

Venetian Isles Condominium Association, Inc.

Frequently Asked Questions (FAQ's) and answers about Venetian Isles:

1. What are my voting rights in the Association? One vote per unit with designated voter required if more than one owner.
2. What restrictions exist in the Association condominium documents on my rights to use the unit? Venetian Isles is a single family residence. No business of any kind may be operated from the residence.
3. What amenities are tenants/renters allowed to use? All the same as owners. When the unit is occupied by tenants/renters the owner loses the right to use all amenities including docks, swimming pool and tennis courts.
4. What restrictions exist in the condominium documents on leasing/renting my unit? Minimum rental period is 60 consecutive days. More information can be found in the VICA Declaration of Condominium.
5. How much are the assessments to the Association for my unit? When are they due? As of 1/1/2024 the Association dues are \$585/mo. The same fee is paid by all owners. Assessments are due on the first day of each month and are currently paid to Star Hospitality Management, the current property management company.
6. What amenities and services does the assessment include? Reserves, unit water, irrigation, exterior lighting, lawn care, swimming pool services, building and flood insurance.
7. Do I have to be a member of any other association to reside or own at Venetian Isles Condominiums? No
8. Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much must I pay annually. No To be assigned a dock (if available) you must provide the Board with a completed Dock Application Form, proof of marine insurance for the vessel and a copy of the vessel's state registration in the Unit Owner's name. Insurance and registration must be current to occupy the dock.
9. Is the condominium association or other mandatory membership association involved in any court case in which it may face liabilities in excess of \$1000.00. No
10. How are the reserve accounts handled? Contributions to the reserve account are voted on annually by unit owners and the reserve account partially funded. Line Item reserving method of funding is used. If sufficient funding is not available at the time that the capital item repair/replacement is required the additional money needed to complete the project will be collected from owners in the form of a special assessment. We reserve the state required accounts of roof replacement, painting and pavement resurfacing plus pool, docks and tennis court. Expenditures for emergency repairs not covered in the reserves would also be paid for by a special assessment. The monthly financial statements and Reserve account contributions and balance are available for viewing by owners on the Association website.
11. Are all owners entitled to a dock? No, docks are available on a first come/first served basis. The assigned dock list is updated as changes in occupancy occur. Docks are assigned, not deeded. Also see paragraph #8 above.

Note: The statements above are general in nature. Any prospective buyer should refer to the condominium documents (Declaration, By-Laws and Bules & Regulations & The Condominium Act, Chapter 718 Florida Statutes) for more detailed information.