

Keel Club Condominium Association, Inc.

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

As of January 1, 2025

- Q: What are my voting rights in the condominium association?
- A: Articles of Incorporation, Article 4.4; Declaration of Condominium, Section 7C, and Bylaw, Article 2E; entitle each member of the Association to one (1) vote for each unit owned by him.
- Q: What restrictions exist in the condominium documents on my right to use my unit?
- A: Declaration of Condominium, Section 9, contains restrictions regarding the use of the unit.
- Q: What restrictions exist in the condominium documents on the leasing of my unit?
- A: None, as noted in the Declaration of Condominium, Section 9A.
- Q: How much are my assessments to the condominium association for my unit type and when are they due?
- A: Regular maintenance fee assessments and reserve fee assessments are due monthly on or before the 1st day of each month in the amount of \$545.00.
- 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 much are my assessments?
- A: Yes. **Punta Gorda Isles Section 22 Homeowners' Associations, Inc.** (a/k/a PGI Section 22): This is the Master Association for Burnt Store Marina and is responsible for maintenance of the community's common areas (i.e. security, roads, irrigation, wells, drainage, buildings, landscape and irrigation, and the guardhouse. There's a Declaration of Covenants and Restrictions, and amendments thereto, which is located in each Association's condominium documents, as Exhibit E, and each parcel owner or condominium owner is responsible for following these covenants and restrictions. Each parcel owner and condominium owner is a member of the Association. Each homeowner pays dues annually, to PGI Section 22. For further information, you may contact the Managing Agent, Alliant Management at 239-454-1101.
- Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?
- A: No, there is no requirement to pay rent or land use fees in addition to the assessments levied.
- 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: No.

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.