

Daytona Toy Storage

Frequently Asked Questions

- **Is my unit in an association?**

Yes, there is a condo association named Daytona Toy Storage Association, LLC. There are 63 members in this association – one member per unit.

- **What are the annual association dues?**

The annual dues are determined by the cost to operate the association. The budget which will be based on the size of each unit. The total costs are divided by the square footage of the entire building, then allocated per the actual size of each unit. The initial budget is available for review by any interested potential homeowner.

- **What are the rules of the association?**

The bylaws, articles of incorporation, and rules of operation are available per request and can be sent from the sales representative.

- **When will the units be available?**

We are anticipating the construction to begin approximately in May 2025 and should be completed within 12 months.

- **How will the building be constructed?**

The exterior of the building is concrete construction, typically known as “Tilt Wall”. The thickness is anywhere from 8” – 12” thick.

The concrete floor in the units and the interior courtyard is a high strength concrete at a 6” thickness.

The roof system is “open web steel joists”, with thermal insulation on metal deck and a rubber roof.

The dividing partitions between each unit is galvanized 6”, 20-gauge metal studs from the floor to the underneath side of the metal deck with 5/8 fire coat drywall on both sides with 6” insulation in the middle.

- **What is the ceiling height?**

The units will not have a ceiling, but the underneath side of the metal roof deck will vary depending on which unit you choose and location inside unit. *A loft can be added for specific measurements. Please contact your sales person for the unit in question.

- **What type of electric will be available?**

Each unit will have a main panel distribution center. The minimum is 125-amp. Larger units will have a bigger distribution panel. Adjacent to the distribution panel is a 50-amp, 220-volt RV plug, along with 110 outlets. Electricity is also run to the HVAC units.

- **Is there lighting in each unit?**

Yes, each unit will have standard overhead lighting.

- **Will the units have plumbing?**

Yes, each unit will have a three-quarter inch cold waterline with a shut off valve included. In addition, all units have a sewer line that runs below the unit which can be accessed by simply cutting through the concrete.

- **Are the units finished?**

Yes, all of the interior walls will have a light spray texture and finish paint. The doors are pre-painted in the factory. The jams are painted on site. In addition, the underneath side of the roof deck and bar joist are painted. The concrete floor will be sealed and polished and vinyl base included.

- **Is there any heat or air-conditioning?**

Yes, every unit has heating and air-conditioning by way of a roof mounted unit.

- **What is the size of the exterior doors?**

The 16-foot-wide units have a 14' x 14' panel overhead door. The 20-foot-wide and larger units will have the same 14' x 14' panel overhead door, plus there will be an additional 3' x 7' entrance door. All doors are insulated and painted.

- **Will there be Security Cameras?**

Yes, there will be video surveillance cameras for the interior courtyard and the exterior of the building. 24/7 viewing of these cameras will be made available to all unit owners which is included the cost of the dues.

- **Will Wi-Fi be available?**

Yes, the homeowner's association will have Wi-Fi in order for its workers to access the Internet and the owners to view the video camera system. That system will probably be available to the owners for their use. In addition, all units will be pre-wired by one or two commercially available providers.

- **What type of maintenance would I be required to undertake?**

All maintenance services will be provided by the condo owners association. The only maintenance for a unit owner will be for the inside of their particular unit.

- **Is the building in a flood zone?**

Yes, the building is in a flood zone, however, it has been engineered to be 3 feet above the 100-year flood zone. All calculations and results have been approved by the St. John's Water Management and the county evolution in the City of Daytona.

- **Is a deposit required to secure a unit?**

Yes, we require a 10% deposit. This will be held in an attorney's escrow account. *For samples of the contract, please contact our sales people.

- **What type of Insurance will be needed?**

The Homeowners Association provides the building insurance coverage including liability. The contents of the unit are Not covered. This would typically be referred to as Renters or Condo Insurance. Please contact your insurance agent for further clarification.

- **What is the estimated Property Tax?**

For exact information, please contact the Volusia County Taxing Authority. The amount will be based on the value of your unit which can change.

- **Is Financing Available?**

Yes, financing will be available depending on your financial condition.

- **Will the builder install bathrooms or build out the unit?**

The builder will only install the bathrooms that are on the current plans, however, we will provide the name of the contractors that the builder is using. We believe it will be more cost effective for the future owner to work directly with the contractors as this will avoid any builder mark-up.

- **Are garage door openers included?**

Garage door openers are only provided on the 16-foot units. All other units have a chain mechanism to open the door very easily. All units will be pre-wired with 110 in order for installation of an opener.

- **Is there a clubhouse?**

No, however, there is a men's and women's restroom and 2 storage cabinets for the maintenance personnel, which are located on the opposite end of the building of the main entrance. Access is granted off the corridor leading to the exterior of the building.

- **Will there be a Wash Bay?**

No, but the interior of the courtyard has concrete slab with plenty of drains where unit owners may wash their motorhome and/or stored vehicles.

- **Will there be Gates?**

Yes, there is an entrance and exit gate as well as a pedestrian entry gate.

- **Will there be on-site management?**

No, there will be a manager that can be contacted electronically.

- **Can I rent out my unit?**

Yes, however, you must follow the homeowner's association guidelines.

- **What is the width between the buildings?**

65-feet