

What is Covered by our HOA?

- Maintenance and operation of two swimming pools
- Natural gas heat in upstairs swimming pool
- Maintenance, operation, and natural gas of two heated spas
- Use of clubhouse facilities with advanced reservation
- Maintenance and operation of a fully-equipped fitness center that includes steam showers and dry heat sauna
- Maintenance and operation of security cameras throughout common areas
- On-site resident licensed Community Association Manager (LCAM)
- Electricity in all common areas
- Operation and maintenance of electronic private gated access and control
- Operation and maintenance of two elevators
- Operation and maintenance of a state-of-the-art fire alarm and fire sprinkler system
- Maintenance and operation of a back-up emergency diesel generator (will run domestic water pumps, fire suppression pumps, elevators and all emergency lighting during power outage)
- State-of-the-art Domestic pump system (supplies all water to entire property including individual units)
- Propane for all lanais and gas fireplaces
- Annual pest prevention service and treatment
- Annual HVAC testing and inspection for common areas
- Cleaning and routine maintenance of all common areas
- All required Insurance policies (Master Property, Liability, Flood, Crime, D&O)
- Weekly lawn maintenance of entire property
- Monthly financial reporting and bookkeeping
- Acquilus 2 website for homeowners, which includes all documentation including Board meeting minutes, financial reports, insurance policies, rules and regulations, association forms, etc.