

Dear Fellow Orleans Owner,

3/27/25

If you are contemplating or in the middle of selling your condominium at The Orleans here are some items that are required during that process.

1. INTENT TO SELL OR CHANGE TITLE

According to our Declaration of Condominium document “No unit owner may dispose of a unit or any interest therein by sale without approval of the Association except to a unit owner” and “A unit owner intending to make a bona fide sale of his unit or any interest therein shall give to the Association notice of such intention, together with the name and address of the intended purchaser and such other information concerning the intended purchaser as the Association may reasonably request.” A member of the Board will meet with the potential buyer to answer questions prior to closing. Please fill out this form and return it with the application fee to Argus Management at the address listed.

2. REAL ESTATE AGENT’S INSTRUCTIONS - Please give this to your real estate agent

3. ORLEANS RULES/REGULATIONS, BYLAWS, ARTICLES and DECLARATION

Be sure anyone planning to purchase your unit receives a copy so they may look them over prior to their interview with a member of our Board of Directors. All these documents are available on The Orleans website at argusvenice.com.

4. INTENT TO PURCHASE

Give this form to purchaser to fill out and return to Argus Management. A background check is performed on all potential buyers.

Please remember that Orleans owners voted at a previous Annual Member’s Meeting to limit the number of units that can be rented here in the building to ten. Since our current numbers are well above that, anyone who purchases your unit at this time will not be allowed to rent it for the first two years and then only when the number of rentals falls below ten. The eligibility to rent at that time is based on years of ownership seniority.

You also need to be upfront and inform potential buyers that we are still in the process of making repairs from recent hurricanes. Our biggest priority and expense at this time is the replacement of our roof. The insurance company is refusing to pay for any damages, claiming that the roof was improperly installed. We will be challenging their decision, hiring an attorney and entering into litigation to seek payment for replacement of the roof. That process will take some time so it may be several months before we receive any money from the insurance company for the roof. However, with another hurricane season rapidly approaching, it needs to be replaced now rather than later. We have already had one special assessment recently for hurricane damages that was based on the amount of our deductible with the insurance company. At this time we are waiting on at least three estimates from roofing companies to replace the roof, which includes the flat metal deck, insulation/underlayment board and surface membrane. Once we receive those estimates we can decide if we have sufficient funds to start the the project or if we need to come up with additional monies while seeking payment from the insurance company. Those additional monies might involve taking out a loan or implementing another special assessment.

We apologize for this time of uncertainty. We do hope the sale of your unit goes smoothly. If you have any questions about that process or this letter please contact Argus Management.

Sincerely,

Orleans Condominium Association Board of Directors

