

Frequently Asked Questions

Assessments

Question: What are the current regular Master Association assessments?

Answer: The 2024 regular Master Association assessment is \$650.00 per quarter.

Question: When are the regular assessments due? **Answer:** Assessments are due on or before the start of each quarter: January 1st, April 1st, July 1st, and October 1st.

Question: Will I receive an Invoice each quarter?

Answer: Florida statutes do not require the Association to send Invoices. All owners are sent a quarterly reminder of the status of their account each quarter. Automatic payments can be set up with most banks or through KPG Accounting Services to pay this obligation.

Question: What does the Master Association quarterly Assessments include?

Answer: The regular Master Assessments include Summit Broadband cable and internet service, the amenities at the Clubhouse and Pool, maintenance of common Master property, all streets, and street lighting.

Associations

Question: Are there other Neighborhood Associations that additional payments are made to?

Answer: Townhouse Condominium homes [Lone Oak Drive] and Villa Homes [Grassy Pine Drive] have additional association fees. Single Family Homes [Marsh Landing Blvd. Forest Ridge Dr., White Oak Lane, and Shady Oak Lane] only have the Master Association assessment.

Question: How do I find out the amount of the additional Neighborhood assessments?

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Answer: You will have to contact the individual association or the Property Manager for that particular Neighborhood Association.

Leases

Question: Will I be able to lease my unit?

Answer: Yes units are allowed to be leased after you have owned the property for at least 36 months. Check the documents to see any additional restrictions for your neighborhood.

Question: What is the minimum lease period?

Answer: The minimum lease period is 60 days.

Question: Is there a limit on how many times per year a unit can be leased?

Answer: Yes, a unit can be leased a maximum of three (3) times per year.

Amenities

Question: Is the pool heated?

Answer: We try to maintain the pool at 85 degrees Fahrenheit under normal circumstances between October 1st and May 31st.

Question: Does the Clubhouse have WIFI ?

Answer: Yes, the Marsh Landing Clubhouse does offer WIFI. Check the posters at the Clubhouse for current password needed to sign-in.

Question: What are the pool hours?

Answer: The pool and spa are open between 7:00 AM and 10:00 PM seven days per week.

Question: What time does the Clubhouse Exercise Room open?

Answer: The Clubhouse doors unlock at 6:00 AM each morning and lock at 10:00 PM each evening. The Exercise Room is available during those hours.

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Insurance

Question: What is the contact information for insurance on the Master Association Common Property?

Answer: The Insurance Agent for the Master Association common property is Assured Partners- Florida. Phone: 239 542-1533 FAX: 239 542-5527

Question: How do I get information for the Insurance for the building and common areas of the Townhouse Condominiums?

Answer: You must contact the Property Manager of the individual Condo Associations for this information.

Question: Will I need to purchase Flood Insurance?

Answer: The majority of Marsh Landing is listed within a Flood Zone. The information for each unit is listed on the Lee County property appraisers web site.