

Green Cay Village
Frequently Asked Questions
Green Cay Village Condominiums

Accounting Questions: Answers:

- What is my payment frequency? Monthly
- When is my payment due? 1 st of every month
- When is my payment considered late? 11th of every month
- What is the late fee? \$25.00
- How much is my monthly assessment fee:

Unit type:	\$295	Royal Poinciana
	\$290	Laurel Oak
	\$359	Grand Cypress

Association Questions:

- Is there an alarm company? Phone #? No, the homes are not wired for Alarm Systems
- Who sends the violation letters? Campbell Property Management, Property Manger
- Who responds to emergencies? Emergency number and then forwarded to Maintenance Supervisor
- Who is the Property Manager? Phone #? Shellee Solomons (561) 638-1622
- What is the Association/Property address? 12575 Green Cay Farms Blvd. Boynton Beach FL 33437
- Is there a Master Association? Yes
- If yes, is there a separate Master Association Fee? Yes, it is included in the Total Association Restrictions:

- Is Condo Association or Master involved in any Court cases in excess of \$100,000? No

Association Restrictions:

- Are there car and parking restrictions? If yes, what are they? Yes, there is no parking in alleys, roads or streets. Assigned parking spaces.
- Are there any truck or commercial vehicle restrictions? Yes, there are no commercial vehicles, campers, mobile homes, motor homes, boat, boat trailers or any other trailers
- Are "FOR SALE" or "FOR RENT" signs permitted? No
- BBQ Grill Restrictions? Yes. Not allowed, BBQ area on property
- Architectural Modifications: forms to be used.
- What is the time frame for the approval process? 60 days
- When does the ARC committee meet? As Needed.
- Are hurricane shutters permitted in Community? If so, what type? Yes, hurricane shutters are permitted. 2nd and 3rd floor has hurricane impact windows. 1 st floor has shutters. Resident is responsible for installation.
- Leasing: 2x/yr. Not less than 6 month term.

Who is responsible for:

- Is pest control included with my maintenance fee? No
- Who is responsible for pest control inside my unit? Owner
- Who is responsible for exterior pest control? Association; Lawns and Plants only
- Who is responsible to mow my lawn? Association; Fertilizer is included
- Who is responsible for the exterior of my unit? Association
- Who is responsible for the interior of my unit? Owner
- Who is responsible for window repairs? Owner
- Who is responsible for screen repairs? Owner
- Who is responsible for the doors? Owner
- Who is responsible for the interior plumbing? Owner
- How do I handle a roof leak complaint? Association; check warranty deed and contact Campbell.
- Who is responsible for roof repairs? If Assoc, who do I call to fix? Association; Call Campbell to request a work order.
- Who is responsible for dry wall repair? (Damages caused by leaks) Association
- Who is responsible for the common areas? Association
- Who is responsible for the street lighting in the Community? Association
- Who is responsible for A/C repairs? Owner
- Who is responsible for the utilities? Owner (Water is Association)
- When is the Community scheduled for tree trimming? Annually
- What is the lawn service schedule? Nov-Apr (2X)/month and May-Oct (3X)/month
- What lawn services are provided to the Community? Fertilizer, weed control, and maintenance
- What is the sprinkler system schedule? Evening 2-3 times per week in the winter. (Subject to county restrictions when applicable) Evening 3-4 times per week in the summer.
- Who is responsible for plant replacements? Association (If determined dead) (Limited to Developer installed plants)
- Who is responsible for repairs required due to damage by Association vendors? Association advises vendor
- Who handles onsite maintenance? Maintenance personnel

Gate/Club/Pool Access:

- Are there guards or is it unmanned? No. Unmanned
- How do I register guests? No registration required. Guest contacts you at call box
- How do I get an access device ? Available at Clubhouse. 2 clickers per unit
- Is there a clubhouse facility? Yes
- Can I book / rent part of the clubhouse facility? Yes, \$65 half day, \$100 full day
- How do I obtain mailbox keys? Owner will get key at closing
- Who are the Board Members? Peter Schulz – President, Billy Gira – Vice President, C.J. Maier – Secretary/Treasurer
- When are the Board Meetings held? Notice given
- Number of seats on Board? Three (3)

- Do we receive coupons or statements? Yes, monthly coupons
- What is the address to send maintenance payments/fees? Centerstate Bank, c/o Campbell Property. Mgmt. PO. Box 668557, Miami, FL. 33166
- What rights do renters/occupants/representatives have within the Association? The same as the owners, all privileges, except for the voting rights.