

THE BENT PALM CLUB, INC.

QUESTIONS AND ANSWERS

935 Ocean Shore Blvd Ormond Beach, Florida

Dated: 1.28.25

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 of \$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: \$935.00

A Special assessment: A special assessment for painting the building was issued in January 2025. The reserve studies considered this paint cycled as done, since a special assessment was issued. The amount was \$6780.00 per unit and could be paid in 12 months.

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