



The pool and spa overlook the golf course in this new model by Stock Custom Homes. ANDREA STETSON

Casa Bordolino

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with a dishwasher, sink, cabinets and pantry shelves. Two huge cabinet doors open to a full sized side by side Sub Zero refrigerator and freezer.

“A lot of people love this feature,” Erpenbeck said.

The wide kitchen island has a sink and a dishwasher imbedded below. The entire great room has views of the outdoors through the sliding glass doors.

Beyond the doors, the pool has a waterfall and fire feature. There is a sun shelf with two chairs. Under a tall peaked roof with wood inlay is an outdoor living area with a kitchen, kitchen island with chairs, dining table, and a sitting area around a flat screen television.

“It is almost like an indoor area,” Erpenbeck said. “It feels like it is part of it with the way it is actually set up.”

Making that outdoor space look like part of the indoors was one of Beasley’s favorite design elements.

“Key elements in bringing the inside feel to the outside are maintaining the consistency and overall appearance of the quality of the materials and finishes,” he stated. “This includes everything from the wood beams on the ceiling, to the flooring, cabinetry and countertops, to the outdoor furnishings. The furniture doesn’t look as if it’s supposed to be sitting necessarily by the pool, but it’s just a few feet away. I like full bodied furniture pieces like the bar stools and dining chairs for instance, as it helps to add visual body to the space. Outdoor areas can at times seem vast as your eye tends to read beyond the fence line so to speak. So anything you can do to warm up the space, always adds to the comfort level of the exterior spaces. Outdoor rugs really assist us with that, and the decorative tile on the TV wall also adds some nice character to the covered living space. There is a nice marriage between interior and exterior because in Naples that is what it is all about.”

On the other side of the home just inside the entry from the four car garage is a drop zone with room for storage and a bench. There is more storage and another bench in the laundry room.

“There’s been a blending of laundry and mud room concepts lately, both from the architects perspective, as well as designers,” Beasley explained. “Laundry rooms have always been too sterile feeling for some reason, so floating shelves, bench seats, fabric window dressings, art work and decorative lighting have really softened their appearance making them feel more like part of the home, as opposed to just an auxiliary work zone.”

The soft homey appearance continues in the den that has glass doors that lead to the lanai. Nearby is a wet bar with a refrigerator.

There are two master bedrooms downstairs. The bigger one has a king size bed decorated in white and goldish tan tones. There is a big sitting area by a

bank of window with two chairs and a huge round ottoman. A single glass door leads to the lanai giving the room more wall space for furniture. This is the suite with the two master bathrooms.

The second master suite is very bright with its white four poster bed and white furnishings. A wall of windows adds to that light feeling. The wall has a textured linen overlay that looks like a combination of wallpaper and paint. This suite has one master bathroom and walk in closet.

Upstairs is a spacious loft and two guest rooms. The loft has a couch that snuggles into two sides of the room. There are also two chairs and a long gray ottoman. Sliders from this room lead to a terrace overlooking the pool, yard and golf course. The loft also has a table and bar area with doors that lead to a front terrace.

The walls along the staircase, and in the loft are a paneled wall detail that looks like little picture frame squares.

“It’s an opportunity to carry the details into a space where otherwise might be ignored by just having painted dry-wall,” Beasley said. “This space is highly focal and should be detailed out like the other important areas within the home. It also carries the design details up into the second level, which are then carried onto the walls within that space in the living area, pulling the downstairs and upstairs together. I’ve seen homes that ignore that relationship and it looks as if they ran out of money, or just didn’t care about the rest of the house.”

One of the upstairs guest rooms has a king size bed decorated in a white and gold palate. The other guest suite has a queen bed in white and gray colors. This room has French doors leading to the terrace. The suite has the unusual feature of having a small alcove between the bedroom and bathroom that has built in dressers, and shelves on one side and a closet for hanging clothes on the other side.

Most of the rooms have peaked ceilings inlaid with wood. This theme is continued on the under roof portion of the lanai.

“It is gorgeous,” Erpenbeck said. “It is very different from a lot of the other homes.”

Erpenbeck said Stock does not build a lot of two story homes in Quail West.

“The lots here are so large that normally we do one floor,” she explained. “But we do get a lot of requests for two story.”

Casa Bordolino sits on a one acre lot on a cul-de-sac street that has only 12 homes. The \$5.295 million home comes fully furnished. It has four bedroom suites all with bathrooms, an additional half bathroom and a pool bathroom. There is also a four car garage. The house spans 6,193 square feet of under air living space and a total of 8,819 square foot of total space.

“This is the original section of Quail West,” Erpenbeck said. “It is close to the clubhouse and close to the main gate and close to the resident gate. It’s gorgeous, very modern, very clean, and on an acre lot.”

Naples from 1100 5th Avenue, LLC. **Dave Wallace** negotiated the transaction.

StretchLab leased a 1,325 SF retail space in Meridian Marketplace at 3369 Pine Ridge Road, Suite 205, Naples from Pine Ridge Livingston, LLC. **Bill Young** and **Biagio Bernardo** represented the lessor and Colette Santana of JLL represented the lessee in negotiating the transaction.

Pelican Capital Management, LLC leased 1,000 SF of office space in Beachway Professional Center at 3301 Bonita Beach Road SW, Suite 208, Bonita Springs from Klingler Properties B, LLC. **Dave Wallace** negotiated the transaction.

Amendments can be grouped for voting



Condo Q&A
Joe Adams
Guest columnist

Q: My homeowners’ association is preparing to have the members vote on four different amendments to the governing documents. However, the association is proposing putting the four amendments to the owners in one vote, take it or leave it. It was my understanding that the association was required to put each amendment to a separate vote but I could not find that provision in the statute. Can they do this? (C.B., via e-mail)

A: Chapter 720 of the Florida Statutes, known as the Florida Homeowners’ Association Act, does not require that amendments to the governing documents of a homeowners’ association be voted on individually.

Section 720.306 of the Act contains certain requirements for amendments to the governing documents. For example, the statute provides that amendments to the governing documents must be recorded in the public records of the county where the association is located. Within 30 days of recording an amendment to the governing documents, the association must provide copies of the recorded amendment to the members or, if copies of the proposed amendments were previously provided to the members before the vote, notice to the members that the amendment was adopted and recorded and provide the recording information for the amendment and state that copies of the amendments are available at no charge to the members upon a written request to the association.

The statute also requires that amendments to documents be presented using the “strike-through” or “black-lining” procedure, where proposals to amend the documents are

presented with words to be added underlined, and words to be deleted stricken through. The blacklining process need not be followed if the amendments are so substantial that using that method would hinder, rather than assist, in understanding the proposed amendments. In these cases, a “substantial rewording” format may be presented, certain statutorily required language must be used.

However, there is no requirement in the statute that amendments be voted on individually. The decision on how to present the amendments would typically be within the discretion of the board of directors.

Q: Are the number of dogs per household regulated by Lee County? I see no numbers mentioned in our homeowners’ association documents, but some of my neighbors seem to think there is a County regulation. If a conflict existed between our documents and County regulations, which would prevail? (J.M., via e-mail)

A: The Lee County Animal Control Ordinance (Ordinance No. 14-22) makes it unlawful for anyone to keep animals in a number that is dangerous to the public generally, so there is in general no hard and fast rule. However, the Lee County Development Code may restrict animals in a particular residential community to a “reasonable number,” which would be keyed to the specific zoning of district of your community.

Members of your association are governed by both the homeowners’ association governing documents and local ordinance and applicable laws and ordinances. To the extent of a conflict, general rule is that the more restrictive regulation will control.

Joe Adams is an attorney with Becker & Poliakoff, P.A., Fort Myers. Send questions to Joe Adams by e-mail to jadams@beckerlawyers.com. Past editions may be viewed at floridacondohoalawblog.com.

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Briefs

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MAX Commercial Group represented the lessor in negotiating the transaction.

FloStop Restoration, LLC leased 2,000 SF of industrial space in Acline Center at 3769 Acline Road, Unit 6, Punta Gorda from Marcel Imbert Trustee. **Fred Kermani** negotiated the transaction.

Tom McAuley leased a 1,757 SF office space at 1100 5th Avenue S, Suite 401,

- Great amenities: clubhouse, pool, tennis & more
- 2- and 3-bedroom floor plans with lanai, garage
- Close to shopping, dining, beaches & golf
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