

Bayport Beach & Tennis Club Condominium Association

619 Bayport Way, Longboat Key, Florida 34228

2017

Frequently Asked Questions and Answers:

Q: How is Bayport Beach & Tennis Club organized and administered as a condominium?

A: The Condominium consists of 136 units which are part of a single condominium association. The administering body is the Board of Directors, consisting of seven Directors. The Directors are elected for two year terms, with four Directors elected in 2014, three elected in 2015 and so on.

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

A: The Directors are elected by direct vote of the Owners, either in person at the Annual General Meeting or by Absentee Ballot. Changes in the Declaration of Condominium and the By-Laws must be passed by vote of the Owners in accordance with the procedures described in the documents. Voting on changes to the Declaration and the By-Laws may be in person at the Annual General Meeting or at a Special General Meeting or, by Proxy. Each unit at Bayport Beach & Tennis Club is entitled to one (1) vote. The Owners of each unit, in the case of multiple or corporate ownership, must designate one voting representative, who will be entitled to cast the vote for that unit.

Q: What restrictions exist on my right to use my unit?

A: The only restrictions on your use of your unit at Bayport are those normally associated with the use of a piece of property for a single family residence. Since your unit is part of a multi-family development, there are limitations and controls placed on some aspects of your ownership so as to protect against actions by one Owner that will cause damage to, or adversely affect the property values of another unit or the common elements, or another Owner enjoyment of his unit. There are also certain restrictions on the use of common elements at Bayport (pool, tennis courts, etc.) and the use of limited common elements (deck, privacy garden, carport parking space, etc.) Those restrictions are described in the Declaration of Condominium, By-Laws, and the Rules and Regulations. You will be provided with copies of these documents when you purchase your unit and they are available for inspection and review at the Bayport office.

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The use of your unit by others, either through rental or if you loan the unit to someone else, is subject to restrictions and conditions which are related to various ordinances of the Town of Longboat Key and the condominium documents. In general, the minimum allowable lease term is 30 days. Only one occupancy, whether by lease or as a loan of the unit, is permitted in any 30 day period, except by you and your immediate family (grandparents, parents, sibling, child, or grandchild or the owner or the owner's spouse).

Q: Do I have to belong to any other association as a result of my ownership of a unit at Bayport? Am I required to pay any rent or use fees for the recreational facilities or other common elements which are part of Bayport?

A: Since Bayport Beach & Tennis Club is a unified single-phase condominium, you do not have to be a member of any other association. The recreational facilities and other common elements are all part of the condominium and there are no land use fees, nor rentals for recreational facilities or use.

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

A: Bayport Beach & Tennis Club Condominium Association is not involved in any legal action, lawsuit, or litigation.

Q: How much are my assessments to the condominium association and when are they due?

A: All units are assessed equally for funds required to operate the condominium and to provide for a partially funded reserve.

Assessments for 2017 are as follows:

Operating budget	\$614.00	per month - per unit
Reserve Funds	\$158.00	per month - per unit
Total monthly assessments	\$772.00	per month - per unit

Assessments are payable monthly, direct debit payment is available.

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