

# THE BENT PALM CLUB, INC.

## QUESTIONS AND ANSWERS

### 935 Ocean Shore Blvd Ormond Beach, Florida

Dated: 2.26.26

**Q** What are my voting rights in the condominium association?

**A** Each unit has the right to one vote. If there are multiple owners or the unit is owned by a corporation, the person assigned on the Voting Certificate is the designated owner with voting power. Please read further on the association documents for more detail.

**Q** What restrictions exist in the condominium documents on my right to use my unit?

**A** The unit's not current on its monetary obligation loses the power to vote and cannot be counted as quorum of membership. Please read further on the association documents.

**Q** What restriction exists in the condominium document on the leasing of my unit?

**A** The condominium documents restrict the units to a minimum of 1 week rental. Volusia County has recently restricted the short-term rentals to one month.

**Q** Do I have to be a member of any other association?

**A** No

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

**A** No, all is included in the assessments below.

**Q** Is the condominium association or other mandatory membership association involved in any court case in which it may face liability in excess or \$100,000?

**A** Not to my knowledge.

**Q** How much are my assessments to the condominium association for my unit type and when are they due?

**A** Monthly assessment: \$1200.00 monthly. Due on the 1<sup>st</sup> of each month, grace period of 10 days.

**Q** Where can I find the Governing Documents for the association:

**A** The Association maintains a page at the <https://albanesehollander.com> website.

*(The statements contained herein are a summary in nature. A prospective purchaser should refer to exhibits, the sales contract, condominium documents, and filings.)*