



Frequently Asked Questions about Treviso Bay Master Association

What is Treviso Bay?

Treviso Bay is a gated community offering an exceptional country club lifestyle to all residents. We are located just 5 miles south of downtown Naples. Our community offers a special, unique, and welcoming living experience. Architectural distinctiveness, natural surroundings in and around the Rookery Bay National Estuary, first-class amenities, and an unsurpassed lifestyle are the hallmarks of the community. Whether it is playing on a spectacular TPC golf course, enjoying tennis, fitness activities, the luxuries of a spa, use of beautiful pools, extraordinary dining experiences and social entertainment. We are fortunate to have the ability to venture out to the incomparable vitality of nearby downtown Naples, Marco Island, pristine beaches, and close-at-hand marine and cultural pastimes. **TREVISO BAY HAS IT ALL!**

Vision

Treviso Bay will be a vibrant, forward-looking premier community, offering an exceptional lifestyle in an unrivaled setting.

Mission

As a welcoming place to live and play, Treviso Bay strives to be a unique community of unsurpassed value, distinguished by a pristine and safe setting with unmatched amenities and facilities, and is a place that consistently delivers a high-quality experience in all aspects of our operation to our members and guests.

Core Values

- **Respect** – we will show respect for other members, guests, employees, the environment, and our facilities.
- **Integrity** – all personal and business activities will be done honestly and legally.
- **Transparency** – all business will be conducted in an open, truthful manner with our members.
- **Excellence** – we will strive to be the very best in all we do, whether it be the quality of facilities and amenities, the service we provide, the financial management of assets and budgets, or the professionalism of the staff and its development.
- **Stewardship** - we will manage all responsibilities, financial and other, with maximum care, always conscious of value creation and preservation.

How many homes are there in Treviso Bay?

With construction complete, Treviso Bay has 1,431 units in total encompassing four different home types (Coach Homes, Single Family Homes, Terrace Condominiums, and Verandas).

What is included in Master Association’s Annual Assessment (Annual Dues)?

The Master Association’s Annual Assessment includes each member’s portion (1/1,432) of the Common Area operating and maintenance fees, reserve funding and a bulk cable fee (Comcast – X1 cable, and high-speed internet).

In addition, if you are a single-family homeowner there is an additional fee for landscape maintenance of your property.

The Assessment is always billed by December 1st and is due in full by December 31st for the upcoming year.

Are there quarterly HOA dues?

Single Family homes only pay the Annual Assessment with Treviso Bay Master Association.

If you own a Coach home, Terrace, or Veranda in the follow developments you are required to pay the HOA management company quarterly payments. Please contact the corresponding HOA below for any questions regarding the property.

Coach Homes I - Di Napoli
Coach Homes II - Casoria
Terrace III (Bldgs. 9731 & 9735) - Acqua
Terrace IV, V, VI - Giaveno
Terrace VIII (Bldgs. 9566 & 9572) - Trevi
Terrace IX (Bldgs. 9578 & 9584) - Trevi
Terrace X - (Bldgs. 9590 & 9596) - Trevi
Veranda I - Venezia
Veranda II, III, IV - Avellino

Tropical Isles
Susie Bianchi
(239) 939-2999
susie@tropicalisles.net

Coach Homes - Prima Way

Sentry
Valerie Hoover
(239) 593-1233 x59701
vhooover@sentrymgt.com

Terrace I (Bldgs. 9715 & 9719) - Acqua
Terrace II (Bldgs. 9723 & 9727) - Acqua
Terrace VII (Bldgs. 9554 & 9560) - Trevi

Cambridge
Carmen Morales, LCAM
(239) 249-7000 ext. 117
carmenm@cambridgeswfl.com

What are the Reserve funds, how are they funded and what are they used for?

The purpose of the reserve funds is to provide financial stability and to avoid the need for special assessments. We have two Reserve funds:

A Statutory Reserve and a non-Statutory Reserve.

1. The Statutory Reserve was established by a membership vote after turnover in accordance with Florida Statute. Hence, the term Statutory Reserve. The purpose of this reserve is to ensure we will have the funds to replace capital assets when needed. It has an annual contribution defined by a Capital Replacement Reserve Study which is typically updated every 2 years. It must be funded every year unless waved by a membership vote.
2. We also have a non-Statutory Reserve which was established by the board in 2019. This was initially funded with \$138,600 in incentive compensation the Master Association received for signing a new five-year contract with Comcast in 2019. In accordance with our bylaws, the board will have the authority to use this fund for the following purposes:
 - a. Operating expenses
 - b. Repairs
 - c. Improvements
 - d. Capital expenditures
 - e. Deferred maintenance

Does Treviso Bay have a CDD?

The Treviso Bay development's infrastructure construction was debt financed by the Wentworth Estates Community Development District (WECDD).

District owned assets include:

- Surface Water Management (lakes, canals, water treatment areas, and a dry retention)
- The improvements along Route 41 including the entry fountains, entrance road, bridge, landscaping and all surrounding features up to the gatehouse.
- Offsite Improvements (Southwest Blvd landscaping and irrigation system)
- Irrigation Pump Station and Irrigation Mains
- Mitigation (Preserve) Areas

The CDD is managed by the CDD District Manager. For details visit the CDD's website at <http://wentworthestatescdd.org/>.

Your CDD assessment for debt repayment and maintenance is included on your annual tax bill from Collier County.

For inquiries regarding the CDD assessment on your individual property, contact the office of the District Manager via email ward9490@comcast.net, with your parcel identification number, which is located on your property tax bill, the physical address of the property, and the property owner's name.

Can I buy into the golf membership?

No, Treviso Bay TPC Golf Membership is private and exclusive to the properties that have been selected by the developer to come with the Golf Membership.

Treviso Bay does become a public course during off season of May- Oct when non-golf members may golf on the course. This is subject to change on an annual basis.

Are members of my family entitled to use my membership privileges?

Membership privileges are restricted to those meeting the definition of Family in the declaration.

1.12 "Family" means one natural person or two or more natural persons each of whom are related to each other by blood, marriage, or adoption and who customarily reside and live together and otherwise hold themselves out as a single housekeeping unit or not more than two natural persons who are not related to each other by blood or adoption, who customarily reside and live together and otherwise hold themselves out as a single housekeeping unit. The decision as to whether two persons reside and constitute a qualifying family unit shall be a matter for the Board of Directors in their sole and unbridled discretion. Once designated and accepted by the Board as a qualifying family unit, no change in persons so constituting the qualifying family unit may be made except for one time in any calendar year and no more than three times in any constituent partner's lifetime, but in all events, such change in partner shall be subject to the Board's approval in its sole and unbridled discretion. Further, the biological or adopted children of only one person shall be entitled to Common Area privileges if they meet all of the following conditions: (a) said child or children are age 21 or less; and (b) such child or children are not married or cohabitating with any third party; and (c) said children do not have custodial children of their own, (i.e., grandchildren of the Member); and (d) said children reside with the Owner on a permanent basis, or in the case of college or graduate students, at such times as the student is not enrolled in a college or university.

If a Lot or Living Unit is owned by two or more persons who are not a "family" as described above or is owned by an entity which is not a natural person, the Owner shall be required to select and designate one (1) family as defined above to utilize the Membership. The Master Association may restrict the frequency of changes in such designation when there is no change in Ownership of the Lot or Living

If I am not using my membership; can my adult son/daughter take my place on the membership?

Any Member can transfer his/her Master Association membership privileges 4 times per year for a minimum of 30 days for each transfer. *There is a \$250 transfer fee which is waived in the case of an adult child.*

Can my adult son/daughter use the facilities unaccompanied by me?

Yes, we have a Family Guest Pass for adult child (Over 21). The owner of the property must complete the appropriate form to register the "adult child" and their significant other at the office before their child arrives. The registered children will receive a membership card that may be reactivated for each stay. Up to 2 weeks at a time, 4 times a year for a total of 8 weeks. The management office must be

notified of each stay to activate the cards.
A nominal fee is charged for a membership card(s).

Your adult child will NOT be able to invite guests to use the facilities except for their minor children.
*Not applicable for Golf privileges.

My sibling/parent/friend/business partner and I are investing together in a home in Treviso Bay. Are we both Members?

No.

This is covered in section 5.1 of the Declaration:

“If the co-Owners are other than husband and wife, the co-Owners shall designate one (1) of the co-Owners as the "primary occupant." The use of the Living Unit by other co-Owners shall be as though the primary occupant were the only actual Owner. Those co-Owner(s) whom have not been designated as the primary occupant shall be treated as guests of the primary occupant. Both the initial approval and the continued approval of a trustee, corporation, or other entity as an Owner, shall be conditioned upon designation of one (1) natural person to be the "primary occupant", and the use of the Living Unit by other persons shall be as though the primary occupant were the only actual Owner. Those co-Owner(s) whom have not been designated as the primary occupant shall be treated as guests of the primary occupant.

What happens after I close on my home in Treviso Bay?

During the process of purchasing your home at Treviso Bay a Resale Application and application fee should be completed and submitted to ICON Management Services. After receiving this application, ICON will send a “Welcome to Treviso Bay” email that will contain important documents regarding your membership to Treviso Bay.

Once the closing on your property has been completed you should contact the ICON Management offices to receive your Treviso Bay membership cards and a gate pass for your vehicle. You will receive a brief orientation when additional questions may be addressed.

Can I rent out my unit?

Yes, you can rent your property for a minimum of 30 days, no more than four times annually with the approval of the Master Association. Conditions of lease approval can be found here:

[Conditions of Lease Approval](#)

No portion of a unit, other than the entire Unit, may be rented. Each lease must be for a minimum period of one (1) month or thirty (30) days, whichever is less, but no more than four times in any one calendar year. All rentals must be filed with the Management Office fifteen (15) days prior to the start of the lease.

A Transfer Application and transfer fee is required for tenants to gain access to the amenities including pools, tennis courts, dining, and member gate access.

If you live in a neighborhood governed by a Condominium Association, be sure to contact your Neighborhood Association Manager for additional details and requirements before renting.

Can I transfer my membership to tenants or guests?

Yes. You can transfer your membership for a minimum of thirty (30) days, 4 times per year. A Transfer Application and \$250 transfer fee along with supporting documents is required to be submitted to ICON Management at least 15 days prior to the start of the transfer. An additional \$250 fee is required to transfer Golf privileges when applicable. Once the application has been received the transfer application will be reviewed and the guests will be contacted by email with details on the transfer membership including information on Treviso Bay, how to check in, and the rules and regulations.

Members are asked not to use the facilities except as a guest of the transfer member during this period.

Who do I call about utilities?

Collier County Water Department
239-252-2380

<https://www.colliercountyfl.gov/your-government/divisions-s-z/water>

Florida Power & Light
800-468-8243
<https://www.fpl.com/>

Comcast/Xfinity – Community Account #8535 10 023 1015509
866-405-9365
<https://my.xfinity.com/>

Waste Management
239-649-2212
<https://www.wm.com/>

Teco Gas
877-832-6747

The owner of each unit is responsible for activating their utilities and reporting any outages directly to the utility company.