

## **Questions and Answers for Sea Echo Condominium Association**

**2025**

**Q. Who is the Sea Echo Condo's Manager?**

A. Adriana Albanese of Albanese Hollander, Inc. is the current manager. She can be contacted at: **386 846-5098** or [Adriana.ahinc@gmail.com](mailto:Adriana.ahinc@gmail.com)

**Q. What is the current assessment for 2025?**

A. Current Assessment is \$538.00 per month due on the 1<sup>st</sup> of each month. Late fees will be assessed after the 15<sup>th</sup>.

**Q. When are there Special Assessments levied in addition to the regular monthly assessments?**

A. The association tries to collect enough money from all owners to cover the anticipated operating costs each year (ie. landscaping, maintenance, pool service, electrical, general repairs, insurance etc) In addition to these operating costs, the association also needs to fund reserve accounts to save for the eventual replacement of the costlier components of the building ie. Roof, pool, building painting, paving etc. It is often difficult to accurately predict what some of these replacement costs may be 15 or 20 years into the future. The state/county building codes may also change and substantially increase the anticipated costs. Whenever there is a large unanticipated expense or a shortfall in the operating and/or reserve requirements, the association must either collect additional funds from the owners via a special assessment or borrow to cover the shortfall.

**Q. Are pets allowed at the condo?**

A. There are no pets' limitations. Owners are responsible for cleaning up after their dog and responsible for any damages their pet causes.

**Q. When are Pest Control treatments done?**

A. Every quarter. Dave Pest Control is the current company servicing the building. If you have problems in between treatments, please contact the manager.

**Q. What should I do if I notice something is damaged or inoperative in the building?**

A. Contact Manager and they will arrange to have it fixed.

**Q. Doesn't the Association carry an insurance policy for everyone?**

A. The association carries all the necessary policies to cover the building in itself, not the units. Please familiarize yourself with the unit boundaries explained on your Declaration of Condominium.

**Q. What is the policy of the Association regarding Rental Guests?**

A. Owners are responsible for the actions of their rental guests and any damages caused by them. Owners should protect themselves and the association's property by always requiring a rental agreement and damage deposit. Please make sure you have a background check for your renters and remember to have them approved by the board.

**Q. What should I do if someone is causing a disturbance or vandalism?**

A. Call 911. If bodily harm or property damage is occurring, call 911. If someone is breaking community laws such as disturbing the peace or vandalism, the police's office will respond. Please note that they cannot enforce the rules of the Sea Echo association which are not local laws.

**Q. Am I required to have a current key to my unit with the Management Company?**

A. **Yes**, Florida Statute 718.111 states that the association has the irrevocable right of access to each unit during reasonable hours for maintenance, repairs, replacements of common elements or to prevent damage to the common elements or to a unit. The Sea Echo manager is to keep a copy of the current key for both emergencies and required maintenance, mandatory fire code inspections and pest control. Keep in mind that each unit also has easements in it

for electrical/plumbing leading to other units which may need to be accessed by repairmen even if your unit may not be the one requiring work.

**Q. What are the voting rights for Unit Owners?**

A. Each unit has the right to one vote. Units that are over ninety (90) days delinquent in their assessment payments cannot vote, which would reduce the quorum of membership needed.

**Q. Is the Association involved in any litigation (ie court cases, foreclosures etc) which could result in liability in excess of \$100,000?**

A. None currently.