



FREQUENTLY ASKED QUESTIONS

Uno Lago No. 7, A Condominium

BOARD OF DIRECTORS	
Name:	Role:
Bobbi Basilone	President
Tom Mills	Treasurer
Fran Hynds	Secretary

To make a request for the Board, please put it in writing and give it the Property Manager rather than asking one board member. Remember, each member is only 1 vote of 3 and they must discuss issues and vote on them as a group. Additionally, please remember that each member is volunteering his or her time and may not wish to spend home/ recreational time solely doing board business. Your cooperation is appreciated.

How much are dues? What do they cover?

Condo assessments are \$475 (due the first day of every month). They cover many expenses for the benefit of the neighborhood as a whole. For example:

- Maintenance of the common areas; Mowing, planting flowers and landscaping, repair and chemicals for the pools, mulch, etc.
- Service contracts for vendors in the neighborhood; the landscapers, the association management company and security gates.
- Administrative costs; Insurance for the common areas, printing and postage for letters sent to you.
- Utility costs common area; Electric and water bills.
- Upkeep of the building; Roof repair/replacement, painting and maintenance.

Do I have to be a member in any association? If so, what is the name of the Association and what are my voting rights in this association? How much are my assessments?

All owners of property, including condominium unit owners, are also members of The Uno Lago Master Association and The Uno Lago Environmental Association. Owners have one vote per unit owned. A portion of your dues pay into these associations.

What are my voting rights in the condominium association?

The Owner or Owners of a Unit shall collectively be entitled to cast one vote per Unit owned.

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

Condominium Units shall not be used for commercial purposes, each Unit shall be occupied by one family and the Unit Owners must abide by the Rules and Regulations of the Association.

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

Leases, other than to another Unit Owner are subject to the approval of the Association. You must complete an application through Seacrest Services, Inc.: (561) 697-4990.

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

No.

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.

No.

How many pets are permitted?

Rentals- No pets allowed.

Owners- 1 pet: dog or cat: Not to exceed 15 lbs. in weight at maturity.

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. The responses herein are made in good faith and to the best of our ability as to their accuracy.

What amenities does the Association have that I may enjoy?

- 2 Heated year round swimming pool
- Clubhouse:
 - Exercise room
 - Kitchen
 - 2 Lounge areas
 - Pool table
 - Business center

What do I do if I notice a problem in the neighborhood?

Please report it to PM directly. If you just discuss it with your neighbors, the information may never reach the people who can address the problem. If you tell your neighbor to pass it on for you and they actually do, it has become a game of telephone. By the time the information gets to PM, the details are fuzzy and the answers to the follow up questions are perhaps not accurate. Reports are always best received from the person who directly experienced a problem or issue.

When can I use the amenities? **FIRST NOTICE OF DATE OF ANNUAL MEETING**

AND BOARD ELECTION OF

UNO LAGO NO. 7 CONDOMINIUM ASSOCIATION, INC.

AND PROCEDURE FOR QUALIFYING FOR BOARD

TO ALL MEMBERS:

On ***Wednesday, February 21, 2018 at 1:00 p.m., in the Clubhouse at 801 Uno Lago Drive, Juno Beach, Florida 33408***, the Annual Meeting of the Association will be held for the purpose of electing directors and such other business as may lawfully be conducted. Subsequent to this "FIRST NOTICE" you will receive a "SECOND NOTICE OF ANNUAL MEETING" that will specify the agenda and advise of other important information concerning the Annual Meeting.

The purpose of this Notice is to advise you of the date, time and place of the Annual Meeting and Election and to inform you of the process for qualifying for the Board.

QUALIFYING FOR THE BOARD

On or before **January 12, 2018**, you must give written notice; either by mail or in person, to the Association of your intent to run for the Board, addressed to the Association's mailing address: **Uno Lago No. 7 Condominium Association, Inc., c/o Board of Directors, 801 Uno Lago Drive, Juno Beach, FL 33408**. The enclosed "Notice of Intent to be a Candidate for the Board" may be used for that purpose.

You may submit an Information Sheet, no larger than 8 1/2 inches by 11 inches, containing your qualifications and/or platform for office. This information sheet must be submitted to the Association on or before **January 17, 2018**.

The Information Sheet and ballots will be mailed to voting members, with the Second Notice of the Annual Meeting, not less than **fourteen (14)** days prior to the date of the Annual Meeting.

**NOTICE OF INTENT TO BE
A CANDIDATE FOR THE
BOARD OF DIRECTORS OF
UNO LAGO NO. 7 CONDOMINIUM ASSOCIATION, INC.**

I, (print name) _____, hereby place my name in nomination as a candidate for the Board of Directors. I (circle one) am/am not enclosing an Information Sheet about myself. I understand that I am responsible for the accuracy of the information contained in the Information Sheet.

Date: _____ SIGNATURE: _____

PLEASE NOTE: UNDER THE AMENDED PROVISIONS OF THE CONDOMINIUM ACT, **YOU WILL NOT BE ELIGIBLE FOR BOARD MEMBERSHIP IF ANY OF THE FOLLOWING APPLY:**

- I. IN A CONDOMINIUM WITH MORE THAN 10 UNITS, IF YOU AND A CO-OWNER OF YOUR UNIT WOULD SERVE ON THE BOARD AT THE SAME TIME, UNLESS YOU OWN MORE THAN ONE UNIT OR UNLESS THERE ARE NOT ENOUGH ELIGIBLE CANDIDATES TO FILL THE VACANCIES ON THE BOARD AT THE TIME OF THE VACANCY;**

- II. YOU WERE A DIRECTOR WHO WAS SUSPENDED OR REMOVED BY THE DIVISION AND SUCH SUSPENSION OR REMOVAL TIME PERIOD IS STILL IN EFFECT ON *JANUARY 12, 2018*;**

- III. ON *JANUARY 12, 2018*, YOU ARE DELINQUENT IN THE PAYMENT OF ANY MONETARY OBLIGATION OWED TO THE ASSOCIATION;**

- IV. YOU WERE CONVICTED OF A FELONY IN FLORIDA OR CONVICTED OF AN OFFENSE IN ANOTHER JURISDICTION THAT WOULD BE CONSIDERED A FELONY IN FLORIDA (UNLESS YOUR CIVIL RIGHTS HAVE BEEN RESTORED FOR AT LEAST FIVE YEARS AS OF *JANUARY 12, 2018*; AND/OR**
- V. YOU ARE A DIRECTOR CHARGED WITH A FELONY THEFT OR EMBEZZLEMENT OFFENSE INVOLVING THE ASSOCIATION'S FUNDS OR PROPERTY AND SUCH CRIMINAL CHARGE IS PENDING AS OF *JANUARY 12, 2018*.**

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Seven days a week.

2 Pools: dawn to dusk

You will have to use your remote after 5:00 pm for the following:

Clubhouse: 6am – 11pm

Conference/Media Room: 6am – 11pm

Fitness Center: 6am – 11pm

Computer Room: 6am – 11pm

When does the trash pickup?

The trash comes on Tuesdays and Fridays.

Where can I obtain the documents?

Documents: http://oris.co.palm-beach.fl.us/or_web1/or_sch_1.asp

Book/Page: 4356/1838

Book/Page: 8142/148, 8413/1994, 15047/0287, 15047/0298, 26686/0070