is yes, please explain: _____			
<hr/>			
<b>3. Water Intrusion; Plumbing; Flood Insurance</b>			
(a) Has past or present water intrusion or flooding affected the Unit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Are polybutylene pipes present in the Unit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Have past or present plumbing leaks or backups affected the Unit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Have there been any leaks or water intrusion from units above or adjacent to your Unit or leaks or water intrusion from your Unit to units below or adjacent to it?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Does your lender require flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If any answer to questions 3(a)-3(d) is yes, please explain: <u>ROOF LEAK</u> <u>AFTER HURRICANE REPAIRED BY ASSOCIATION</u>			
<hr/>			
<b>4. Fire Protection; Improvements; Alterations</b>			
(a) Does the Unit have sprinklers for fire protection? If no, has the Association voted to forego retrofitting each unit with a fire sprinkler system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Have any improvements or alterations to the Unit, whether by you or by others, been made without obtaining required Association approval?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Have any improvements or alterations to the Unit, whether by you or by others, been made in violation of building codes or zoning restrictions or without necessary permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are any improvements located below the base flood elevation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Have any improvements been constructed in violation of applicable local flood guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Are there any open permits on the Unit that have not been closed by a final inspection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) If any answer to questions 4(b)-4(f) is yes, please explain: _____			
<hr/>			
<b>5. Hazardous Substances</b>			
(a) Was the Property built before 1978? If yes, please see Lead-Based Paint Disclosure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does anything exist in the Unit that may be considered a hazardous substance, including, but not limited to, lead-based paint; asbestos; mold; radon gas; urea formaldehyde; methamphetamine contamination; or defective drywall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Has there been any damage, clean up or repair to the Unit due to any of the substances or materials listed in subparagraph (b) above? If any answer to questions 5(b)-5(c) is yes, please explain: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>			
<b>6. Limited Common Elements</b>			
(a) Are there any amenities outside the Unit, such as designated parking space(s), storage closet(s), boat slip(s), cabana(s), garage(s), carport(s), etc. that are for your exclusive use? If yes, please identify the amenity and whether a separate deed or other legal document grants the exclusive right to use: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Seller JC (SDC) and Buyer (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 2 of 4 Pages.

**Seller** represents that the information provided on this form and any attachments is accurate and complete to the best of **Seller's** knowledge on the date signed by **Seller**. **Seller** authorizes listing broker to provide this disclosure statement to real estate licensees and prospective buyers of the Property. **Seller** understands and agrees that **Seller** will promptly notify **Buyer** in writing if any information set forth in this disclosure statement becomes inaccurate or incorrect.

**Seller:**  / JAMES C CRANE TR FOR CRANE FAMILY TRUST  
(signature) (print)

Date: 1/28/2026

**Seller:**  / SHIRLEY CRANE TR FOR CRANE FAMILY TRUST  
(signature) (print)

Date: 1/28/2026

**Buyer** acknowledges that **Buyer** has read, understands, and has received a copy of this disclosure statement.

**Buyer:** \_\_\_\_\_ / \_\_\_\_\_  
(signature) (print)

Date: \_\_\_\_\_

**Buyer:** \_\_\_\_\_ / \_\_\_\_\_  
(signature) (print)

Date: \_\_\_\_\_

Seller () and Buyer (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 4 of 4 Pages.

# Flood Disclosure



Florida Statute 689.302 requires a seller to complete and provide a flood disclosure to a purchaser of residential real property at or before the time the sales contract is executed.

Seller, JAMES C CRANE TR FOR CRANE FAMILY TRUST SHIRLEY CRANE TR FOR CRANE FAMILY TRUST, provides Buyer the following flood disclosure at or before the time the sales contract is executed.

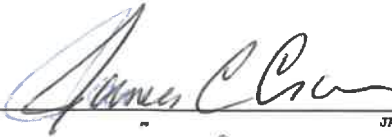
Property address: 301 Islamorada Blvd 22B  
Punta Gorda FL 33955-1834


Seller, please check the applicable boxes in paragraphs (1) through (3) below.

### FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

- (1) Seller  has  has no knowledge of any flooding that has damaged the property during Seller's ownership of the property.
- (2) Seller  has  has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.
- (3) Seller  has  has not received assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
- (4) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:
  - a. The overflow of inland or tidal waters.
  - b. The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.
  - c. Sustained periods of standing water resulting from rainfall.

Seller:   
JAMES C CRANE TR FOR CRANE FAMILY TRUST

Seller:   
SHIRLEY CRANE TR FOR CRANE FAMILY TRUST

Date: 1/28/2026

Date: 1/28/2026

Copy provided to Buyer on \_\_\_\_\_ by  email  facsimile  mail  personal delivery.

## Frequently Asked Questions

Property Address: 301 ISLAMORADA BLVD #12B PUNTA GORDA FL 33955

### Home Costs

Average Water Bill: N/A Average Electric Bill: \$22.00

Hazard Insurance Cost & Carrier: \$1454.00 CYPRESS PROPERTY & CASUALTY

Flood Insurance Cost & Carrier: N/A

Do you have a pest control contract?  YES / NO If yes, what company? BY ASSOC

### Mechanicals

Roof Age 17 yrs remain Pool Age \_\_\_\_\_ Pool Pump Age 16 yrs remain. Pool Heater Age 3 yrs remain

What is the Pool Depth? 6'  Electric or Solar Pool Heater? \_\_\_\_\_

Has the pool been resurfaced?  YES / NO If yes, when? 7 yrs remain

Please list the **age and brand** of the following appliances:

Refrigerator KENMORE Range KITCHEN AID

Microwave KENMORE Disposal BADGER

Dishwasher 2020 GE Washer 2/15 SAMSUNG

Dryer 4/24 WHIRLPOOL Sprinkler N/A

Air Conditioner RUUD Water Heater RHEEM

### Homeowners Association and Condo

Is there an HOA Fee?  YES / NO

If yes, what is the cost? \$685<sup>00</sup> per  MONTH / QUARTER / YEAR

What does the fee cover? WATER, POOL, LANDSCAPE, INSURANCE

Is there a condo association Fee?  YES / NO

If yes, what is the cost? \$1,194 per MONTH / QUARTER  YEAR

What does the fee cover? ALL MAINT FOR BURNT STORE MARINA

Are there any special assessments? NO

HOA Management Company STAR HOSPITALITY MGMT

Condo Association Management Company PGE SECTION 22 ASSOC

FAQ (continued)

Are there pet restrictions? YES Rental restrictions? YES

**General**

Year Built: 1980 Name of Home Builder: N/A

What type of piping is in the home? PVC

Who is your internet / cable carrier? N/A

Electric Meter Number (for Lee County residences only): 3875163

Does the home have Hurricane Protection? YES / (NO)

If yes, please specify: \_\_\_\_\_

What other updates have been made to the home since you have owned it?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If selling furnished/ turnkey, please list any exclusions OR attach a list:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

What day is trash collected? TUE / FRI

Please provide any of the following documentation that you are in possession of:

- Survey
- Elevation certificate
- Wind mitigation certificate
- Floorplan
- HOA/ Condo financial statements
- Exclusion list

Seller: 

Buyer: \_\_\_\_\_

Seller: 

Buyer: \_\_\_\_\_

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**RE: Request for Association Documents – CAPSTAN CLUB - 301 Islamorada Blvd 22B**

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**From** Jeanniton Alcius <j.alcius@starhospitalitymanagement.com>

**Date** Wed 1/28/2026 11:50 AM

**To**

Roof Replacement - Asphalt Shingle

**17 years remain** Pool Resurfacing 7 years remain Pool Heater Replacement 3 years remain Pool Equipment Replacement

16 years remain.

Thank you!

Jeanniton Alcius, CAM  
Star Hospitality Management  
26530 Mallard Way  
Punta Gorda, FL 33950  
941.575.6764  
[J.alcius@starhospitalitymanagement.com](mailto:J.alcius@starhospitalitymanagement.com)

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**From:**

**Sent:** Wednesday, January 28, 2026 11:47 AM

**To:** Jeanniton Alcius <j.alcius@starhospitalitymanagement.com>

**Subject:** Re: Request for Association Documents – CAPSTAN CLUB - 301 Islamorada Blvd 22B

Thank you, Jeanniton. Could you please confirm the roof age, the age of the pool, pump and heater, and when the pool was resurfaced?

Best regards,

Jennifer Spence

Transaction Coordinator for Jennifer Calenda