

RENTAL RATES FOR MAY 2024 THRU APRIL 2025

<u>2024 RENTAL RATES</u>		
<u>MONTH</u>	<u>WEEKLY</u>	<u>MONTHLY</u>
MAY	\$925.00	\$2700.00
JUNE	\$925.00	\$2700.00
JULY	\$925.00	\$2700.00
AUGUST	\$925.00	\$2700.00
SEPTEMBER	\$925.00	\$2700.00
OCTOBER	\$925.00	\$2700.00
NOVEMBER	\$925.00	\$2700.00
DECEMBER	\$925.00	\$2700.00

<u>2025 RENTAL RATES</u>		
<u>MONTH</u>	<u>WEEKLY</u>	<u>MONTHLY</u>
JANUARY	\$1,275.00	\$3,800.00
FEBRUARY	\$1,275.00	\$3,800.00
MARCH	\$1,275.00	\$3,800.00
APRIL	\$1,275.00	\$3,800.00

Bahamian Club Rental Information:

Addition Rental Fees & Tax Information:

***The below charges are applied to ALL Bahamian Club Vacation Rentals. ***

Admin Fee: \$75.00

Departure Cleaning Fee: \$150.00

Rental Insurance: \$60.00

**Sales & Tourist Tax: 12.5% (APPLIES TO ALL RENTALS W/ A LEASE LESS THAN 6
MONTH 1 DAY)**

**Additional Parking Passes: All rentals receive 1 Parking
Pass Complimentary, any additional parking passes cost
\$25.00 per tag.**

BAHAMIAN CLUB

RULES AND REGULATIONS

2. Owners may only park up to a maximum of two (2) passenger vehicles (cars, light pick-up trucks, motorcycles and SUV's) overnight on the premises, with the following exceptions: contractor vehicles including trailers and temporary storage units may be parked in the assigned owner's parking spot for a maximum of three (3) days without prior approval from the Manager or the Board of Directors.
3. Parking on the main roads is **not allowed**. Roads are to be kept passable for emergency vehicles at all times.
4. Renters are limited to one (1) passenger vehicle per unit and must park in the unit owners designated space. The Bahamian Club will charge a one-time flat fee of \$25.00 per car per rental for the additional car(s) permit requested by the renter. Long term rentals, i.e., winter rentals, will be given one additional parking pass for the \$25.00 fee for the term of their rental period to be used by any of the rental's guests during their rental term. The renters that are year-round renters will be charged \$25.00 for the one extra car for the parking pass at the first of the New Year or renewal of their contract.
5. Vehicle parking permits for owners, renters and guests must be displayed at all times and will be provided to renters at check-in. Any car without a parking permit will be given a "Notice of Parking Violation" and the car will be towed if parking permit is not properly displayed within twenty-four hours of the Notice.
6. There is limited parking for the office and the two spaces provided should be used for a maximum of thirty (30) minutes during office hours; Monday through Friday, 9:00am – 5:00pm.
7. Golf carts and all-terrain vehicles (ATV's) are not permitted at the Bahamian Club.
8. Vehicles will be towed if not properly registered with the state.

H. RECORDS MAINTENANCE:

1. The Association will maintain the following records:
 - a. Copies of any plans, specifications, permits, and warranties related to improvements constructed on the common areas or other property that the association is obligated to maintain, repair, or replace.
 - b. A copy of the bylaws of the association and of each amendment to the bylaws.
 - c. A copy of the articles of incorporation of the association and of each amendment thereto.
 - d. A copy of the declaration of covenants and a copy of each amendment thereto.
 - e. A copy of the current rules of the homeowners' association.
 - f. The minutes of all meetings of the board of directors and of the members, which minutes must be retained for at least 7 years.
 - g. A current roster of all members and their mailing addresses and parcel identifications. The association shall also maintain the electronic mailing addresses and the numbers designated by members for receiving notice sent by electronic transmission of those members consenting to receive notice by electronic transmission. The electronic mailing addresses and numbers provided by unit owners to receive notice by electronic transmission shall be removed from association records when consent to receive notice by electronic transmission is revoked. However, the association is not liable for an erroneous disclosure of the electronic mail address or the number for receiving electronic transmission of notices.
 - h. All of the Association's insurance policies or a copy thereof, which policies must be retained for at least 7 years.

BAHAMIAN CLUB

RULES AND REGULATIONS

- i. A current copy of all contracts to which the association is a party, including, without limitation, any management agreement, lease, or other contract under which the association has any obligation or responsibility. Bids received by the association for work to be performed must also be considered official records and must be kept for a period of 1 year.
 - j. The financial and accounting records of the association, kept according to good accounting practices. All financial and accounting records must be maintained for a period of at least 7 years. The financial and accounting records must include accurate, itemized, and detailed records of all receipts and expenditures, a current account and a periodic statement of the account for each member, designating the name and current address of each member who is obligated to pay assessments, the due date and amount of each assessment or other charge against the member, the date and amount of each payment on the account, and the balance due, all tax returns, financial statements, and financial reports of the association and any other records that identify, measure, record, or communicate financial information.
 - k. A copy of the disclosure summary described in F.S. 720.401(1).
 - l. Voting Records are to be held for one year.
 - m. All other written records of the association not specifically included in the foregoing which are related to the operation of the association.
 - n. Annual audit report.
 - o. Board of Directors meeting packages.
 - p. Rental contracts and associated rental documents.
2. When feasible, Association records will be posted to the Association website.
 3. Records will be maintained in hard-copy form. The previous year's records will be taken to external site storage following the audit. When feasible, records will be backed up externally offsite.
 4. Inspection of Association records. As F.S. 720 permits owners to inspect Association records, establishes non-compliance penalties, the Association may adopt rules and regulations for the inspection of Association records. Owners and their designated representatives are permitted to inspect Association records, subject to the following process per F.S. 720. If an owner designates an authorized representative, the authorization must be notarized and a copy of the authorization provided to the Association. The listed process must be followed:
 - a. The request to inspect records must be in writing and mailed to the Association office by certified mail/return receipt requested.
 - b. The Board of Directors has designated the Association Manager to be the responsible agent for records inspection requests.
 - c. A reason for the inspection is not required, however the request must be specific of what records the owner/representative requests to view and not a "fishing expedition." For example, a general request for every record the Association has produced over the past 7 years will NOT be entertained.
 - d. The Association's Manager must prepare the requested documents hard copy within 10 business days. Weekends, federal, and state holidays are not business days.
 - e. The records will only be permitted to be viewed in the Cabana on a business day during the hours of 9:00 AM until 5:00 PM. The records are NOT permitted to be viewed in the Association office. Viewing of electronic copies is not permitted unless the owner is using their own electronic device and the records are capable of being emailed to the requester, but the requester must provide a return receipt to acknowledge the records were received.
 - f. Records excluded by F.S. 720 will NOT be provided for inspection.
 - g. Owners are allowed to make one inspection request per calendar month. An owner is not allowed a subsequent request until any outstanding inspection fee balances have been satisfied.

BAHAMIAN CLUB
RULES AND REGULATIONS

- h. An owner/representative may use a portable device, including a smartphone, tablet, portable scanner, or any other technology capable of scanning or taking photographs, to make an electronic copy of the official records in lieu of the Association's providing the owner or his or her representative with a copy of such records. The Association will not charge a fee for the use of a portable device.
- 5. Owner/representative fees for inspecting records:
 - a. For records of the current year that are maintained in the office, there is no charge.
 - b. For records that must be retrieved from external storage, the individual retrieving the documents will be reimbursed at the IRS mileage rate. The individual retrieving the records must provide the office an itemized invoice.
 - c. Labor for retrieving the records after the first 30 minutes will be charged at rate of \$20 per hour in 6 minute increments. The individual retrieving the records must provide the office an itemized invoice.
 - d. Copies. An owner/representative may request up to 25 pages of Association records without any labor fees. The owner/representative will be charged 25 cents per page. Requests for copies in excess of 25 pages will be made at an outside vendor and will incur the cost of the copies, labor (per 4.c.), and mileage (per 4.a.).
- I. Board or Annual Meetings may be recorded/taped as long as the Board is notified prior to the beginning of the meeting.
- J. HURRICANE PREPAREDNESS:
 - 1. The following items will have to be removed and stored in a secure place:
 - a. The pool furniture from the pool deck and community grill temporarily put in the cabana.
 - b. Maintenance will put exterior items inside of all vacant units at a cost of \$25.00 to pull inside and \$25.00 to return. The exterior items will only be returned if incoming renter, otherwise will remain in unit.
 - c. Absentee, non-rental owner units, should already be "hurricane ready" if you're not presently on site.
 - d. Full time owners, move your exterior items inside, including the following:
Garden hoses, hanging plants, light potted plants, wind chimes, flags, outdoor lights, bikes, portable grills, patio tables & chairs and any other detachable exterior object(s) that could become airborne.

Board Approved Date: 1/20/24 
Dan DiLullo - President

Owner/Guest Signature _____ Unit No. _____
Date _____

Printed Name of Owner/Guest _____
Date _____