



**The Association of Pelican Point, Inc.**  
c/o Clover Key, Inc  
Community Association Management  
110 Imperial Street, Merritt Island, FL 32952  
[www.CloverKeyServices.com](http://www.CloverKeyServices.com)



## **FREQUENTLY ASKED QUESTIONS AND ANSWERS**

**1. Q. What are my voting rights in the condominium association?**

A. One vote per unit.

**2. Q. What restrictions exist in the condominium documents on my rights to use my unit?**

A. No unit owner shall be entitled to keep or maintain a pet in excess of twenty-four (24) pounds upon the premises. No unit owner shall be entitled to have more than two (2) pets and dogs shall be kept on leashes at all times when not in the condominium unit of the owner.

**3. Q. What restrictions exist in the condominium documents on the leasing of my unit?**

A. No lease or rental of a unit shall be made for a period of less than one (1) month and all leases or rental agreements shall be in writing.

**4. Q. How much are assessments to the condominium association for my unit type and when are they due?**

A. The current monthly maintenance assessment is \$460.00 as of January 1, 2024. Payment is due on the first of each month and becomes delinquent if not paid by the tenth (10) of the month. A late fee charge of twenty-five (25) dollars will be applied to past due payments. (See Section VII, Declaration of Condominium). This fee covers the maintenance of the common grounds, funding reserves for future repairs, and the utilities consisting of water, sewer, garbage, pest control, digital cable and 100 mb Internet and WiFi.

**5. Q. Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?**

A. NO

**6. Q. Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?**

A. NO

**7. Q. Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.**

A. NO

**8. Q: Has the Structural Condition of the 4-story midrises been assessed by an Engineer?**

A: Yes, Beachside Engineering has completed a structural condition summary report located online and shared with all homeowners. Structural Report was completed May 2023.

**9. Q: Has the SIRS Reserve study been done?**

A: Custom Reserves, LLC has completed an structural integrity reserve study in 2023. The report has been shared with all owners and posted online.

**NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCE EXHIBITS HERETO, THE SALES CONTRACT AND THE CONDOMINIUM DOCUMENTS.**