



## ***Community Association at Estero, Inc.*** **Frequently Asked Questions**

### **Assessments**

**Question:** What are the current regular Master Association assessments?

**Answer:** The 2023 regular Master Association assessment is \$560.00 per quarter.

**Question:** When are the regular assessments due? **Answer:** Assessments are due on or before the start of each quarter: January 1st, April 1st, July 1st, and October 1st.

**Question:** Will I receive an Invoice each quarter?

**Answer:** Florida statutes do not require the Association to send Invoices. All owners are sent a quarterly reminder of the status of their account each quarter. Automatic payments can be set up with most banks or through the Property Management Company to pay this obligation.

**Question:** What does the Master Association quarterly Assessments include?

**Answer:** The regular Master Assessments include Summit Broadband cable and internet service, the amenities at the Clubhouse and Pool, maintenance of common Master property, all streets, and street lighting.

### **Associations**

**Question:** Are there other Neighborhood Associations that additional payments are made to?

**Answer:** Townhouse Condominium homes [Lone Oak Drive] and Villa Homes [Grassy Pine Drive] have additional association fees. Single Family Homes [Marsh Landing Blvd. Forest Ridge Dr., White Oak Lane, and Shady Oak Lane] only have the Master Association assessment.



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**Question:** How do I find out the amount of the additional Neighborhood assessments?

**Answer:** You will have to contact the individual association or the Property Manager for that particular Neighborhood Association.

### **Leases**

**Question:** Will I be able to lease my unit?

**Answer:** Yes units are allowed to be leased after you have owned the property for at least 36 months. Check the documents to see any additional restrictions for your neighborhood.

**Question:** What is the minimum lease period?

**Answer:** The minimum lease period is 60 days.

**Question:** Is there a limit on how many times per year a unit can be leased?

**Answer:** Yes, a unit can be leased a maximum of three (3) times per year.

### **Amenities**

**Question:** Is the pool heated?

**Answer:** We try to maintain the pool at 85 degrees Fahrenheit under normal circumstances between October 1st and May 31st.

**Question:** Does the Clubhouse have WIFI ?

**Answer:** Yes, the Marsh Landing Clubhouse does offer WIFI. Check the posters at the Clubhouse for current password needed to sign-in.

**Question:** What are the pool hours?

**Answer:** The pool and spa are open between 7:00AM and 10:00PM seven days per week.



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**Question:** What time does the Clubhouse Exercise Room open?

**Answer:** The Clubhouse doors unlock at 6:00AM each morning and lock at 10:00PM each evening. The Exercise Room is available during those hours.

#### **Insurance**

**Question:** What is the contact information for insurance on the Master Association Common Property?

**Answer:** A summary of the Master Association Insurance coverage is listed under the Real Estate Information on the website. The Insurance Agent for the Master Association common property is Assured Partners- Florida. Phone: 239-542-1533  
FAX: 239 542-5527

**Question:** How do I get information for the Insurance for the building and common areas of the Townhouse Condominiums?

**Answer:** You must contact the Property Manager of the individual Condo Associations for this information.

**Question:** Will I need to purchase Flood Insurance?

**Answer:** It depends, parts of Marsh Landing are listed within a Flood Zone and others are not. The information for each unit is listed on the Lee County property appraisers web site.

#### **Other**

**Question:** What percentage of units are rentals?

**Answer:** Approximately 3% of the units in Marsh Landing are rental units.

**Question:** How many units are there in Marsh Landing?

**Answer:** There are a total of 376 units in Marsh Landing. Consisting of: 163 Single Family Homes, 120 Town House Condominiums, 93 Villa Homes