

Dear new resident,

Welcome to Gardens 1 of St. Andrews Park in the Plantation Golf and Country Club community! That is a mouthful and therefore demands an explanation of the complicated subdivision structure here.

You have purchased a condominium in the Gardens 1 association which is the primary governing body for the 32 unit owners in the 4 buildings located at 801-804 Montrose Drive. Our board is comprised of 3 directors whose responsibilities include the overseeing of the general operations including maintenance of our buildings, grounds, and driveways, and assuring for the provided amenities (such as water, electric, cable television, etc), as well as establishing an annual budget and corresponding fee structures. The day to day operations, as well as providing our general accounting functions and billing of quarterly fees, are the responsibility of a paid property manager – currently Argus Management of Venice. This board meets once a month (with certain exceptions during the summer) at designated times with notices posted prior on our local bulletin board per state law. All residents are welcome to attend board meetings and of course eligible (if in good standing) to run for election if so desired.

It is important to note that Gardens 1- like all other associations - has a set of Rules and Regulations which all residents are to respect and honor. A copy of them are hereto included as well as two other important notices - the Water Leak Flyer and the Going Away Checklist. Additional governing documents, such as our Bylaws, can be found on the Argus website which is listed on the following page along with navigation instructions. You can also access a variety of forms which you may need to use such as rental applications and guest registration if you decide to lease your unit, or sales applications should you decide to sell sometime in the future. These documents are requirements of Gardens 1 and must be submitted to Argus at the appropriate times.

The next level of governing is performed by the 7 member board of St. Andrews Park (aka as a “master association”). St. Andrews Park is the land parcel in the far northwest section of the Plantation, stretching from the intersections of Center and Woodbridge to Montrose and Rockley Blvd. This board has the responsibilities for the maintenance of all 3 community pools (any of which residents can use) and their adjoining structures, all of their common grounds and its landscaping, and the roads throughout the subdivision. They assess a charge per quarter to every one of the 13 associations located within its boundaries for the services they provide, which every association then passes along to each one of their members. This board normally meets once a month (with certain exceptions during the summer) at designated times with notices posted prior on community bulletin boards per state law. All residents are welcome to attend these board meetings as well and of course eligible (if in good standing) to run for election if so desired. Their website information along with all governing documents are also listed on the following page.

Finally, there is the 5 member board of Plantation Management Association. The Plantation is a huge tract of land that borders Rockley Blvd. on both the east and west sides, from Center on the north to Route 41 on the south. It is comprised of 24 “master associations” and approximately 2400 property units. This board is responsible for all operations under their purview including the maintenance of their buildings, entrance monuments, grounds and landscaping (including the center median strip of Rockley Blvd), lake (retention pond) management, and the maintenance of the intricate network of connecting pipes and pumping stations which are used to equalize water levels between the ponds throughout the entire community. They communicate to members via the “Bermuda Shorts” newsletter which is emailed to all members on a quarterly basis. Be aware they invoice their fees annually to every resident DIRECTLY. This board normally meets every month as well and all meetings are open to all residents. Any member in good standing can also run for election if so desired. Their website information is listed below so you can access their management firm as well as all of their governing documents.

We hope this serves as a basic primer to educating yourself on the operations of this somewhat complex web of governing bodies. If you have any further questions, you can contact our property manager at Argus or ask a fellow resident or one of the board members. We will do our best to assist in any way possible. Best wishes for good health and an enjoyable living experience here in the Gardens 1 subdivision!

Sincerely,

The Gardens 1 Board of Directors

GARDENS 1 WEBSITE INFORMATION:

Go to www.argusvenice.com and click on “Properties”, then “Gardens 1 of St. Andrews Park”, then “Public Information”. For “Owners Page”, contact Argus Management for a password.

ST. ANDREWS PARK WEBSITE INFORMATION:

Go to www.cpmi.us and click on “Communities”, then “St. Andrews Plantation”. For “Resident Info”, click on “Request Login” or contact Capri Management for a user name and password.

PLANTATION WEBSITE INFORMATION:

Call AMI Management at 941-493-0287 for a user name and password. Once received, go to www.amiwra.com and click on “Client Login” and type in your new information. That will allow you access to all pertinent information including governing documents.