

CYPRESS COVE AT WILDCAT RUN CONDOMINIUM ASSOCIATION, INC.



Informational Brochure

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Overview of Cypress Cove Condo Association at Wildcat Run, Inc.

Cypress Cove Condo Association at Wildcat Run, Inc. was founded and built in 1999 by WCI. It is comprised of eleven (11) buildings and forty four (44) units. In its original conception it was divided into three (3) associations. These original three associations have been combined into one current association as we know it now. The Board of Directors has five members and is managed by a licensed Condo Property Manager (CAM).

Current Board of Directors and Property Manager Information:

President: Mr. Don Simonsen – E-Mail: medinahmite@earthlink.net

Vice President: Mr. Bruce Dethmers – E-Mail: arnie.1967@hotmail.com

Secretary: Mr. Larry Brown – E-Mail: lbrown7098@aol.com

Treasurer: Mr. Tony De Mello Jr. – E-Mail: tdme9uscg@comcast.net

Director: Ms. Judi Geitzen – E-Mail: JudiGietzen@gmail.com

Property Manager: Mr. Bill Chini – E-Mail: BillChini@yahoo.com

The current protocol is to e-mail Mr. Chini any requests, comments, issues, etc... Mr. Chini has been tasked to act on and respond to such e-mails.

Quarterly Condo Assessment:

The current quarterly assessment is \$1086.00. This payment covers the following: Comcast basic cable which consist of three (3) cable outlets with digital adapters for cable channels 2 through 69, water, sewage, landscaping, outside building insurance, pest control, Cypress Cove Commons pool, outside electricity expense, reserves (painting, roof, driveways, etc....) dryer vent cleaning and roof and driveway power washing. The accounting firm is Collier Financial, Inc., 4985 Tamiami Trail East, Naples, FL 34113. Tel: 239-774-7088. Fax: 239-774-1512. Rental & Leasing forms are handled by Collier Financial, Inc.

Master Insurance Policy and Related Insurance Information:

The master insurance policy covering the building structure is presently administered by Lutgert Insurance Agency, 12660 World Plaza Lane, Building 73, Fort Myers, FL 33909. Tel: 239-936-5622 – Toll Free: 1-866-792-8434 – Fax: 239-936-8288. You will need to contact the Agency when obtaining a mortgage or refinancing a present mortgage. This policy covers the exterior of the building only. Condo owners may purchase condo insurance coverage for their inside personal items if they so desire at their own expense.

Pest Control Information:

Bugs-Or-Us, Inc. is our current pest control company. They are located at 13650 Fiddlesticks Blvd, Suite 202-300, Fort Myers, FL 33912. Tel: 239-337-4484 – E-Mail: infobugsorusinc.net. They conduct outside and inside pest control. If you need inside assistance you are to call them directly to set up a service appointment. They will come out as many times as needed to eradicate your pests. There is no charge to the condo owner as this service is contracted by the Association. Please do not call the property manager or Board of Directors for inside assistance. Call Bugs-Or-Us, Inc. directly. If there is an outside pest problem (i.e. bees, wasps, etc...) please contact the property manager. The property manager will make initial contact with Bugs-Or-Us and they will contact you to schedule an appointment.

Trash & Recycling Pickup Information:

Currently trash pickup is conducted on Wednesday. This pickup is made early in the morning. Thus, it is advisable to put your trash cans out the previous evening. Recycling pickup is done on Mondays during the late afternoon. Each owner should request a recycling bin from Waste Services. No pickup of recyclables will be made (except flattened cardboard) if not in approved recycling bins. These current schedules are subject to change. When observing a major holiday trash pickup is usually delayed a day. The revised scheduled can be obtained by reading the Fort Myers News Press. If you have any questions you can contact Waste Services of Florida at 239-332-8500.

Cypress Cove Pool Commons Information:

The Cypress Cove Pool Commons Board of Directors consists of a total of five members and are appointed by the Cypress Cove at Wildcat Run Condominium Association (3 members) and Wildcat Cove Homeowner's Association (2 members). This pool is restricted for the use of residents of Cypress Cove, Wildcat Cove and their families, relatives and guests. No other residents of Wildcat Run are allowed use unless invited by authorized residents of Cypress and Wildcat Cove. Some general pool rules are include in the attached Rules and Regulations.

The current makeup of the Cypress Cove Pool Commons Board is as follows:

President: Mr. Larry Brown – E-Mail: lbrown7098@aol.com

Vice President: Mr. Jerry Sullivan – E-Mail: jsulli20@peoplepc.com

Director: Mrs. Gale A. Sylvester – De Mello – E-Mail: gsgdm@comcast.net

Director: Mr. Terrence Martin – E-Mail: kayandterry@me.com

Director: Vacant

Property Manager: Mr. Bob Raubolt, CAM – Bonita Management Company E-Mail: bob@bonitamgmt.com – Tel: B: 239-495-3339 – C: 239-565-2659

Wildcat Run Community Association:

The Wildcat Run Community Association is the Master Homeowner's Association in the Wildcat Run community. Be sure to obtain a copy of their "Welcome New Residents to Wildcat Run" informational packet. It contains important information such as Welcome from Your WCRCA Board of Directors; Check List for New Residents; Wildcat Run Entry Gate Transponder Setup; Short Summary of Community Rules; Lee County Watering Restrictions; Map of Wildcat Run Community and Community Board of Directors Contact Information. It also lists all the Local Association Boards within Wildcat Run along with the Property Manager and Board President.