

# Green Cay Village

## Most Frequently Asked Questions

### Green Cay Village Town Homes

#### Accounting Questions:

#### Answers:

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| <ul style="list-style-type: none"> <li>● What is my payment frequency?</li> <li>● When is my payment due?</li> <li>● When is my payment considered late?</li> <li>● What is the late fee?</li> </ul> | <p>Every month<br/>1<sup>st</sup> of every month<br/>11<sup>th</sup> of every month<br/>\$25.00</p> |
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#### Association Questions:

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| <ul style="list-style-type: none"> <li>● Is there an alarm company? Phone #?</li> <li>● Who sends the violation letters?</li> <li>● Who responds to emergencies?</li> <li>● Who is the Property Manager? Phone #?</li> <li>● What is the Association/Property address?</li> <li>● Is there a Master Association?</li> <li>● If yes, is there a separate Master Association Fee?</li> </ul> | <p>No, the homes are not wired for Alarm Systems<br/>Campbell Property Management, Property Manger<br/>Called into emergency number and forward to our Maintenance Supervisor<br/>Shellee Solomons (561) 638-1622<br/>12575 Green Cay Farms Blvd. Boynton Beach FL 33437<br/>Yes<br/>Yes, it is included in the Total</p> |
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#### Association Restrictions:

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| <ul style="list-style-type: none"> <li>● Are there car and parking restrictions? If yes, what are they?</li> <li>● Are there any truck or commercial vehicle restrictions?</li> <br/> <li>● Are "FOR SALE" or "FOR RENT" signs permitted?</li> <li>● BBQ Grill Restrictions?</li> </ul> | <p>Yes, there is no parking in alleys, roads or streets.<br/>Yes, there are no commercial vehicles, campers, mobile homes, motor homes, boat, boat trailers or any other trailers<br/>No<br/>No BBQ grill restrictions</p> |
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#### Architectural Modifications:

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| <ul style="list-style-type: none"> <li>● What is the time frame for the approval process?</li> <li>● When does the ARC committee meet?</li> <li>● Are hurricane shutters permitted in Community?</li> </ul> | <p>60 days<br/>As Needed. ?<br/>Yes. 1<sup>st</sup> floor and back 2<sup>nd</sup> floor have Shutters.<br/>2<sup>nd</sup> floor front window has impact glass.<br/>Owner is responsible for installation.</p> |
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#### Who is responsible for:

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| <ul style="list-style-type: none"> <li>● Is pest control included with my maintenance fee?</li> <li>● Who is responsible for pest control inside my unit?</li> <li>● Who is responsible for exterior pest control?</li> <li>● Who is responsible to mow my lawn?</li> <li>● Who is responsible for the exterior of my unit?</li> <li>● Who is responsible for the interior of my unit?</li> <li>● Who is responsible for window repairs?</li> <li>● Who is responsible for screen repairs?</li> <li>● Who is responsible for the doors?</li> <li>● Who is responsible for the plumbing?</li> <li>● How do I handle a roof leak complaint?</li> <li>● Who is responsible for roof repairs? If Assoc, who do I call to fix?</li> <li>● Who is responsible for dry wall repair? (Damages caused by leaks)</li> <li>● Who is responsible for the common areas?</li> <li>● Who is responsible for the street lighting in the Community?</li> </ul> | <p>No<br/>Owner<br/>Association; Lawns and Plants only (not ants)<br/>Association; Fertilizer is included<br/>Association<br/>Owner<br/>Owner<br/>Owner<br/>Owner<br/>Owner<br/>Association; check warranty deed and contact Campbell.<br/>Association; Call Campbell to request a work order.<br/>Owner<br/>Association<br/>Association, FPL will make all repairs when reported</p> |
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- **Who is responsible for A/C repairs?** Owner
- **Who is responsible for the utilities?** Owner
- **When is the Community scheduled for tree trimming?** Annually
- **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 (If determined dead)
- **(Limited to Developer installed plants)**
- **Who is responsible for repairs required due to damage by Association vendors?** Association Advises Vendor
- **Who handles onsite maintenance?** Maintenance personnel

Club/Pool Access:

- **Is there a clubhouse facility?** yes
- **Can I book / rent part of the clubhouse facility?** yes
- **Who are the Board Members?** Santo Latona, -President, Donna Manuele-Vice President C.J. Maier – Secretary/Treasurer
- **When are the Board Meetings held?** Notice given.
- **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?** First Southern Bank c/o Campbell Property Mgmt. , P.O. Box 668557, Miami, FL. 33166
- **What rights do renters/occupants/representatives have within the Association?** The same as the owners, all privileges, except for the voting rights.