

Quick Handbook



FOR OWNERS AND GUESTS

PLEASE LEAVE A COPY OF THIS IN THE UNIT FOR REFERENCE

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This handbook should be readily available for all owners, renters, & visitors to reference.

If you rent out your unit, make sure your rental company has a copy for your renters' reference AND leave a copy in your unit.

Contact Information for Owners of L’Pavia:

Argus Management of Venice, Inc.
1062 East Venice Avenue
Venice, Fl, 34285

LCAM (Licensed Community Association Manager)
Denise Majka:941-408-7413 (ext.3) or Email: Denise@argusvenice.com

**Rental Tenants: Contact the Rental Agent or Owner you rented from.
Argus does not handle rental concerns.**

Management Website: www.argusvenice.com

Select at top: Properties. Scroll down and choose: **L’Pavia Condominium Assn.**

Public Information on the left side of the Home Page has the Association documents for easy reference.

For the Owner’s Page password: Contact Argus Management of Venice. You will find forms, financials and minutes from Board meetings on this page.

2022 Board of Directors Information

| | | |
|--------------------|----------------|------------|
| President: | Kathy Manta | Unit 2203 |
| Vice President: | Susan Nagle | Unit 3102 |
| Treasurer: | Harold Hayes | Unit 1103 |
| Secretary: | Robert Burgess | Unit 10204 |
| Director at Large: | Patricia Flynn | Unit 6104 |

Board of Director Meetings are held the second Thursday of the month at the Clubhouse at 4 PM unless otherwise specified. The notice is posted at the bulletin board by the mailboxes and in the clubhouse.

Annual Meetings are held the 3rd Thursday of January each calendar year.



EMERGENCY AND IMPORTANT PHONE NUMBERS

Argus Management Office (M-F 8:30-4:30) 941-408-7413

Emergencies Only After Hours 941-364-3493

Emergency Police Fire-Ambulance 911

Non-Emergency Numbers

| | |
|-----------------------------|----------------|
| Florida Highway Patrol | 941-483-5911 |
| Sheriff Information | 941-486-2374 |
| Sheriff Dispatch | 941-316-1201 |
| Venice Police Department | 941-486-2444 |
| Sarasota County Sherriff | 941-861-5800 |
| Venice Fire | 941-480-3030 |
| Poison Control | 1-800-222-1222 |
| Florida Fish & Wildlife | 1-888-404-3922 |
| Evacuation Information | 941-861-4636 |
| Animal Control | 941-861-9501 |
| Sarasota County Switchboard | 941-861-5000 |

Hospitals:

| | | |
|---------------------------------|--|--------------|
| Venice Regional Bayfront Health | 540 The Rialto | 941-485-7711 |
| Englewood Community Hospital | 700 Medical Blvd. Englewood, Fl. | 941-475-6571 |
| Doctors Hospital | 3731 Bee Ridge Road Sarasota, Fl. | 941-342-1100 |
| Sarasota Memorial Hospital | 1700 South Tamami Trail Sarasota, Fl. | 941-917-9000 |

Urgent Care:

| | | |
|--|-------------------------------------|--------------|
| Gulf Coast Medical Group Medical Care | 1700 E. Venice Ave. Venice, Fl. | 941-483-9760 |
| Gulf Coast Medical Group Jacaranda Medical Care 5320 | 8431 Pointe Loop Dr. Venice, Fl. | 941-207- |

Post Offices:

General Information

| | |
|--------------------------------------|----------------|
| Venice Post Office 350 W Venice Ave | 1-800-275-8777 |
| Seaboard Ave Office | 941-485-0995 |
| Jacaranda Office 1244 Jacaranda Blvd | 941-493-8636 |

Utilities

| | |
|--|--------------|
| Waste Management Unincorporated Venice | 941-493-4100 |
|--|--------------|

(Info. For trash pick- up calendar and recycling information)

| | |
|-----------------------|------------------------------|
| Customer Service | 866-807-2267 |
| Florida Power & Light | 941-917-0708 or 800-226-3545 |

| | |
|---|---|
| | Or www.fpl.com |
| Sarasota County website: www.scgov.net | Or 941-861-5000 |

RULES AND REGULATIONS

As revised and adopted on July 13, 2015

Nuisances:

No nuisance shall be allowed on the Condominium property, nor any use or practice which is a source of annoyance to the residents or which interferes with the peaceful possession or proper use of the property by its residents. No Unit Owner shall permit any use of his Unit or the Common Elements which shall increase the rate or premium of insurance upon the Condominium property. Further, no immoral, improper, offensive or unlawful use shall be made of the Condominium property, nor any part thereof, and all valid laws, zoning ordinances and regulations of all government bodies having jurisdiction thereof shall be observed.

Rentals:

Units may be rented or leased only after approval by the Association, as provided for in Article XV of the Declaration of Condominium, and provided that the entire Unit only may be rented and may not be subdivided, and that the occupancy thereof shall only be by the lessee, his family and guests, and further provided that Units may not be leased or rented for a term less than three (3) months. No pets allowed for renter/tenants. A rental application must be submitted in full, with all required information and a copy of the lease agreement, at least 30 days prior to the start of the lease date.

The garage unit is part of the rental of the unit and is to be made available to the renter of that rental unit.

There is No Smoking on any lanai that is a rental unit.

Guest Usage- Owners must inform the Association when a unit will be used by a guest when the owner is not in residence. A Guest Use Form must be submitted at least 10 days prior to the guest's arrival. **NO PETS ARE ALLOWED FOR GUESTS.**

Rules for Grilling at L'Pavia:

There has been confusion about grilling rules at L'Pavia. At this time the rules are as follows:

NO grilling OF ANY KIND can occur within ten (10 ft.) feet of any building. That includes propane, electric, charcoal pellets, etc. A small electric grilling device not more than 200 square inches i.e. a George Forman grill, may be used on a lanai but never stored on the lanai.

The ONLY propane tanks than may be used and stored in a garage are the one pound tanks and only two (2) of those tanks may be stored at any time. NO LARGE TANKS ARE ALLOWED ON THE L'PAVIA GROUNDS AND MUST BE DISPOSED OF IMMEDIATELY.

These are the rules of the Venice Fire Marshall. There will be fines for noncompliance and they will be the responsibility of the Unit Owners. Owners have the responsibility of notifying renters of these rules.



CLUBHOUSE AND POOL RULES

YOU MUST HAVE A POOL KEY TO ENTER THE POOL OR CLUBHOUSE AREA

New Pool keys may be purchased for \$5.00 from Argus office located at 1062 East Venice Avenue, Venice, FL. 8:30 to 4:30 M-F

POOL HOURS: Dawn to Dusk Temperature: 82 to 86 Degrees

SAFETY/HEALTH REQUIREMENTS:

Capacity: **25 People in pool at one time.**

There is **NO LIFEGUARD** on duty at any time.

Individuals in diapers, being potty-trained or incontinent must wear a fitted waterproof garment or a swim diaper over a regular diaper when using the pool. Diapers should be checked every 30-60 minutes and changed away from poolside.

Do not swim if you are sick, especially with diarrhea, or if you have an open wound that is not covered with a waterproof bandage.

Do not swallow the pool water; it is recirculated.

Children under 16 years of age must be accompanied by an adult AT ALL TIMES either in or out of pool or cabana.

No bicycle riding, skate boards or roller blades on pool deck. Please park bikes behind the cabana.

NO DIVING or jumping into the pool, no horseplay in or around pool, and no running on pool deck.

USE OF FACILITIES:

The pool is strictly for association/homeowner use and is not to be used for private gatherings of any kind.

Clubhouse may be reserved by completing a Use form and submitting to the Property Management company for processing.

No trash is to be left in the clubhouse or in rest rooms as they are not emptied on a regular basis. Take all refuse to the dumpster areas and process accordingly.

Members are expected to maintain the area, inform their guests of our rules, and ensure that the guests abide by the rules.

Everyone must shower before entering the pool; however, no soap is to be used in the shower areas.

Towels should be used on chairs and lounges. Suntan lotion and body oils stain furniture and plug the pool filters.

Do not drag furniture on deck.

When departing, leave the area tidy. Reposition all chairs and lounges. Ensure that the gate closes behind you.

No animals in pool or on pool deck.

There will be no storage of personal items in the pool area.

Each homeowner should bring their key to open the gate to the pool, rest rooms and clubhouse. If you need a key, contact Argus Property Management.

COMMON SENSE:

No food or drink in the pool itself. Please use the clubhouse for eating.

Only unbreakable drink containers allowed around the pool area.

Take frequent bathroom breaks with youngsters; every hour is recommended.

If pool is heavily attended, please limit the number of people from any one family or household in the pool at one time.

Please BE CONSIDERATE, loud voices and noise may disturb residents whose homes border the pool.

REMEMBER THAT MANY OF OUR POOL REGULATIONS ARE IMPOSED BY FLORIDA STATE LAWS, COUNTY ORDINANCES AND FEDERAL GUIDELINES



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EXERCISE ROOM IN THE CLUBHOUSE

Treadmill * Stationary Bike * Weights and Bench

As the Exercise Room is quite small, please be considerate of others. If someone is waiting to use the equipment, limit your time to thirty (30) minutes on a machine.



ACTIVITES FOR RESIDENTS

Throughout the busy season **all** group activities will be posted on the bulletin board & on the L’Pavia web-page. Before scheduling an activity, check the calendar in the clubhouse to make sure there are no conflicts with previously scheduled events.

EXTRAS

Be aware that your association dues also include:

1. Basic Cable
2. Outside Maintenance
3. Use of Hoskins Pest Control for inside protection at 941-485-6313 or 888-834-4579
4. Library in clubhouse
 - a) Donations are accepted. (If you don’t want to file the books appropriately by author’s last name or if the books don’t fit, leave them in a pile under the window.)
 - b) When returning a book, follow the same procedure as mentioned above.

GARBAGE DISPOSAL

The old adage of less is more definitely applies to the garbage disposal. Despite what you have heard, not everything can go into a garbage disposal. The following is a list of items that should never be put into a garbage disposal:

Rice & pasta

Animal bones

Soda cans

Glass

Grease

Egg shells

Stringy or tough-peeled vegetables

If it doesn't disintegrate in water, throw it in the trash.

Recycling

at the curb by 6:00 a.m. on collection day

Recycling is mandatory for everyone in Sarasota County. Residents who are in the unincorporated area of the county, please follow these guidelines:

Red bin

Place only these items in the red bin. Excess materials can be placed in a paper grocery bag or tied in bundles and placed next to the bin.

- Brown paper bags
- Catalogs
- Corrugated cardboard boxes (must be broken down and no more than 2'x3')
- Junk mail (including window envelopes)
- Magazines, phone books
- Newspapers and advertisements
- Empty pizza boxes
- Writing and office paper
- Shredded paper placed in paper/opaque plastic bags
- Paperboard (cereal boxes, soda cartons, tissue boxes)



Blue bin

Place only these items in the blue bin.

- Empty aerosol cans
- Aluminum cans, foil and trays
- Glass bottles and jars (all colors)
- Milk and juice boxes made from wax-coated paper
- Plastics with symbols #1-5, 7



- Steel cans (lids if separated)

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PARKING

Every unit has a one-car garage. If you have an additional car of your own, or if you have visitors, there are numerous spaces to park near the garages & buildings. There are **no assigned** parking spaces. Please **do not** park in a designated Handicapped Space unless you or a member of your party is handicapped. Make sure that your handicapped placard is prominently displayed on the rearview mirror.

There is **no overnight parking** allowed for boats, trailers, motorcycles or pick-up trucks with company logos. (**All motorcycles & pick-up trucks with company logos must be garaged!**)

Guest Parking passes are included in this handbook. Please complete and place the pass on the dashboard in full view from the outside.



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L'PAVIA CONDOS GUEST PARKING PASS

UNIT _____ LENGTH OF STAY _____ TO _____



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