

## FREQUENTLY ASKED QUESTIONS AND ANSWERS Sheet

### HAWAIIAN INN BEACH RESORT CONDOMINIUM ASSOCIATION,

As of DECEMBER 30, 2022

**Q: What are my voting rights in the condominium association?** A: Each unit is afforded 1 vote for each unit owned. A Voting Certificate is required when the unit is owned by more than one person This eliminates the possibility of multiple Owners of one condo submitting more than one vote.

**Q: What restrictions exist in the condominium documents on my right to use my unit?** A: Condo units are deemed residential. They cannot be used for any other purpose. There are certain restrictions regarding alterations of units, balconies, patios, nuisances and parking. Please review the governing documents for more information.

**Q: What restrictions exist in the condominium document on the leasing of my unit?** A: Please refer to the governing documents on leasing and rental restrictions. Transfer or sale of units require Association approval.

**Q: How much are my assessments to the condominium association for my unit type and when are they due?** A: The current monthly assessment fee beginning January 1, 2023 is \$725/month per unit. This is due on the first day of each month, and late after the 5th of the month. Late fees will be applied. This figure is subject to change at any time. This includes water, power, cable, WIFI, garbage and sewer.

**Q: Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?** A: No. Owning a condo at the Hawaiian Inn immediately grants access.

**Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?** A: At this time there are no additional use fees. None are planned for the foreseeable future.

**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? If so, identify each such case.** A: Yes. An existing lawsuit is currently in process in the Volusia County Courts whereby the potential exists and the Association may face liability in excess of \$100,000. Current Court case can be found under Volusia County Clerk of Court, SAMS ASSOCIATES LLC A FLORIDA LIMITED LIABILITY COMPANY v. HAWAIIAN INN BEACH RESORT CONDOMINIUM ASSOCIATION INC A FLORIDA NON PROFIT CORPORATION, ET AL, docket # 2021 30915 CICI .

**Q. Are there any known Special Assessments currently imposed?** A: Yes. A recent Special Assessment of \$5000 per unit was imposed and due by November 5, 2022; and a Second Special Assessment of \$5000 was imposed and due by January 26, 2023, both for damages incurred by Hurricanes Ian and Nicole in the fall of 2022.

**Note: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS. Please contact a Board member if there are further questions.**