

Gulfside Place Condominium
Association, Inc.

Prospective Buyer Packet

Forms & Instructions

PROPERTY INFO

GULFSIDE PLACE AMENITIES



Gulfside Place Amenities

Year Built: 1980

Unit Descriptions:

Large Floor Plans

- 2 bed 2 Bath 1802 Sqft + 160 Sqft Lanai
- 3 bed 2 bath + Den 2298 Sqft + 400 Sqft Lanai
- 1st floor units have gulfside walk-up access to units.
- Concrete & Stone Exterior

All units have:

- Gulf & Beachfront views
- Hurricane Shutters
- Security System
- Spacious Lanai's
- Screened doors
- Location: Mid-Island-Sanibel Beach!

Exterior Amenities

- 2 Pools- Gulf-front. Pools have both coolers and heaters. Both pools remodeled & refinished 2016. Our pools are uniquely located in our beautifully landscaped courtyard/gulf-front and offer both heat and cooling for the hot summer months.
- Pool coolers installed 2017
- Each pool is 30'x50" and each 64,720 gal
- 2 Sauna/steam rooms
- Electric Car Charger on-site (New 2019)
- 2 outdoor showers/poolside
- 4 centrally located bathrooms each with shower nearby (4)
- 5 lighted beachwalks/walkways – Dark sky compliant
- All buildings/units have access to a nearby elevator
- 8 elevators – mechanically modernized 2016 & 2019
- Pets allowed with approval- Owners only.
- Under-building covered assigned parking
- Guest parking
- Assigned 10x10 storage room for each unit. Conveniently located in assigned parking space.
- 6 newly remodeled lighted tennis courts. 2 double as Pickleball courts.
- 2 shuffleboard courts
- 4 Gas grills
- Fitness room w/ TV
- Mango, lime and avocado trees
- Lush picturesque grounds- Beautifully landscaped
- 750,000 gallon Cistern used to irrigate property
- Generator for backup on Clubhouse building (New 2019)
- Many updates in 2021: New Mailboxes, Utility doors, Tennis Fencing, trash chutes, landscaping, Pool furniture, Benches and Grills. Boardwalks being replaced Spring 2022

(Con't)

Clubhouse/Community center

- Book Library
- Computer business station with printer
- Wifi in clubhouse
- Full kitchen
- Furnished
- Fitness Room
- Conference room
- Reserve for private parties

Social

- Active Social community
- Tennis - Active Men's and Women's groups
- Pickleball
- Some sports equip available onsite
- Mahjong
- Book Club
- Knitting & Needlework club
- Social Committee
- Scheduled frequent and fun socials during season.
- Landscape committee

Rental Requirements

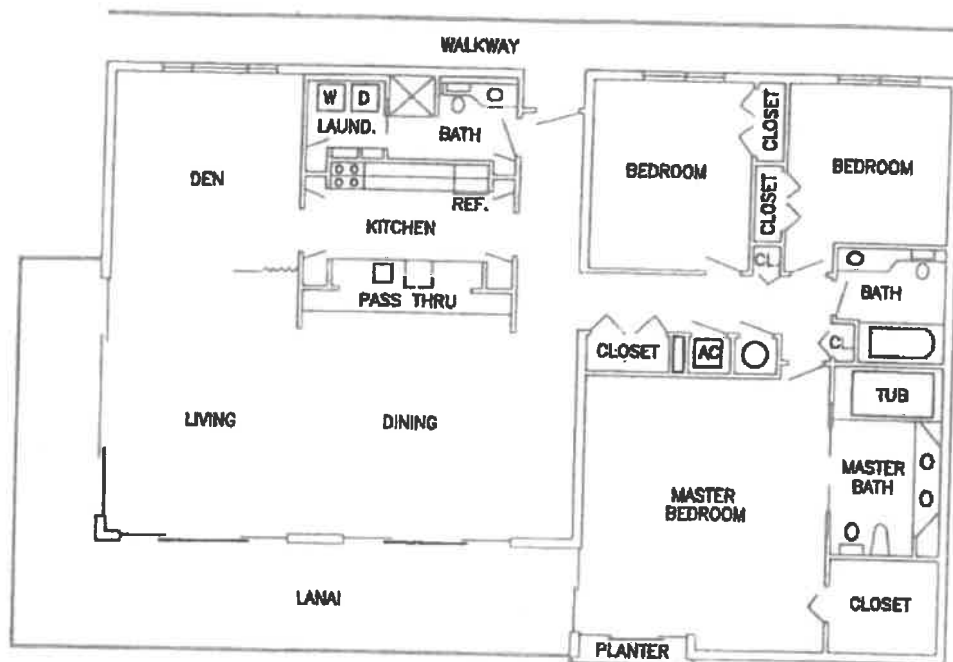
- 30 day rental minimum: (Communities tend to be quieter with stricter rental requirements)

Association Management & Staff

- Onsite Professional & licensed Management M-F
- Night watch/staff -7 days a week 3 PM—9 PM
- Grounds & Maintenance Staff
- Active Board

Quarterly Maintenance fees include:

- Exterior Maintenance and repair
- Elevator Maint.
- Property Insurance & flood
- Interior/exterior Pest control
- Office Mgmt.
- Landscape Maint.
- Pool Maint.
- Recreational and clubhouse Maint.
- Legal & Accounting
- Trash, Sewer/Water, Security System & Fire Service Maint

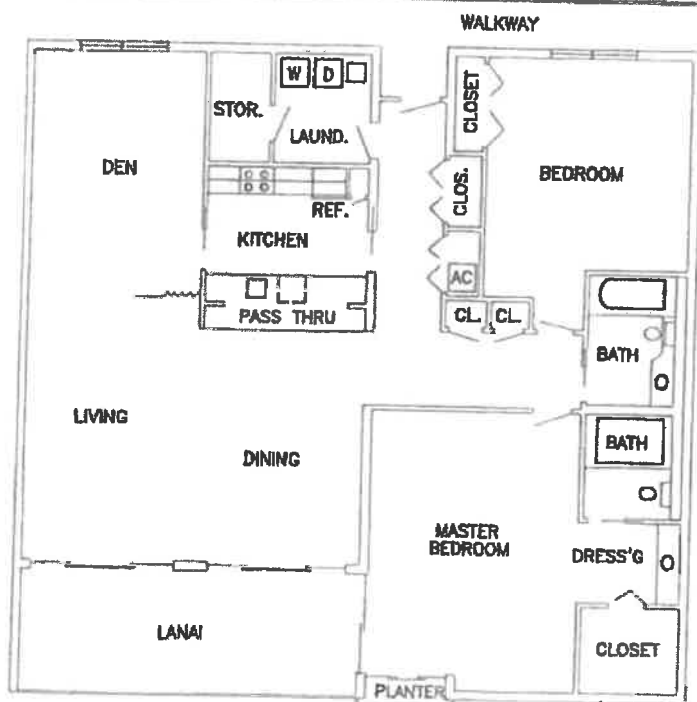


TYPICAL UNIT A

APPROX. SQ. FT.	
LIVING AREA	2298
NON-LIVING AREA	+400
TOTAL	2698

0' 3' 6' 12'

Approximate Scale: 1" = 12'



TYPICAL UNIT B

APPROX. SQ. FT.	
LIVING AREA	1802
NON-LIVING AREA	+160
TOTAL	1962

0' 3' 6' 12'

Approximate Scale: 1" = 12'

(84 Units)
GULFSIDE PLACE-25A

APPLICATION INSTRUCTIONS
FORMS & CHECKLIST

Instructions for the Prospective Buyer Packet

Attention buyers: Please read below for an explanation on what needs to be filled out and returned to the association office for processing. Items highlighted will need to be returned in order for the Consent to Transfer to be executed and application processed.

Receipt of Gulfside Place Prospective Buyer Packet - Please have the buyer sign and return.

Application for Consent to Transfer - Please have the buyer complete and submit along with the \$250 application/estoppel fee made out to Gulfside Place Condominium. Be sure to list all applicants SS#, DOB, address and Drivers License #'s.

Signed copy of consumer report disclosure form for each applicant.

Include a copy of the purchase contract agreement with application

Acknowledgement of Compliance - This needs to be signed by both the buyer and seller and returned to me.

Request for Board Approval of a Pet - This needs to be completed and returned to the office along with a photo of the pet. This can be done anytime, but must be done prior to the pet residing on property with the owner.

Gulfside Rules, Information, Remodeling & Insurance - These are informational only, to be kept by the buyer.

Policies & FAQ's - Informational, for the buyer to keep.

Financials - Informational, for the buyer to keep.

Certificate of Insurance enclosed

Once the association receives the required documents and the application fee, please allow 5 business days for background check, Board Approval and the Consent to Transfer approval.

You can fax, scan or mail the documents to:

Gulfside Place Condo Association, Inc.

1605 Middle Gulf Drive

Sanibel, FL 33908

Phone: 239-472-5055 X #1

FAX: 239-472-5186

Email: Cindi@gulfsideplace.com

Receipt of Gulfside Place Prospective Buyer Packet

- **Application for Consent to Transfer**
- **Acknowledgement of Compliance**
- **Consent to Transfer (For Title)**
- **General Rules**
- **General Information**
- **Remodeling Procedures**
- **Contractor Requirements**
- **Insurance Requirements**
- **Pet Policy**
- **Request for Approval of Pet**
- **Guests of Absent Owners Policy**
- **Leasing Policy**
- **Fitness Room Waiver (owners and guests must sign)**
- **FAQ's**
- **Budget and Reserve Schedule**

Please sign below to state you have received and read your copy of Gulfside Place Prospective Buyer Packet.

I do hereby confirm that I : _____

Have received and read through the Gulfside Place Prospective Buyer Packet.

Signature: _____ **Date:** _____

If you wish to receive a full set of the Gulfside Condominium Documents including By-Laws, Articles of Incorporation and Declaration, please contact the office and we will be happy to email you a full set.

Please return signed form to the office by fax (239)472-5816 or mail to:

**Gulfside Place Condominium Office
1605 Middle Gulf Drive
Sanibel, FL 33957
Phone: (239) 472-5055 ext. 100
Cindi@gulfsideplace.com**

GULFSIDE PLACE CONDOMINIUM ASSOCIATION

APPLICATION FOR CONSENT TO TRANSFER

Unit No. _____

Please note: \$250 Estoppel/Application Fee must accompany this document in order to begin processing. An additional fee of \$150 will be required for delinquent accounts and the additional fee of \$100 for "expedited" accounts. Checks may be made payable to Gulfside Place Condominium Association. A full background check is required for the approval of Consent. Disclosure attached. Please allow up to 2 weeks for approval process to be complete.

APPLICANT INFORMATION:

Applicant #1

Name (as title will be held): _____

Social security No. _____

Primary Residence Address _____

Date of Birth _____

Residence Phone _____ Cell Phone APP #1 _____

Email address _____

Employer _____ Bus Ph _____

Occupation _____

Memberships, Clubs _____

Applicant #2

Name (as title will be held): _____

Social security No. _____

Primary Residence Address _____

Date of Birth _____

Residence Phone _____ Cell Phone APP #2 _____

Email address _____

Employer _____ Bus Ph _____

Occupation _____

Memberships, Clubs _____

If applying as co-owners, please designate Primary Occupant: _____

UNIT INFORMATION:

Anticipated time in residence _____

Rental Intentions _____

Purchase Price _____ Closing Date _____

Mail Consent to Transfer to _____

Real Estate Company _____

Agent _____ Phone _____ Email _____

ACKNOWLEDGEMENT:

I have received, read, understand and agree to abide by the condominium documents, rules and regulations of Gulfside Place.

Signature	Print	Date
Signature	Print	Date

Gulfside Place Condominium Association, Inc.

BY: _____
Mark Zupon, Board President

ACKNOWLEDGEMENT OF COMPLIANCE

NOTICE TO OWNER / SELLER OF UNIT # _____

As you are aware, Gulfside Place Condominium Association has been asked by you as the owner of unit # _____ to sign a Consent to Transfer Form, regarding your unit's compliance with our condominium documents. We have signed the Consent to Transfer form, but wish to remind you that compliance with our Condominium Rules, Regulations, Codes and By Laws is your responsibility. Any problems regarding any compliance issue before, during or after the transfer of title to your unit is totally your responsibility as owner/seller.

I acknowledge and accept the above: _____ unit # _____ owner.
Signature

Date: _____ unit # _____ owner.
Signature

Notice to prospective buyer of unit # _____ at Gulfside Place Condominium Association.

I have read the seller's statement above and understand and agree, that if for any reason unit # _____ is not in compliance with all of the Gulfside Place Association Condominium's Rules, Regulations, Codes and By Laws that my only recourse will be against the owner(s) who are selling me this unit. I agree to hold harmless Gulfside Place Condominium Association from and against any and all responsibility for non compliance with any or all of Gulfside's Rules, Regulations, Codes and By-Laws.

Signed and acknowledged by: _____ Buyer
Signature

Date: _____ Buyer
Signature

GULFSIDE PLACE CONDOMINIUM ASSOCIATION, INC.

By: _____
Mark Zupon, President

Client/Company _____

**DISCLOSURE OF INTENT TO OBTAIN CONSUMER REPORTS
OR INVESTIGATIVE CONSUMER REPORTS**

For tenant screening purposes, a consumer reporting agency may obtain consumer reports, or investigative consumer reports, in connection with your employment application or from time to time during employment in accordance with applicable law. Consumer reports include record checks conducted by consumer reporting agencies and may include driving records, criminal records, credit records, etc. Investigative consumer reports include investigations (for example, reference checks) conducted by consumer reporting agencies through personal interviews (or through any means in California) on information as to character, general reputation, personal characteristics, or mode of living. You may make a written request for a summary of consumer rights and a disclosure of the nature and scope of an investigation. A disclosure of the nature and scope of such investigation is provided below.

**DISCLOSURE OF NATURE AND SCOPE OF INVESTIGATION
FOR INVESTIGATIVE CONSUMER REPORT**

In the event we request an investigative consumer report in connection with your employment application, a consumer reporting agency will prepare an investigative consumer report based on the following investigation: The agency will interview your former employers, business references, and/or personal references for information regarding prior employment, work experience and performance, reasons for employment termination, and information as to character, general reputation, personal characteristics, or mode of living. The agency will also conduct a records check of driving, criminal, credit, education, worker's compensation claim history, degrees, professional licenses, and/or certification records depending on the position. Such a report, as well as any credit report, will be obtained from a consumer reporting agency. I have received a summary of my rights under the Fair Credit Reporting Act.

AUTHORIZATION

I authorize a consumer reporting agency to obtain consumer reports and/or investigative consumer reports regarding me from time to time for employment purposes. In compliance with the Fair Credit Reporting Act, as amended by the Consumer Credit Reporting Reform Act of 2003, a consumer reporting agency needs my authorization to obtain such a report.

*** I, _____, CERTIFY THAT I HAVE RECEIVED A COPY OF
"A SUMMARY OF YOUR RIGHTS UNDER THE FAIR CREDIT REPORTING ACT" ***

*This information will not be used for the purpose of discrimination. The Federal Age Discrimination in Employment Act of 1967 prohibits discrimination on the basis of age.

Signature: _____	Date: _____
Print Name: _____	Date of Birth: _____
Address: _____	Social Security #: _____
City: _____	State & Zip: _____

Driver's License Number & State (if applicable): _____

California Applicants Only - - In California, if you wish to receive a free copy of any credit report obtained, please indicate by checking this box. ☐ A summary of the provisions of California Civil Code Section 1786.22 is provided herewith.

Minnesota Applicants Only - - If you are in Minnesota and you desire a free copy of your consumer report, please place an "X" in the ☐ box.

New York Applicants Only - - Upon your request, you will be informed whether or not a consumer report was requested, and if such a report was requested, the name and address of the consumer reporting agency furnishing the report.

Updated 12/01/2012

Para informacion en español, visite www.consumerfinance.gov/learnmore o escribe a la Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20006.

A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under the FCRA. For more information, including information about additional rights, go to www.consumerfinance.gov/learnmore or write to: Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20006. You may have additional rights under Maine's FCRA, Me. Rev. Stat. Ann. 10, Sec 1311 et seq.

You must be told if information in your file has been used against you. Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment – or to take another adverse action against you – must tell you, and must give you the name, address, and phone number of the agency that provided the information.

You have the right to know what is in your file. You may request and obtain all the information about you in the files of a consumer reporting agency (your “file disclosure”). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:

- ☐ a person has taken adverse action against you because of information in your credit report;
- ☐ you are the victim of identity theft and place a fraud alert in your file;
- ☐ your file contains inaccurate information as a result of fraud;
- ☐ you are on public assistance;
- ☐ you are unemployed but expect to apply for employment within 60 days. In addition, all consumers are entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See www.consumerfinance.gov/learnmore for additional information.

You have the right to ask for a credit score. Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.

You have the right to dispute incomplete or inaccurate information. If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See www.consumerfinance.gov/learnmore for an explanation of dispute procedures.

Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information. Inaccurate, incomplete or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.

Consumer reporting agencies may not report outdated negative information. In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.

Access to your file is limited. A consumer reporting agency may provide information about you only to people with a valid need – usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.

You must give your consent for reports to be provided to employers. A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to www.consumerfinance.gov/learnmore.

You may limit “prescreened” offers of credit and insurance you get based on information in your credit report. Unsolicited “prescreened” offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt-out with the nationwide credit bureaus at 1-888-567-8688.

You may seek damages from violators. If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.

Identity theft victims and active duty military personnel have additional rights. For more information, visit www.consumerfinance.gov/learnmore.

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. For information about your federal rights, contact:

TYPE OF BUSINESS:	CONTACT:
<p>1.a. Banks, savings associations, and credit unions with total assets of over \$10 billion and their affiliates.</p> <p>b. Such affiliates that are not banks, savings associations, or credit unions also should list, in addition to the Bureau:</p>	<p>a. Bureau of Consumer Financial Protection 1700 G Street NW Washington, DC 20006</p> <p>b. Federal Trade Commission: Consumer Response Center - FCRA Washington, DC 20580 (877) 382-4357</p>
<p>2. To the extent not included in item 1 above:</p> <p>a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks</p> <p>b. State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and insured state branches of foreign banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act</p> <p>c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and Insured state savings associations</p> <p>d. Federal Credit Unions</p>	<p>a. Office of the Comptroller of the Currency Customer Assistance Group 1301 McKinney Street, Suite 3450 Houston, TX 77010-9050</p> <p>b. Federal Reserve Consumer Help Center P.O. Box 1200 Minneapolis, MN 55480</p> <p>c. FDIC Consumer Response Center 1100 Walnut Street, Box 111 Kansas City, MO 64106</p> <p>d. National Credit Union Administration Office of Consumer Protection (OCP) Division of Consumer Compliance and Outreach (DCCO) 1775 Duke Street Alexandria, VA 22314</p>
3. Air carriers	<p>and General Counsel for Aviation Enforcement & Proceedings Department of Transportation 400 Seventh Street SW Washington, DC 20590</p>
4. Creditors Subject to Surface Transportation Board	<p>Office of Proceedings, Surface Transportation Board Department of Transportation 1925 K Street NW Washington, DC 20423</p>
5. Creditors Subject to Packers and Stockyards Act	<p>Nearest Packers and Stockyards Administration area supervisor</p>
6. Small Business Investment Companies	<p>Associate Deputy Administrator for Capital Access United States Small Business Administration 406 Third Street, SW, 8th Floor Washington, DC 20416</p>
7. Brokers and Dealers	<p>Securities and Exchange Commission 100 F St NE Washington, DC 20549</p>
8. Federal Land Banks, Federal Land Bank Associations, Federal Intermediate Credit Banks, and Production Credit Associations	<p>Farm Credit Administration 1501 Farm Credit Drive McLean, VA 22102-5090</p>
9. Retailers, Finance Companies, and All Other Creditors Not Listed Above	<p>TC Regional Office for region in which the creditor operates or Federal Trade Commission: Consumer Response Center - FCRA Washington, DC 20580 (877) 382-4357</p>

PET POLICY

Adopted: 03/31/08

- 1. Owners wishing to keep pets must submit an application and picture for Board approval prior to the pet's arrival. This privilege can be rescinded if the owner does not follow the pet policy or the pet causes a disturbance. The Board reserves the right to refuse an owner from keeping a pet for the reasons of type, number, size or behavior.**
- 2. Renters or guests are not allowed to have pets on the property, except for Service animals.**
- 3. Owners' pets must be on a leash and owners are responsible for removal of feces.**
- 4. Pets are not allowed at the pool or on the tennis courts.**
- 5. Dogs should not be on the lanai when the owner is not in the unit.**

REQUEST FOR BOARD APPROVAL OF A PET

I _____ request approval from the Board that my pet _____
(owners name) (breed)
named _____ be allowed to reside with me in Unit _____ at Gulfside Place.
(your pets name)

I have attached a photo of my pet and completed the required information below:

Name of Pet: _____ Age: _____ Breed: _____
Color: _____ Current Size: _____ Expected Size: _____

I understand that my application will be brought in front of the Board of Directors at the next appropriate Board Meeting for review.

Signature

Dated

***PLEASE FILL OUT A SEPARATE APPLICATION FOR EACH PET.
DO NOT FORGET TO ENCLOSE A PHOTO OF YOUR PET.
APPLICATIONS WITHOUT PHOTOS WILL NOT BE PROCESSED.***

Submit by mail to: Gulfside Place Condominium Office
1605 Middle Gulf Drive
Sanibel, FL, 33957

Or fax to: (239) 472-5816 Attn: Cindi
Email photo to Cindi@gulfsideplace.com

LEASING INFO

LEASING OF CONDOMINIUM UNITS

Date Adopted: 04/09/91
Revision #1: 06/17/91
Revision #2: 11/05/91
Revision #3: 03/31/08

STATEMENT

Gulfside Place is a residential condominium. However, the Gulfside Place Condominium Association, as specified in the Declaration of Condominium and By-Laws, does permit leasing -- provided that the leasing program does not interfere with the general residential nature of Gulfside Place.

The By-Laws specifically state that *"no lease will be permitted for less than thirty (30) days"* and that *"Lessee and Lessor shall sign a lease form approved by the Condominium Association."*

The Declaration of Condominium of Gulfside Place states that *"leasing or renting of an apartment by an apartment owner is prohibited unless approved by the Board of Administration of the Association. Any owner desiring to lease his apartment shall submit such request in writing to the Board of Administration of the Association setting forth the name of the lessee, the type of lease to be used, and supply any other information as may be requested by the Board of Administration of the Association."*

The Declaration also states that *"all of the provisions of the Condominium documents and the rules and regulations of the association shall be applicable and enforceable against any person occupying a unit as a lessee or guest to the same extent as against an owner..."* The declaration further designates *"the Association as the owner's agent, with the authority to terminate any lease or other occupancy agreement in the event of violation by the tenant of such covenant,..."* and that this *"shall be deemed to be included in every occupancy agreement, whether oral or written, and whether specifically expressed in such agreement or not."*

The Board of Administrative has established the following policy and procedures in order to meet the requirements of the By-Laws and the Declaration of Condominium. It must be understood that in all matters associated with the leasing and use of apartments, apartment owners are responsible for carrying out this policy. While realtors are frequently used to help these owners lease their apartments, the use of a realtor does not relieve the owners of this policy responsibility.

LEASING CONDOMINIUM

POLICY

1. Leases for less than thirty (30) days are prohibited.
2. The leased apartment must be occupied by contracted lessee during the lease period.
3. Occupancy, including overnight guests, must not exceed six for a 2-bedroom apartment and eight for a 3-bedroom apartment.
4. All Lessees must follow "*Gulfside Place General Rules.*" It is the owner's responsibility to be sure that a Lessee receives the latest edition of the "*General Rules*" and that said Lessee signs an agreement that they have read, understand, and agree to follow these rules.

PROCEDURE FOR LEASING CONDOMINIUM

The following is an outline of steps to be followed to ensure expeditious handling of a proposed condominium lease by the Board of Administration:

1. Not less than 30 days prior to the beginning date of the lease period, the owner must furnish the Association Office Manager with the name and mailing address of the prospective lessee.
2. The Office Manager will mail to the prospective lessee a Lease Application and copy of the current "*Gulfside Place General Rules.*" (See current lease application form and "*Gulfside Place General Rules.*")
3. Upon receipt of the completed lease application, the Association Office Manager will review all documents and note completed documents. The Association Office Manager will send a copy of these documents along with any notes on irregularities to the Secretary of the Board of Administration for approval.
4. Within seven days of receipt, the Secretary of the Board will advise the Office Manager of the decision along with the reason(s) for the decision. The Office Manager will then advise the owner, in writing of this action.
5. All Lessees must report their arrival to the Office Manager who will verify the approved lease and provide the lessee with an additional copy of the "*Gulfside Place General Rules.*"

GUEST OCCUPANCY INFO

POLICY FOR GUEST OF ABSENT OWNER:

- ❖ Occupancy by guests or renters of absent owners must *not* exceed six (6) for two bedroom apartments or eight (8) for three bedroom apartments.
- ❖ Gulfside Place pool, tennis courts, parking areas, other recreational facilities, and other common elements can be used by guests of absent owners only if such guests are occupying the owner's apartment and have reported their arrival to the Office Manager. * *This does not apply to Owners and monthly renters.*
- ❖ All guests and renters must sign an "Unconditional and Full General Release" before using the fitness center.
- ❖ All renters and guests of absent owners **MUST** register on property upon arrival, or the first business day (Mon – Fri) after arrival if you arrive over the weekend. ***This must be done in person***, not by phone or email. We will need to document names and contacts #'s of guest in unit. All guests and renters must report their arrival to the Office Manager.
- ❖ All Owners are required to register in the office when they arrive and depart either in person or through phone or email.
- ❖ At guest registration, prepare your guests to provide the following information:
 - ◆ Dates of stay
 - ◆ Unit #
 - ◆ Name and contact information
 - ◆ Make/model of vehicle
 - ◆ Tag #
 - ◆ Number of adults and children in your party
 - ◆ Photo Identification
- ❖ All guests or renters must follow "Gulfside Place General Rules". Your guest or renter will be given a copy and will be required to sign, stating that they have received and agree to abide by them. It is the owner's responsibility to ensure that their guests read, understand and follow the rules. The Office Manager will provide a copy.
- ❖ PETS are NOT allowed to accompany renters or guests AT ANY TIME. Only OWNERS are allowed to bring pets, and only if they have been pre-approved by the Board of Directors. Guests with unauthorized pets will be asked to leave.

DECLARATIONS: (RELATED TO GUEST OCCUPANCY)

15. GUEST OCCUPANCY. A "guest" is defined as a person who enters upon the Condominium Property at the invitation of a Unit Owner or tenant, (or their respective families) for the purpose of visiting the Unit Owner or tenant (or their respective families), occupying the Condominium Unit for less than thirty days during any calendar year, or utilizing the Condominium Property. Use or visitation without consideration (payment) distinguishes a guest usage from a tenancy. There are various types of guest uses, which are regulated as follows:

15.1 Non-Overnight Visitation by Guests When Unit Owner or Tenant is in Residence. There is no restriction against this type of guest usage, provided that same does not create a nuisance or annoyance to other condominium residents, nor prevent their peaceful enjoyment of the premises. The Association may restrict or prohibit guest visitation by convicted felons, including but not limited to registered sex offenders and persons who have been convicted of narcotic offenses. Non-overnight guests need not be registered with the Association. Non-overnight guests shall be entitled to use the Condominium facilities only when accompanied by the Unit Owner or tenant (or an adult resident member of the Unit Owner's or tenant's Family), unless otherwise approved by the Board of Directors. The Board may establish additional restrictions on non-overnight guest usage of Condominium facilities, such as maximum numbers of guests who may use common facilities, maximum numbers of common facility usages per guest, and the like.

15.2 Overnight Guests When Unit Owner or Tenant is in Residence. Unit Owners and tenants (and their respective families) may have related or unrelated overnight guests, so long as the Unit Owner or tenant is in simultaneous residence. There is no requirement for registration of overnight guests with the Board. The Association may restrict or prohibit guest visitation by convicted felons, including but not limited to registered sex offenders and persons who have been convicted of narcotic offenses. Under no circumstances may more than six (6) persons (including the Unit Owner or tenant, and their families) sleep overnight in a two (2) bedroom Unit, and no more than four (4) people in a one (1) bedroom Unit.

15.3 Non-Overnight Guests in the Absence of the Unit Owner or Tenant. Unit Owners and tenants are not permitted to have non-overnight guests when the Unit Owner or tenant is absent from the Condominium. Unit Owners and tenants may have their Units inspected by caretakers, family members, etc. However, such individuals shall not be permitted to use Condominium facilities, such as recreational facilities (pool, parking areas, beach access, etc.).

15.4 Overnight Guests in the Absence of the Unit Owner or Tenant. Tenants are not permitted to have overnight guests (related or non-related) in the absence of the tenants' simultaneous residence. Unit Owners are permitted to have overnight guests in the absence of the Unit Owner.

15.5 Additional Board Authority. The Board may promulgate such rules, policies, and procedures as are necessary to implement this Article. In the event that Unit Owners are suspected of circumventing rental restrictions by receiving consideration for occupancies which are held out as guest occupancies, the Association may require proposed guest occupants to submit proof of familial/relationship, an affidavit as to absence of payment for the right to occupy the premises, and the like

GENERAL RULES

Gulfside Place Condominium
1605 Middle Gulf Drive
Sanibel, FL 33967

Date:

To: Guests in Unit

Dear,

It was a pleasure meeting you today. I wanted to get some information together for you to help make your stay with us as enjoyable as possible!

Some of the forms I have included for you to keep are; Gulfside Place General Rules, General Information, Rental Information Sheet (for future reference), and Fitness Center Rules of Use. I have also supplied you with a few extra Fitness Center Waivers for anyone over 18 in your party who may wish to use the facility, please note that *no one is authorized to use the fitness facility until a form has been signed and submitted*. If you have questions on any of the enclosed information, do not hesitate to contact me at the office. I wanted to call a few other things to your attention:

- **Guest Check In Procedures:** If you are expecting any overnight guests during your stay, please have them come to the office to register upon arrival. Office hours are Monday – Friday, 9AM – 3:30 PM, if they arrive after hours, they should come in to register on the first business day after their arrival. Please have them bring vehicle information and an ID.
- **Clubhouse WIFI :** You may feel free to bring your laptop into the clubhouse at any time to sign into the WIFI, the network name is Gulfside and the password is “gulfside.”
- **Clubhouse Front Door Code:** Use the code 5123 <enter> to gain entrance to the clubhouse after hours.
- **Tennis Court Combination:** 5050 is the code for the combination locks on the tennis courts.

- **Recreation Equipment:** If tennis rackets, balls, ball machine or shuffleboard equipment are needed, they are stored in the ground floor storage room #409, located across from the shuffleboard court. This door is kept unlocked at all times for your convenience.
- **Library:** The Clubhouse houses our Gulfside Place Library, located in the first closet on the Right when you enter the building. You may borrow a book and return it when you're finished. This is done strictly on the honor system, so no need to check in or check out, just help yourself! The light for the Library is located on your immediate left when you walk into the Clubhouse and it is the last switch in that row.
- **Clubhouse Computer:** For your convenience, there is a public computer available for your use, located in the Clubhouse in the middle closet. This may be used on a first come first served basis, and we ask that you limit your time per session to 20 minutes, and your printing to under 5 pages.

I hope that you find this information helpful. If I can be of any further assistance, please do not hesitate to contact me at my office at 239-472-5055 ext. 1, or by email at Cindi@gulfsideplace.com.

Sincerely,

Cindi Mandel
General Manager
Gulfside Place Condominium Association, Inc.

POLICY FOR GUEST OF ABSENT OWNER:

- ❖ Occupancy by guests or renters of absent owners must *not* exceed six (6) for two bedroom apartments or eight (8) for three bedroom apartments.
- ❖ Gulfside Place pool, tennis courts, parking areas, other recreational facilities, and other common elements can be used by guests of absent owners only if such guests are occupying the owner's apartment and have reported their arrival to the Office Manager. * *This does not apply to Owners and monthly renters.*
- ❖ All guests and renters must sign an "Unconditional and Full General Release" before using the fitness center.
- ❖ All renters and guests of absent owners MUST register on property upon arrival, or the first business day (Mon – Fri) after arrival if you arrive over the weekend. ***This must be done in person***, not by phone or email. We will need to document names and contacts #'s of guest in unit. All guests and renters must report their arrival to the Office Manager.
- ❖ All Owners are required to register in the office when they arrive and depart either in person or through phone or email.
- ❖ At guest registration, prepare your guests to provide the following information:
 - ◆ Dates of stay
 - ◆ Unit #
 - ◆ Name and contact information
 - ◆ Make/model of vehicle
 - ◆ Tag #
 - ◆ Number of adults and children in your party
 - ◆ Photo Identification
- ❖ All guests or renters must follow "Gulfside Place General Rules". Your guest or renter will be given a copy and will be required to sign, stating that they have received and agree to abide by them. It is the owner's responsibility to ensure that their guests read, understand and follow the rules. The Office Manager will provide a copy.
- ❖ PETS are NOT allowed to accompany renters or guests AT ANY TIME. Only OWNERS are allowed to bring pets, and only if they have been pre-approved by the Board of Directors. Guests with unauthorized pets will be asked to leave.

DECLARATIONS: (RELATED TO GUEST OCCUPANCY)

15. GUEST OCCUPANCY. A "guest" is defined as a person who enters upon the Condominium Property at the invitation of a Unit Owner or tenant, (or their respective families) for the purpose of visiting the Unit Owner or tenant (or their respective families), occupying the Condominium Unit for less than thirty days during any calendar year, or utilizing the Condominium Property. Use or visitation without consideration (payment) distinguishes a guest usage from a tenancy. There are various types of guest uses, which are regulated as follows:

15.1 Non-Overnight Visitation by Guests When Unit Owner or Tenant is in Residence. There is no restriction against this type of guest usage, provided that same does not create a nuisance or annoyance to other condominium residents, nor prevent their peaceful enjoyment of the premises. The Association may restrict or prohibit guest visitation by convicted felons, including but not limited to registered sex offenders and persons who have been convicted of narcotic offenses. Non-overnight guests need not be registered with the Association. Non-overnight guests shall be entitled to use the Condominium facilities only when accompanied by the Unit Owner or tenant (or an adult resident member of the Unit Owner's or tenant's Family), unless otherwise approved by the Board of Directors. The Board may establish additional restrictions on non-overnight guest usage of Condominium facilities, such as maximum numbers of guests who may use common facilities, maximum numbers of common facility usages per guest, and the like.

15.2 Overnight Guests When Unit Owner or Tenant is in Residence. Unit Owners and tenants (and their respective families) may have related or unrelated overnight guests, so long as the Unit Owner or tenant is in simultaneous residence. There is no requirement for registration of overnight guests with the Board. The Association may restrict or prohibit guest visitation by convicted felons, including but not limited to registered sex offenders and persons who have been convicted of narcotic offenses. Under no circumstances may more than six (6) persons (including the Unit Owner or tenant, and their families) sleep overnight in a two (2) bedroom Unit, and no more than four (4) people in a one (1) bedroom Unit.

15.3 Non-Overnight Guests in the Absence of the Unit Owner or Tenant. Unit Owners and tenants are not permitted to have non-overnight guests when the Unit Owner or tenant is absent from the Condominium. Unit Owners and tenants may have their Units inspected by caretakers, family members, etc. However, such individuals shall not be permitted to use Condominium facilities, such as recreational facilities (pool, parking areas, beach access, etc.).

15.4 Overnight Guests in the Absence of the Unit Owner or Tenant. Tenants are not permitted to have overnight guests (related or non-related) in the absence of the tenants' simultaneous residence. Unit Owners are permitted to have overnight guests in the absence of the Unit Owner.

15.5 Additional Board Authority. The Board may promulgate such rules, policies, and procedures as are necessary to implement this Article. In the event that Unit Owners are suspected of circumventing rental restrictions by receiving consideration for occupancies which are held out as guest occupancies, the Association may require proposed guest occupants to submit proof of familial/relationship, an affidavit as to absence of payment for the right to occupy the premises, and the like

In addition: Here's a copy of the General Rules, which will be given to all guests upon check-in.

GULFSIDE PLACE GENERAL RULES

**IN AN EMERGENCY, CALL 472-5055 DURING THE DAY OR 210-7908 AT NIGHT.
ON SITE SECURITY CELL PHONE IS 218-5055**

GENERAL

- ❖ THE BOARD REQUIRES OWNERS TO CLOSE ALL SHUTTERS, LANAI AND WALKWAY, WHEN ABSENT FROM GSP FOR THE SEASON OR FOR ANY EXTENDED PERIOD OF TIME.
- ❖ ALL OWNERS MUST PROVIDE THE OFFICE MANAGER WITH A KEY AND THE SECURITY CODE TO THEIR UNIT.
- ❖ OWNERS MUST LEAVE THE LOCAL PHONE SERVICE TURNED ON YEAR ROUND IN ORDER FOR THE FIRE ALARM AND SECURITY SERVICE TO WORK.
- ❖ OWNERS WHO ARE NOT IN RESIDENCE MUST LEAVE CAR KEYS IN THE OFFICE FOR ANY CAR ON THE PREMISES IN CASE OF AN EMERGENCY.
- ❖ It is an owners **obligation** to ensure that a Renters Application has been submitted to the Board for **each** renter a minimum of 1 month prior to their arrival
- ❖ All owners and guests **must** register on arrival by calling 472-5055.
- ❖ Please observe quiet hours between 10 PM and 9 AM. Summer hours apply between May and November from 10 PM to 8 AM.
- ❖ Hang nothing on exterior railings.
- ❖ Personal items (bikes, etc.) must be kept in storage area or apartment.
- ❖ Campers, boats and other large vehicles (above van size) are not allowed in parking areas.
- ❖ Jet skis may not be launched from or parked on the beach.
- ❖ Portable grills are not allowed on the grounds except those belonging to GSP.
- ❖ There are 3 propane grills on the grounds for the use of owners, guests, and renters. Propane tank valves need to be turned on for use and turned off after use. Charcoal and other additives are prohibited. Follow instructions on the grill for use and clean grill surfaces when finished. Notify the office if the grill requires service.
- ❖ Common walkways, elevators, hallways, and other common areas are not to be obstructed, littered, defaced or misused in any manner.
- ❖ Owners must not paint or otherwise decorate or change the appearance of any portion of the exterior of the building.

PETS

- ❖ Renters or guests are NOT allowed to have pets on the property, except for service animals.

- ❖ If an owner wishes to have a pet in residence with him, he must first submit an application to the Board of Directors requesting approval.
- ❖ Owner's pets must be kept on a leash and owners are responsible for removal of feces.

CLUBHOUSE

- ❖ Children under the age of 18 must be accompanied by an adult.
- ❖ Proper attire must be worn; no bare feet or swimsuits.
- ❖ No dogs (except service dogs) or other pets are allowed.
- ❖ Access to the Clubhouse after hours is limited to adults for use of the fitness center and the Wi-Fi area.
- ❖ Door access code to Clubhouse is 5123 and then "Enter"

SWIMMING POOLS

Hours: 9:00 AM to Dusk

- ❖ The use of the pool is at your own risk; no lifeguard is on duty.
- ❖ No diving, running, rough play or excessive noise is allowed.
- ❖ Glass containers, food, radios or pets are not allowed.
- ❖ Please do not remove pool furniture from the deck area.
- ❖ Shower before entering the pool; towels must cover pool furniture if sun lotions are used.
- ❖ When not at poolside, furniture cannot be reserved.
- ❖ Non-toilet trained infants must wear swim diapers.
- ❖ Rafts or other large flotation devices are not allowed.
- ❖ The deep end divider must be kept in place.
- ❖ A lap lane divider is available.
- ❖ No motorized toys may be used in the pool.

TENNIS COURTS

Hours: 9:00 AM to 10:00 PM May through November
Summer hours are 8:00 AM to DUSK

- ❖ Owners, renters and house guests may use the courts for the purpose of tennis playing only.
- ❖ Proper tennis attire including shirts must be worn.
- ❖ Regular tennis shoes must be worn - jogging shoes are not acceptable.
- ❖ No food, drinks (other than water), smoking or radios are allowed.
- ❖ Please lock gate when finished playing. At night turn off the lights.

FROM THE BOARD OF DIRECTORS

REMODEL, CONTRACTOR & INSURANCE REQUIREMENTS

REMODELING PROCEDURES

for
GULFSIDE PLACE RESIDENTS

- **NO structural changes or alterations shall be made in any unit without PRIOR approval of the Board of Directors.**
- **You must obtain a permit from the City of Sanibel if the work to be done in your unit exceeds \$750.00.**
- **Please refer to "INSURANCE REQUIREMENTS MEMORANDUM" attached to ensure that your contractor meets appropriate insurance guidelines to perform work on property.**
- **PRIOR to scheduling your work, please submit your remodeling plans to the Board for approval, including a brief synopsis of any changes or alterations being made and supply Gulfside Place Condominium Association with all required documentation listed below:**
 1. **Contractors Name, Address, Telephone and Fax Numbers & Contact Person**
 2. **A Copy of Sanibel's Occupational License for Contractor**
 3. **A Copy of Florida's Occupational License for Contractor**
 4. **A Copy of the Contractors Certificate of Insurance**
 5. **Signed Gulfside Place Insurance Requirements Memorandum**
- **Unit owners may not engage in "extensive" remodeling work or "heavy" construction activity, except with prior approval of the Board of Directors, and then, only during the months of May through October.**
- **Any work to be done in your unit will be limited to the property's approved working hours of Monday through Friday 8:00AM - 5:00PM.**
- **YOU MUST NOTIFY THE PROPERTY MANAGER ON SITE OF ANY EXPECTED DELIVERIES OF EQUIPMENT OR FURNITURE SO THAT PROTECTIVE PADS MAY BE PLACED IN ELEVATORS TO PREVENT DAMAGE.**
- **All units above the first floor shall always have the floors covered with wall-to-wall carpeting, except in kitchens, bathrooms, balconies, foyers, halls and utility or laundry rooms.**

**Gulfside Place Condominiums Association
1605 Middle Gulf Drive
Sanibel Florida 33957
239-472-5055**

CONTRACTOR REQUIREMENTS

If you decide to remodel your unit you will need to supply the following information.

- 1. Contractors Name, Address, Telephone and Fax Numbers and Contact Person**
- 2. A Copy of Sanibel's Occupational License for Contractor.**
- 3. A Copy of Florida's Occupational License for Contractor.**
- 4. A Copy of the Contractors Certificate of Insurance and the Signed Gulfside Place Insurance Requirements memorandum.**

Please return a copy of all information stated above to the Gulfside Place Office before any work begins.

If you have any questions please call: 239-472-5055 or fax 239-472-5816

**Sincerely
Board of Directors Gulfside Place**

**INSURANCE REQUIREMENTS MEMORANDUM:
FOR SUPPLIERS, VENDORS AND CONTRACTORS PROVIDING GOODS OR
SERVICES AT GULFSIDE PLACE CONDOMINIUM ASSOCIATION.**

Gentlemen,

In order for you to continue providing services, supplies, or products to Gulfside Place Condominium Association, it is necessary that we receive a Certificate of Insurance indicating that you carry adequate insurance as outlined below.

TYPE OF COVERAGE	LIMITS REQUIRED
General Liability including Products & Completed Operations	\$1,000,000 per occurrence / \$2,000,000 aggregate
Automobile Liability	\$1, 000,000 per occurrence / \$2,000,000 aggregate
Umbrella Liability	\$1, 000,000 per occurrence / \$2,000,000 aggregate
Workers' Compensation	Statutory
Employers Liability	\$1, 000,000 per occurrence

Please note that on the General Liability, Automobile Liability and Umbrella Liability policies, **Gulfside Place Condominium Association, Inc. and its officers, directors and owners must be named as additional named insureds.**
This information must be reflected on the certificate of insurance.

All policies must be written on an occurrence basis and this fact must be indicated on the Certificate of Insurance.

In the event of cancellation, non-renewal or substantial reduction in limits or coverage of the policies shown on the certificate, the box on the right hand bottom corner of the certificate must be amended to read that in the event of cancellation, material change or non-renewal, or any policy shown on the certificate, at least **30-days notice will be given** to Gulfside Place Condominium Association in writing sent by certified mail.

In addition to the above, the vendor, contractor or service provider insured under the policies shown on the Certificate of Insurance, must agree to continue to provide annual Certificates of Insurance to Gulfside Place Condominium Association for at least one year after all work has been completed.

All insurance companies shown on the Certificate of Insurance must be acceptable to Gulfside Place Condominium Association. All insurance companies must carry an AM Best rating of A- or better.

Gulfside Place Condominium Association must have in their files, a current Certificate of Insurance meeting all of the above requirements or no payment for goods or services will be made until a certificate meeting these requirements is in our files.

BOARD OF DIRECTORS GULFSIDE PLACE

BUDGETS, RESERVES & MAINTENANCE FEES

GULFSIDE PLACE CONDOMINIUM ASSOCIATION, INC.
OPERATING BUDGET FOR FISCAL YEAR ENDING MARCH 31, 2023

EXPENSES	FYE 3/31/20 ACTUAL	FYE 3/31/21 ACTUAL	FYE 3/31/22 PROPOSED	FYE 3/31/22 ESTIMATED	FYE 3/31/23 PROPOSED
PAYROLL & BENEFITS	389,244	443,607	430,353	331,670	381,303
ADMINISTRATION	50,863	45,780	50,800	52,994	60,400
INSURANCE	178,245	225,695	287,056	290,787	331,978
BUILDINGS	77,877	100,995	94,450	127,563	161,450
GROUNDS	33,232	33,642	45,570	107,294	159,370
POOLS	24,591	15,659	21,000	47,450	22,000
UTILITIES	149,880	148,287	158,600	144,038	159,300
SPECIAL PROJECTS		146,150			
TOTALS	903,932	1,159,815	1,087,829	1,101,796	1,275,801
MAINTENANCE FEES FOR FISCAL YEAR ENDING MARCH 31, 2023					
OPERATING BUDGET	1,275,801				
RESERVES BUDGET	270,000				
TOTAL	1,545,801				
NEW QUARTERLY FEES PER UNIT					
OPERATING	3,797				
RESERVES	804				
NEW TOTAL QUARTERLY FEES PER UNIT (FYE 3/31/23)	4,601	*Effective 4/1/2022			% INCREASE 12.59%
FYE 3/31/21 SUMMARY					
OPERATING BUDGET	1,087,829				
RESERVES BUDGET	285,000				
	1,372,829				
OLD TOTAL QUARTERLY FEES PER UNIT (FYE 3/31/22)	4,086				
Dues Increase	\$515				

GULFSIDE PLACE CONDOMINIUM ASSOCIATION, INC.
OPERATING BUDGET FOR FISCAL YEAR ENDING MARCH 31, 2023

EXPENSES	FYE 3/31/20 ACTUAL	FYE 3/31/21 ACTUAL	FYE 3/31/22 PROPOSED	FYE 3/31/22 ESTIMATED	FYE 3/31/23 PROPOSED
<u>PAYROLL & BENEFITS</u>					
SALARIES	285,221	335,462	331,153	254,079	287,637
PAYROLL TAXES	22,841	26,599	27,000	24,000	29,000
GROUP INSURANCE	50,816	73,834	55,000	39,435	50,626
TOLLS	2,479	3,119	3,200	2,404	2,040
IRA	4,577	4,593	5,000	5,400	5,000
OTHER BENEFITS	5,731		9,000	6,352	7,000
PAYROLL & BENEFITS TOTAL	371,665	443,607	430,353	331,670	381,303
<u>ADMINISTRATION</u>					
ACCOUNTING & AUDIT	6,320	7,751	7,000	7,830	8,000
BOOKKEEPING FIRM					10,000
STATE/DIR FEES	397	397	400	500	400
LEGAL & PROFESSIONAL	3,837	1,929	5,000	14,248	5,000
OFFICE EXPENSES	10,035	9,055	10,000	10,260	10,000
TELEPHONE	13,060	15,438	14,800	15,600	14,800
MEETINGS	226	111	0		0
SOCIAL EVENTS	7,481	3,588	7,000	7,000	7,000
DUES & CONTINUING EDUCATION	1,424	1,277	1,000	400	1,000
TAXES			0		0
MISC.	509	169	0	1,483	0
PAYROLL SERVICE	6,934	6,065	5,600	4,003	4,200
SPECIAL PROJECTS	0		0		0
ADMINISTRATION TOTAL	50,223	45,780	50,800	52,994	60,400
<u>INSURANCE</u>					
FLOOD	37,851	52,525	64,269	68,000	69,000
PROPERTY/WIND/CRIME	104,615	158,949	196,696	196,696	232,101
WORKERS COMP	12,444	9,903	11,592	11,592	13,768
D & O LIABILITY	1,509	1,509	2,018	2,018	2,381
GENERAL LIABILITY	5,950		9,426	9,426	11,123
UMBRELLA LIABILITY	2,809	2,809	3,055	3,055	3,605
INSURANCE TOTAL	165,178	225,695	287,056	290,787	331,978

GULFSIDE PLACE CONDOMINIUM ASSOCIATION, INC.
OPERATING BUDGET FOR FISCAL YEAR ENDING MARCH 31, 2023

EXPENSES	FYE 3/31/20 ACTUAL	FYE 3/31/21 ACTUAL	FYE 3/31/22 PROPOSED	FYE 3/31/22 ESTIMATED	FYE 3/31/23 PROPOSED
<u>BUILDINGS</u>					
JANITORIAL HALLWAYS & BATHS WEEK			0	8,530	19,000
ROOF MAINTENANCE CONTRACT	3,500	3,500	3,500	3,500	3,500
CLUBHOUSE	5,884	8,330	6,000	5,214	6,000
PEST CONTROL	3,276	3,173	3,300	3,000	3,300
ELEVATORS	25,888	30,914	25,000	24,268	25,000
LIGHTING	1,668	1,639	1,500	1,400	1,500
FIRE PROTECTION	6,704	6,911	7,000	11,255	7,000
ROOF REPAIRS	2,138	916	0	6,074	3,000
SECURITY ALARMS	27,781	27,818	27,900	31,014	27,900
EMERGENCY LIGHTS	320		250		250
FITNESS ROOM EXPENSE	1,001	8,896	2,000	1,985	8,000
MISC.	8,261	8,898	7,000	18,536	7,000
CONTINGENCY			11,000	12,787	50,000
BUILDINGS TOTAL	86,421	100,995	94,450	127,563	161,450
<u>GROUNDS</u>					
FERTILIZER & CHEMICALS	1,434	158	5,000	4,447	8,500
LANDSCAPE SERVICE WEEKLY/prune x4				22,575	68,400
EQUIP., GAS, REPAIRS	4,713	4,651	5,000	5,154	5,000
PEST CONTROL	7,200	7,848	7,500	7,350	8,400
PLANTS & SOD	2,833	2,856	3,500	3,200	5,000
MULCH				15,000	15,000
SPRINKLER PUMP REPAIR			0	375	0
SPRINKLER REPAIRS	1,297		1,500	545	2,500
COASTAL DUNE TRIM	6,650	7,300	7,500	11,500	11,500
VEGETATION DISPOSAL	4,950	4,915	4,500	2,500	4,500
POWER WASH PAVERS			7,570		7,570
TREE TRIM		2,897			20,000
MISC.	2,635	2,888	3,000	37,731	3,000
GROUNDS TOTAL	31,712	33,513	45,070	110,377	159,370
<u>POOLS</u>					
CHEMICALS	13,898	12,041	14,000	10,968	15,000
EQUIPMENT/REPAIRS	2,936	2,549	5,000	27,481	5,000
MISC.	1,376	1,069	2,000	9,091	2,000
POOLS TOTAL	18,210	15,659	21,000	47,540	22,000

[illegible]

