

SPINNAKER POINT CONDOMINIUM ASSOCIATION
FREQUENTLY ASKED QUESTIONS AND ANSWERS

As of JANUARY 1, 2025

1. Q: What are the best features of Spinnaker Point?

A: We are located in the quietest area of Punta Gorda Isles. All units overlook the canals. There is more space between buildings compared to some other complexes. Covered walkways, balconies and stairwells make for frequent neighborly visiting. We pride ourselves on our well-maintained property with attractive lawns and landscaping. Multiple community amenities include a heated pool, sunning lounges, walkable dock, fishing, and tennis/pickleball court. It's a shorter sail to the harbor than other condos on the south side of the Isles... and more!

2. Q: How many units are on the property?

A: Our five two-story buildings include twenty 3-bedroom and fifty 2-bedroom units

3. Q: Are pets allowed?

A: Yes. One cat, dog or bird allowed as long as it weighs less than 40 pounds. When outside the unit, pets must be on a leash.

4. Q: How much is the Association assessment per unit? When are the fees due?

A: All units pay the same fee. The 2025 maintenance (or regular assessment) fee is \$597.00, due on the 1st day of each month.

5. Q: What is included in the assessment?

A: All community amenities including dock use, water, trash, pest control, landscaping, parking, common elements insurance and reserve account funding.

6. Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities?

A: No other fees.

7. Q: What restrictions exist in the Condominium Documents on my right to use my unit?

A: Each unit owner shall have the exclusive use of his/her unit. Community wide rules maintain a uniform exterior appearance..

8. Q: What are my voting rights in the Condominium Association?

A: Each unit shall have one full vote in all matters. The person to cast the vote for the unit shall be designated by a "voting certificate" signed by all of the recorded owners of the units and filed with the Secretary of the Association.

9. Q: How are reserve accounts handled?

A: Reserve funds are established and funded as required by Florida law. Reserve accounts are established and funded as required to repair or replacing the roof, swimming pool, parking lot, and exterior painting. Additional reserve accounts have been established as required.

The statements contained herein are summary in nature.
A prospective purchaser should refer to the Condominium Documents for more detailed answers.

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10. Q: If docks are available, are they deeded with the units or on a first come first serve basis?

A: They are NOT deeded. There are 44 dock spaces around the ¼ mile long peninsula walk-way surrounding our complex. They are a 'common element', but usage is assigned by the Spinnaker Point Board of Directors on a first-come, first-serve basis. Most slips are limited to 30' vessels in length for safety reasons. Residents desiring to utilize a dock contact the Board of Directors with their vessel information to request a dock assignment.

11. 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?

A: There are currently no court cases against the Association

Additional questions that have been asked:

12. Q: How is the association managed?

A: The association and common property are managed by a Board of Directors, elected by unit owners. The Board is not compensated. Other residents volunteer to assist the Board with committees or special duties. Some services are contracted with outside vendors, such as pool cleaning, lawn service, and pest control.

13. Q: What restrictions exist in the Condominium Documents on the leasing of my unit?

A: A unit may be leased for thirty (30) days or greater. The owner, or leasing agent, must supply the lessee with a copy of the current rules and regulations. Also, the owner must submit an "APPLICATION FOR LEASE APPROVAL" and lease, with lessee information and signatures of all parties, to the Leasing Committee of the Board of Directors.

14. Q: What amenities are tenants allowed to use?

A: When rented, tenants have the use of the amenities instead of the owner.

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