

# Green Cay Village

## Most Frequently Asked Questions

### Green Cay Village Condominiums

#### Accounting Questions:

- What is my payment frequency?
- When is my payment due?
- When is my payment considered late?
- What is the late fee?

#### Answers:

Monthly  
1<sup>st</sup> of every month  
11<sup>th</sup> of every month  
\$25.00

#### Association Questions:

- Is there an alarm company? Phone #?
- Who sends the violation letters?
- Who responds to emergencies?
- Who is the Property Manager? Phone #?
- What is the Association/Property address?
- Is there a Master Association?
- If yes, is there a separate Master Association Fee?

No, the homes are not wired for Alarm Systems  
Castle Management, Property Manger  
Property Manager, or (see move in packet)  
Tammy Tomlinson (561) 638-1622  
12575 Green Cay Farms Blvd. Boynton Beach FL 33437  
Yes  
Yes, it is included in the Total

#### Association Restrictions:

- Are there car and parking restrictions? If yes, what are they?
- Are there any truck or commercial vehicle restrictions?
- Are "FOR SALE" or "FOR RENT" signs permitted?
- BBQ Grill Restrictions?

Yes, there is no parking in alleys, roads or streets.  
Assigned parking spaces.  
Yes, there are no commercial vehicles, campers,  
mobile homes, motor homes, boat, boat trailers or  
any other trailers  
No  
Yes. Not allowed, BBQ area on property

#### Architectural Modifications:

- What is the time frame for the approval process?
- When does the ARC committee meet?
- Are hurricane shutters permitted in Community? If so, what type?

60 days  
Monthly  
Yes, hurricane shutters are permitted. 2<sup>nd</sup> and 3<sup>rd</sup>  
floor has hurricane impact windows. 1<sup>st</sup> floor has shutters.  
Resident is responsible for installation.

#### Who is responsible for:

- Is pest control included with my maintenance fee?
- Who is responsible for pest control inside my unit?
- Who is responsible for exterior pest control?
- Who is responsible to mow my lawn?
- Who is responsible for the exterior of my unit?
- Who is responsible for the interior of my unit?
- Who is responsible for window repairs?
- Who is responsible for screen repairs?
- Who is responsible for the doors?
- Who is responsible for the interior plumbing?
- How do I handle a roof leak complaint?
- Who is responsible for roof repairs? If Assoc, who do I call to fix?
- Who is responsible for dry wall repair? (Damages caused by leaks)
- Who is responsible for the common areas?
- Who is responsible for the street lighting in the Community?

No  
Owner  
Association; Lawns and Plants only (not ants)  
Association; Fertilizer is included  
Association  
Owner  
Owner  
Owner  
Owner  
Owner  
Association; check warranty deed and contact Castle.  
Association; Call Castle to request a work order.  
Owner  
Association  
Association, FPL will make all repairs when reported

- **Who is responsible for A/C repairs?** Owner
- **Who is responsible for the utilities?** Owner
- **When is the Community scheduled for tree trimming?** Not for at least two years
- **What is the lawn service schedule?** Nov-Apr (2X)/month and May-Oct (3X)/month
- **What lawn services are provided to the Community?** Fertilizer, weed control, and maintenance
- **What is the sprinkler system schedule?** Evening 2-3 times per week in the winter.
- **(Subject to county restrictions when applicable)** Evening 3-4 times per week in the summer.
- **Who is responsible for plant replacements?** Association
- **(Limited to Developer installed plants)**
- **Who is responsible for repairs required due to damage by Association vendors?** Association
- **Who handles onsite maintenance?** Maintenance personnel

Gate/Club/Pool Access:

- **Is there a gate to enter the community?** Yes
- **Are there guards or is it unmanned?** No. Unmanned
- **How do I register guests?** No registration required. Guest contacts you at call box
- **How do I get an access device ?** Available at Clubhouse. 2 clickers per unit
- **Is there a clubhouse facility?** Yes
- **Can I book / rent part of the clubhouse facility?** Yes
- **How do I obtain mailbox keys?** Owner will get key at closing
- **Who are the Board Members?** Developer appointed board, initially
- **When are the Board Meetings held?** Quarterly
- **Number of seats on Board?** Three (3)
- **Do we receive coupons or statements?** Yes, monthly coupons
- **What is the address to send maintenance payments/fees?** Banco Popular, P.O. Box 169010, Miami, FL. 33316
- **What rights do renters/occupants/representatives have within the Association?** The same as the owners, all privileges, except for the voting rights.