

Frequently Asked Questions

Assessments

Question: What are the current regular Master Association assessments?

Answer: The 2021 regular Master Association assessment is \$540.00 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 the Property Management Company 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 9:00 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 9:00 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: A summary of the Master Association Insurance coverage is listed under the Real Estate Information on the website. The Insurance Agent for the Master Association common property is Rick Cote of 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: It depends, parts of Marsh Landing are listed within a Flood Zone and others are not. The information for each unit is listed on the Lee County property appraisers web site.

Other

Question: What percentage of units are rentals?

Answer: Approximately 5% of the units in Marsh Landing are rental units.

Question: How many units are there in Marsh Landing?

Answer: There are a total of 376 units in Marsh Landing. Consisting of: 163 Single Family Homes, 120 Town House Condominiums, 93 Villa Homes