

Green Cay Village
Most Frequently Asked Questions
Green Cay Village Town Homes

Accounting Questions: Answers:

- What is my payment frequency? Every month
- When is my payment due? 1st of every month
- When is my payment considered late? 11th of every month
- What is the late fee? \$25.00

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? Called into emergency number and forward to our 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:

- Are there car and parking restrictions? If yes, what are they? Yes, there is no parking in alleys, roads or streets.
- 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? No BBQ grill restrictions

Architectural Modifications:

- 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? Yes. 1st floor and back 2nd floor have Shutters. 2nd floor front window has impact glass. Owner is responsible for installation.

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 (not ants)
- 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 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) Owner
- Who is responsible for the common areas? Association
- Who is responsible for the street lighting in the Community? Association, FPL will make all repairs when reported
- Who is responsible for A/C repairs? Owner
- Who is responsible for the utilities? Owner
- 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

Club/Pool Access:

- Is there a clubhouse facility? yes
- Can I book / rent part of the clubhouse facility? yes
- Who are the Board Members? Santo Latona, -President, Gayle Kurtzer -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 c/o Campbell Property Mgmt. , P.O. 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.