

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Boca Siesta Condo Assoc.

As of **March 13, 2026**

Name of Condominium Association

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

A: Each unit owner has equal voting rights for all proxy votes including but not limited to changes to the by-laws and declarations, special assessments and board elections. The BOD at Boca strongly encourages all owners to participate in board meetings asking any questions that they might have and sharing their views on all matters on the agenda.

Q: What restrictions exist in the condominium documents on my right to use my unit?

A: Owners are unrestricted on the use of their unit with the exception of using it as a business, changing the designated number of bedrooms, exceeding six adults for two-bedrooms or 8 people for three-bedrooms. We encourage all owners and renters to be familiar with the current and approved by-laws, declarations and rules and regulations.

Q: What restrictions exist in the condominium document on the leasing of my unit?

A: There is an established process for approving renters through a third party. All owners will be provided with instructions on how to work through this process. Rentals are restricted to 90 days minimum which results in renting once per quarter. Renters can also rent for longer. Should a renter leave prior to 90 days, no other rental can happen during that quarter.

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

A: Assessments are completed each quarter. The current fees are \$5612 due January 1 and April 1 and \$4612 due July 1 and October 1 for two-bedroom units. For three bedroom units, quarterly fees are \$8168 due January 1 and April 1 and \$7168 due July 1 and October 1.

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, you do not.

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:

The Association has an agreement with the Sarasota Racket Club that provides owners access to the beach and use of their beach chairs. The Association is billed \$37,500 annually and this is captured in our operating budget and recovered as part of the quarterly assessment fees. No additional cash outlay is required.

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, we are not.

Q: Is the condominium created within a portion of a building or within a multiple parcel building?

A:

No, this Association includes all 46 units within this building.

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