

FREQUENTLY ASKED QUESTIONS

Ocean Trace Condominium Association, Inc.

BOARD OF DIRECTORS 2017

Name:	Role:
<i>David LaLima</i>	<i>President</i>
<i>Lee Reed</i>	<i>Vice President</i>
<i>Hal Grimstad</i>	<i>Treasurer</i>
<i>Jane Gardner</i>	<i>Secretary</i>
<i>Bob La Bua</i>	<i>Director</i>

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 5 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 due on the first day of every month and are as follows:

<u>Bedroom:</u>	<u>Water Charge:</u>	<u>Total Amount:</u>
1 Bedroom: \$320.25	\$41.44	\$361.69
2 Bedroom: \$383.20	\$41.44	\$424.64
3 Bedroom: \$441.98	\$41.44	\$483.42

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 for common areas; 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 do not need approval. You must complete an application and schedule a "Welcome Meeting" through Mary Brabazon DeSousa (561) 523-5280.

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- 2 pets: dog or cat: Not to exceed 120 lbs. combined in weight at full maturity.

What amenities does the Association have that I may enjoy?

- 2 Heated year round swimming pools
- 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?

Seven days a week.

2 Pools: dawn to dusk

You will have to use your remote after 5:00 pm and before 8:00 am for the following:

Clubhouse: 6am – 11pm

Conference/Media Room: 6am – 11pm

Fitness Center: 6am – 11pm

Computer Room: 6am – 11pm

When is the trash picked up?

Waste Management comes on Tuesdays and Fridays.

Recycling is picked up on Tuesday.

What if I lose my mailbox key?

Mailbox keys are Owner responsibility, you will have to contact a locksmith and have the box re-keyed.

Where can I obtain the documents?

<http://www.mypalmbeachclerk.com/officialrecords/search.aspx>

Click the orange button – “Accept”

Click on tab - “Book/Page”

To view all Ocean Trace official records: Click on tab- “Party Name” and enter: Ocean Trace

Documents “Book/Page”

Ocean Trace Docs: 17842/329, 27404/0920

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.