

MIDPORT PLACE I
1509 SE ROYAL GREEN CIRCLE
PORT ST. LUCIE, FLORIDA 34952
Telephone 772 337-4482 – FAX 772 337-4481
Midportplace1@comcast.net

QUESTIONS AND ANSWERS

(revised 1/21)

1. Q. As an owner, do I have voting rights?
 - A. Yes, the unit owners have one vote per unit. If a condo has several unmarried owners, they must designate only one as the legal voting representative.

2. Q. When are the annual meetings?
 - A. These are held the first quarter of each year. All board terms end and voting for new BOD membership occurs.

3. Q. What are my monthly assessments?
 - A. Monthly assessments are due on the 1st, and are delinquent on the 15th of the month. They are based on the square footage of your unit. Refer to the following chart for 2021 rates:

Bldgs: A,C,E,K,L,N,R	
1 Bedroom units	\$249.35
2 Bedroom units	\$290.25
Bldgs: B,D,F,H,I,J,M,P,Q,S,V	
2 Bedroom units	\$273.76
Bldgs: G,O,T,U	
3 Bedroom units	\$328.51

4. Q. What happens if I sell my unit?
 - A. When a unit is being sold, owner must complete an “Intent to Sell” form. New owner must complete the application forms and submit to the office along with \$100 money order. There is also a \$50 (USA) background check fee for each resident 18 years of age and older. A sales contract and a copy of the warranty deed are required before an interview is set up and Certificate of Approval by the BOD is given. The former owner must turn over to the new owner the following: unit keys, mailbox keys, pool key if applicable, and condo documents, including Association Rules and Regulations. A complete set of the documents can be purchased from the office for a fee of \$50.00

5. Q. What is the procedure if I decide to rent my unit?
 - A. Before you rent your unit, you must submit a completed “Intent to Lease” form to the office. Your potential tenant(s) must complete application forms and bring to the office a signed lease and \$100 money order. There is also a \$50 background check fee for each resident 18 years of age and older. All required documentation must be submitted prior to scheduling an interview and a Certificate of Approval is given. This process takes time, so don’t expect your tenants to move in immediately. Please note that all leases shall provide for a minimum lease term of six (6) months. Owner may not lease unit again until after this period if tenant vacates unit prior to six months. A copy of the lease must be submitted to the office every year it is renewed.

6. Q. Are pets allowed?
 - A. Only a cat or dog per unit is allowed, not to exceed 15 lbs. at maturity. Vaccination and all pertinent pet documentation must be provided to the office. Tenants must have permission of the owner.

7. Q. Are there vehicle or parking restrictions?
- A. Commercial vehicles, RVs, boats, trailers, motorcycles, and scooters are strictly prohibited. Copy of valid vehicle registration and drivers' license must be submitted to the office for each vehicle to obtain a parking pass. Temporary passes are required for each visiting vehicle.
8. Q. Does the association have property and hurricane insurance?
- A. Yes, through USI Insurance (954-607-4000) the association is fully covered. This insures the outside of the buildings, the roofs, clubhouse, and the common grounds. All unit owners and tenants must have their own coverage through a reliable insurance broker to provide coverage for: floor coverings, wall coverings, ceiling coverage, paint, electrical fixtures, appliances, water heater, A/C and heating system, built-in cabinets and counters, window treatments, homeowner perils, personal property damage, liability and flood, and lodging if your unit is inhabitable. For further information on insurance coverage consult with your broker and refer to Florida Statute 718.
9. Q. Where may I obtain a copy of the 2021 Budget or Rules and Regulations?
- A. From the present owner or the association office.

Note: The statements contained here are only a summary in nature. A prospective purchaser should refer to all references: the sales contract, the Condominium Association documents, the current Rules and Regulations, etc.

Board of Directors of Midport Place 1