



Marina Bay Club of Naples Condominium Association, Inc.

2025 Q & A

This document is designed to cover information a potential buyer may have in compliance with Florida Statute 718.504 for the above-referenced condominium association.

Q. What are the voting rights of each unit?

A. The owners of each unit, collectively, shall be entitled to one (1) vote in Association matters.

Q. Are there any restrictions on the use of my unit?

A. Each unit may be occupied by one family at a time as a residence and for no other purpose.

There are no restrictions on the number of guests, whether related or unrelated to the unit owner, who may occupy the unit when the owner is present other than the limitations imposed by local ordinances and fire codes.

Restrictions exist for occupancy by guests in the owner's absence. Guests related to the owner as immediate family may occupy the unit for a period of not more than 15 days, with a total of 4 occurrences per calendar year. Guests unrelated to the unit owner may occupy the unit for a period of 7 days with a total number of occurrences of 2 per calendar year.

Please see section 10 of the Declaration of Condominium for all use restrictions.

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

A. An owner's unit may be leased three (3) times in any calendar year, with the minimum lease term being ninety (90) days. No lease may be for a period of more than one (1) year, and no option for the lessee to extend or renew the lease for any additional period shall be permitted. No subleasing or assignment of lease rights by the lessee is allowed. (See section 13.1 and 13.2 of the Declaration of Condominium)

Q. What pet restrictions exist in the condominium?



A. The owner of each unit may keep one (1) small pet weighing not more than fifteen (15) pounds at maturity of a normal domesticated household type (such as a cat or dog) in the unit. No pets of any kind are permitted in leased units or may be kept by guests of an owner. All owners who keep a pet must register the animal with the office, using the form provided by the association manager. (See section 10.6 of the Declaration of Condominium)

Q. What are the assessment (HOA) fees for January 1, 2025, to December 31, 2025, and how often are they paid?

A. The assessment fees are paid monthly on the first day of the month. Amounts for each unit are determined by their percentage of undivided interest in the common elements. The highest is \$2,865.56 and the lowest is \$850.71.

Q. Do I have to be a member of any other association?

A. No.

Q. Does Marina Bay Club have boat dock ownership?

A. The boat docks are owned by the Island Marina Association, a separate entity. Marina Bay Club has no ownership of the boat docks. Boat docks within the Marina are available to the general public and are not restricted for use solely by the owners of the Condominium. No more than 20 of the available slips may be owned or leased by a unit owner per the submerged land lease the Marina holds with the State of Florida. However, unit owners have non-exclusive and unrestricted pedestrian access rights to the Marina Unit, including the docks, piers and walkways located therein. (See section 5.2 of the Declaration of Condominium)

Q. Does each unit have an assigned parking space?

Except for guest parking spaces, each parking space is assigned as an appurtenance to a particular Condominium unit. As such, each space may be used only by the owner, except when the owner has given written permission for use by another occupant.

Q. Are there any planned special assessments for the condominium?

A. Yes. The condominium is undergoing repairs of the waterproofing membrane on the pool deck. As of March 2025, it is estimated that the cost of this project will be approximately \$630,000, with approximately 60% paid from Association reserves, and the remainder to be assessed to owners.



Q. Has the Condominium completed its required Milestone Inspection and Structural Integrity Reserve Study?

A. Yes. Copies of both studies are available online on the owner's portal or from property management by request.

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?

A. No.

THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. ANYPERSON ENTERING INTO A CONTRACT SHOULD REFER TO THE RECORDED CONDOMINIUM DOCUMENTS.

Updated as of April 1, 2025