

LOCAL ASSOCIATION INFORMATION

The Village at Wildcat Run: This condominium enclave of thirty –six (36) attached villas was started in the late 1980's. It is comprised of eighteen (18) single-story end units, which are two-bedroom, 2 ½ bath units and eighteen (18) two-story units which are three-bedroom, 2 ½ bath units. Views of the lake, preserve and/ or fountain make this a very peaceful setting. An inviting, well-maintained pool and two tennis courts provide additional means to get to know your neighbors.

The Villages Master Association owns the real estate inside of Golden Panther Drive, south of the community parking lot, which includes the pool and pool-house, tennis and basketball courts, as well as the 2 parking areas associated with those facilities. The Master Association is responsible for maintenance, landscaping and landscape lighting, and is funded by the members of Cypress Bend (8 units), Lakeside Villas (10 units) and Village at Wildcat Run Condominiums (36 units). These facilities are private and for the exclusive use of Master Assoc. members.

The quarterly fees for The Village, Lakeside Villas and Cypress Bend are used to support the pool, tennis courts, island landscape lighting, along with admin costs, insurance and associated infrastructure (storm drains, irrigation, etc.) Contact the property manager for current fees and/or dues.

The Village

Property Manager - Sentry Management
(239) 277-0112/ (239) 277-0114 (fax)

Gary Mason - President
20210-1 Golden Panther Drive
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The Villages of Wildcat Run Master Association

Property Manager - Sentry Management
(239) 277-0112/ (239) 277-0114 (fax)

Austin Brainerd - President
20190-4 Golden Panther Drive

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Lakeside Villas: Built in the late 1980's, this condominium community has ten (10) single-family detached homes. There are three separate floor plans with variations including: three bedrooms, two bedrooms with den, and with either two or three baths or two-and-one-half baths. Sizes range from about 2000 to 2300 square feet. This association also has use of the pool and tennis courts at The Village condominium enclave. All of the villas have beautiful lakeside and preserve views.

The Condo Association annual dues include the use of the community swimming pool and tennis courts at the Village, house insurance excluding contents, property management, lawn care, mulching, tree trimming, minor building maintenance, and reserves for partial roof replacement, house painting, and service road maintenance. Contact the property manager for current fees and/or dues.

Property Manager - Bonita Management Group
Bob Raubault
Cell (239) 565-2659/ Fax (495) 6306 bonitamgmt@comcast.net
26025 Clarkston Dr. Bonita Springs, FL 34134

Tom Kneer, President
20961 Wildcat Run Dr.
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Cypress Bend: These two unique condominium buildings were built in the early 1990's and enjoy beautiful lake and preserve views. Each unit has three bedrooms and three baths. The second-floor units have an interior elevator from the first floor. These eight (8) very special units also have access to the heated pool and tennis courts of The Village of Wildcat Run.

Association dues include management fees, licenses, taxes, accounting, master Assoc. (the pool & tennis court), insurance, all landscaping and irrigation, pest control, fire inspection, exterior window cleaning, power washing and **reserve funds** for exterior painting, roof replacement or emergency needs. Contact the property manager for current fees and/or dues.

Property Manager - WMC Property Management Co.
William (Bill) Chini
3880 Spring Garden Lane, Estero, FL 33928
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Ruth Harper, President
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Cypress Cove: The carriage home residences of Cypress Cove, built in 1999-2002 offer a unique blend of privacy and beauty in Wildcat Run's Country Club setting. There is an enclave of forty-four (44) homes, featuring four end residences. The 1st floor units have 1759 sq ft and the 2nd floor units have 2130 sq ft. All units have private two car garages. A community pool is also part of this complex.

Cypress Cove Annual Dues include water & sewage, pest control, insurance on the exterior of the building, the Community Pool shared with Wildcat Cove residents, basic cable TV, annual pressure washing of doors and pavement along with roofs done approximately every three years, building maintenance, landscaping, reserves for roof, and pavement repairs/replacement, and for painting of the buildings approximately every seven years. Contact the property manager for current fees and/or dues.

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Tony DeMello - President
20683-102 Wildcat Run Drive
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The Pines: This lovely enclave is comprised of ten (10) duplexes, also known as twin villas. Individual units may have as many as three bedrooms and three baths, as well as a den/ office. Views of the fourteenth fairway and green can provide many hours of entertainment while sitting around your pool relaxing.

The Pines Association annual dues include management fees, maintenance fees, reserves, irrigation, lawn care, pruning of palms and roof washing. The roofs, gutters, driveways and mailbox are cleaned every two years. Contact the property manager for current fees and/or dues.

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Wildcat Cove: A neighborhood of only 40 private residences ranging from 2160 to 2656 square feet of air-conditioned living space, each with its own private pool. Many boast shimmering lake, nature preserves and championship golf course vistas. The largest models are courtyard models which offer the ultimate in privacy. Residents also have access to the community pool which is jointly owned by deed with Cypress Cove.

Wildcat Cove dues are paid quarterly and include landscaping, irrigation maintenance and equipment reserves, property management company and legal fees, hardwood and palm tree trimming, and monument sign care or replacement. They also include Cove Commons Association dues, which are required to maintain and manage the pool facility and grounds that are jointly owned by deed with Cypress Cove. Contact the property manager for current fees and/or dues.

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