



6001 Pelican Bay Blvd # 200
Naples, FL 34108

Frequently Asked Questions & Answers

2025

Q: What are my voting rights in the condominium association?

A: There are 101 units in the Grosvenor and the owner of each unit has one indivisible vote, which may be cast in all matters that require a vote of the unit owners. Voting rights and procedures are described in Article IV of the Bylaws of the Association.

Q: What restrictions exist in condominium documents on my right to use my unit?

A: Each unit is restricted to residential use. The restrictions on unit use are found in Article 10 of the Declaration of Condominium.

Q: What restrictions exist in the condominium documents on the leasing of my unit?

A: No unit owner may lease their unit more often than 2 times per calendar year, and the minimum lease term is 90 days. Prior Board approval is required for the leasing of units. Leasing restrictions are found in Article 14 of the Declaration of Condominium.

Q: How much are my assessments to the condominium association for my unit, and when are they due?

A: Regular assessments based on the Association's annual budget are payable quarterly, in advance, due on the first day of each new quarter (January, April, July and October). **2025 Quarterly Assessment: \$7,270.00 per unit.** This includes Reserve funding. The annual Pelican Bay Foundation assessment is listed below.

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: Yes, each unit owner is required to be a member of the Pelican Bay of Naples Foundation, Inc., which provides certain common facilities and services to all Pelican Bay residents. **2025 PB Foundation Fee: \$2,675.00** (to be paid annually, due by 1/1/2025).

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: No

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: No

Note: The statements contained herein are only a summary in nature. A prospective purchaser should refer to all references, exhibits hereto, the sales contract and the condominium documents.