

MARINA BAY

FORT MYERS

WELCOME

Home



Unparalleled Property Services

MANAGEMENT STAFF

Marina Bay is professionally managed by Castle Group Property Management. The Castle Group Team is honored to have been entrusted with the care of your beautiful community and you will find that constant and never-ending improvement is encouraged and expected. The actions of our team are marked by the highest ethical standards and we strive to establish relationships with the residents based off of tolerance, trust and respect.



Sam Castro

Property Manager
(239) 313-6083

scastro@castlegroup.com



Carol Jimenez

Assist. Property Manager
(239) 313-6983

cjimenez@castlegroup.com



Amber Bell

Lifestyle Director
(239) 313-6682

abell@castlegroup.com



Polina Bushko

Admin
(239) 313-6083

pbushko@castlegroup.com

The Management offices are located within the Clubhouse at
10100 Silver Ridge Blvd, Fort Myers, FL 33913

Office hours are Monday—Friday, 9:00am to 5:00pm.

We welcome walk-in visits, however, for specific services, such as resident orientations, notaries or meetings with a specific staff member, appointments are encouraged to ensure we are able to accommodate your request. For after hours emergencies, please call 800-337-5850.



THINGS TO KNOW WHEN MOVING IN

DOCUMENTATION SUBMISSION

After closing on the purchase of a home, buyers are required to provide a copy their new warranty deed to the management office to allow for systems to be updated.

Once the deed submission is completed the new homeowner(s) will be issued an access code for the Marina Bay website, their account code which will be necessary to submit payment for maintenance fees, their email will be added to the information distribution list and they will receive their login credentials to access the gate access/visitor approval portal.

KEY FOBS

New homeowners should receive at least two (2) FOBS from the prior owner. Should FOBS not be provided to the buyer during closing, the buyer will be responsible for replacing them. If there are more than two adults in the home, the resident may purchase an additional FOB, per each adult, up to four FOBS. FOBS are \$25 each. Payment can be made by check only and must be made payable to Marina Bay HOA.

ID BADGES

Each household member 14 and above must obtain a Marina Bay photo ID badge. Residents must have their badge in their possession while visiting the Clubhouse or using the amenities.

CAR TRANSPONDERS

Registered owners and residents are able to purchase passes/transponders for their vehicles. These passes will enable the resident to access the community using the resident entry lane at the guard house, rather than having to stop at the gate to request entry. Car passes are \$10 each. To obtain a pass, residents must bring their vehicle registration, a check made payable to Marina Bay HOA and the vehicle must be present to allow for staff to adhere the pass. Passes are non-transferable from one vehicle to another.

GUEST ENTRY AT GUARD HOUSE

Residents are permitted to establish a guest list of permanent or temporary visitors they wish to have the guards permit into the property. A new homeowner's initial list can be provided to the management office for quick and easy establishment. Future edits to this list must be made by the resident. To update a visitor list visit <https://webapp.tekcontrol-site.com/>



BOARD OF DIRECTORS

Marina Bay is governed by a five (5) member Board of Directors. Directors are elected on a staggered schedule, at a duly noticed meeting, held every October.

Regular Board Meetings are held each month, generally on the 2nd Thursday at 6:00pm.

Meeting notices are posted on the bulletin board located next to the postal boxes.

Meeting agendas, minutes and Zoom login details can also be found on the Marina Bay website, www.MarinaBayOfFortMyers.com.



President

Steve Sbarra
Ssbarra.mb@outlook.com

Vice President

Ellen Donnell
Edonnell.mb@outlook.com

Secretary

John Leone
John.g.leone@outlook.com

Treasurer

Rich Cookley
(682) 800-3032
Rich.marinabay@gmail.com

Director

Bill Metz
Billmetz.marinabay@gmail.com

CLUB NAME	DAYS	TIMES	CONTACT	PHONE #
BOOK CLUB	3RD THURSDAY	1-3PM	KATHY ZOLAD	(860) 539-4403
CARD MAKING CLASS	2ND TUESDAY	6:30-9:30PM	CATHY COUGHLIN	(612) 669-7358
FILIPINO-AMERICAN CLUB	TBD	TBD	ELIZABETH RUTENBERG	(239) 233-5294
GAME PLAY	ONE SATURDAY PER MONTH	7-10PM	JOANNE ROTH	(732) 610-7617
HAND, KNEE & FOOT	WEDNESDAYS	1-4PM	ANN GOODWIN	(239) 208-4489
INDIA CLUB	TBD	6:30-9PM	RENUKA MANIAR	(219) 688-7433
ITALIAN AMERICAN CLUB	ONE THURS PER MONTH	7PM-9PM	FRANK SAVINO	(239) 478-4230
JEWISH AMERICAN CLUB	N/A	N/A	ANNE LEONE	(516) 242-3818
LADIES LUNCHEON	2ND THURSDAY EA MONTH	11:30AM	TRUDY BREEN	(603) 568-0184
MAH JONGG	MONDAY	10AM-3PM	JULIE HENDERSON	(404) 512-1843
MEN'S POKER	TUESDAY NIGHT/ FRIDAY AFTER-NOON	6PM & 12PM	JERRY RADOVIC	(313) 610-0592
MOTORCYCLE MEET-UP	3RD SUNDAY	9:30AM	JOHN LEONE	(516) 984-4806
NEW BEGINNINGS	TBD	TBD	PALMA O'KEEFE	(508) 864-8196
PICKLEBALL	MONDAY-SATURDAY	8-10AM	RON FORMAN	(954) 465-0944
RAMBO MEN'S CLUB	EVERY OTHER WEDNESDAY	11:30AM	MARK ANDRUS	(586) 215-3684
RUN & WALK CLUB	WEDNESDAY & SUNDAY	6:30PM/7AM	INDIA PALENCIA	(772) 486-0022
SCHMOOZIN & A CRUISIN	N/A	N/A	RON FORMAN	(954) 465-0944

AMENITIES

The Marina Bay Clubhouse is open 7:00am to 10:00pm, seven (7) days a week. The Club at Marina Bay is a 13,000 sq ft facility, including a social room equipped with a large-screen TV, fire place, catering kitchen, game room with a large-screen TV, card room with a large-screen TV, multipurpose room and indoor sport court. Our fitness center is open 24 hrs a day and has a separate entrance on the south side of the Clubhouse, near the mailboxes. Our outdoor amenities include a resort pool, lap pool, splash zone, a covered tot-lot, basketball court, tennis courts and pickleball courts. The splash zone and tot-lot are for children aged 12 and under.

As a reminder, there are posted rules for each amenity. These rules are in place for the safety of all residences and the HOA.

Please follow all posted rules.

Any person 13yrs old or younger, as well as any guest, must be accompanied by a resident adult of 18yrs or older at all times when using any amenity or when visiting the Clubhouse.

HOURS OF OPERATION

FITNESS CENTER	24 HOURS
BASKETBALL COURT	8AM-9PM
TENNIS COURTS	8AM-9PM
PICKLEBALL COURTS	8AM-9PM

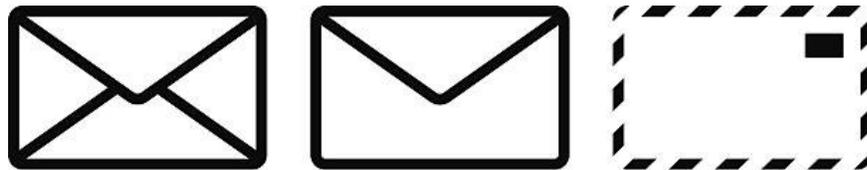
ALL OTHER OUTDOOR AMENITIES ARE OPEN DAWN TO DUSK.



SERVICES AND UTILITIES (cont.)

USPS MAIL

Mail and packages being delivered by USPS will be placed in your assigned mailbox or a parcel box located at the mail kiosk in the Clubhouse south-side parking lot. Other delivery services, such as FEDEX or UPS, will deliver the packages directly to your home.



ROOM RESERVATIONS: CLUBS, GROUPS & COMMITTEES

The Clubhouse rooms listed below can be booked by clubs, groups and committees by completing a room request form and submitting it to Amber Bell, Lifestyle Director, either in person or by email at abell@castlegroup.com. The Room Reservation Form can be picked up in the management office or for an electronic copy, please visit www.MarinaBayOfFortMyers.com

- Multipurpose Room
- Social Room
- Pool Pavillion

The rooms listed above can also be rented by a resident for a private gathering. Costs and restrictions are as listed below. The Room Rental Form can be picked up in the management office or for an electronic copy, please visit www.MarinaBayOfFortMyers.com

- Social Hall & Kitchen - \$250/4hrs plus \$350 security deposit - 70 guest max
- Multipurpose Room - \$100/4hrs plus \$150 security deposit - 39 guest max
- Party Pavilion - \$100/4hrs plus \$150 security deposit - 30 guest max
(Four hour time frames includes setup and breakdown time.)

Reservation requests are processed on a first-come, first-served basis. For more information or to confirm room availability, please contact the Lifestyle Director.



SERVICES AND UTILITIES

UTILITIES

Marina Bay is serviced by the following utility providers:

- [CenturyLink](#) (877) 862-9343
- [Comcast](#) (800) 391-3000
- [DIRECTV](#) (855) 400-4184
- [Florida Power & Light/FPL](#) (800) 226-3545
- [City of Fort Myers Utility Billing \(Water & Trash\)](#) (239) 321-8100

Trash & recycling is collected on Tuesdays. Yard waste and bulky items are collected on Fridays. You must schedule bulk item pick up prior to placing it curbside. To order trash bins or to schedule a pick up, please call (239) 321-8100.

Trash must be placed in authorized Waste Management receptacles, which may only be placed curbside after 5pm on the day before collection and must be brought in by the day of collection.

LANDSCAPING

Juniper Landscaping is the landscape service provider for Marina Bay. Service frequency will be as follows:

Mowing	Weekly (May-Oct) Bi-weekly (Nov-April)
Edging	Hard surfaces (every mowing) Soft surfaces (every other mowing)
Debris Removal	Lawn debris & visible clippings at each visit
Weed Control	Ornamental beds will be treated w/herbicide. Large weeds will be pulled.
Pruning	10x/year - Plants will be pruned to natural shape.
Tree Trimming	Up to 10x/year - Pruned to remove dead or damaged branches. Trees over 12 feet will only be trimmed at Owner's request and expense.
Safety Border	A 6 inch safety border will be sprayed around all structures, backflow preventers and screens.
Irrigation	A wet check will be conducted 1x/month. Repairs as needed.
Fertilizer	Turf- 4x/year Shrubs/Trees/Palms - 3x/year

Residents who wish to opt out of trimming or mowing, please contact the management office for assistance.

Have a landscape service concern, submit your request at www.junipercares.com



QUARTERLY DUES

The Homeowners Association (HOA) maintenance fees, or quarterly dues, are due on the first day of each quarter of the year.

PAYMENT OPTIONS

Check Payment:

Checks are to be made payable to Marina Bay HOA and must be mailed to:

Marina Bay of Fort Myers Homeowners Association
c/o Alliance Association Bank
P.O. Box 621073
Orlando, FL 32862

Electronic Payments:

Don't want the trouble of having to make sure your check will arrive in time? Visit the Castle Group online Resident Center. Through the online portal, residents are able to make one-time payments or enroll in autopay.

Residents are encouraged to sign up for autopay services. This service allows Castle Group to directly withdraw your maintenance fee on the date of your choosing each quarter. This method requires just a one time set-up and then paying your dues will be worry-free.

Visit <https://www.castlegroup.com/resident-center/> to get signed up for hassle-free payments today!

Late Fees

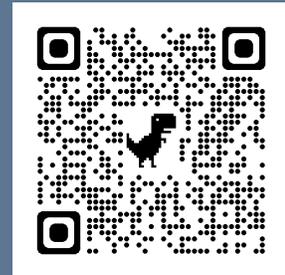
Quarterly maintenance fees are due to the Association the first day of each quarter. Association fees not received in full within 15 days of the applicable due date are considered delinquent. A delinquent account will be charged late fees and interest until the account has been paid in full as provided for in the Governing Documents.

Quarterly dues include common area landscaping, roadways and street lights, lake and wetland management, lawn irrigation, lawn pest control and fertilization, bulk landscape service, gated entry operations, use of amenities and facilities, professional property management and administrative services.

Maintenance Fees
Single-Family Home
\$954

Twin Villa Home
\$1350

Due Dates
January 1st
April 1st
July 1st
October 1st



Unparalleled Property Services

MY INFORMATION

Mailbox #: _____

Account #: _____

Website Code: _____

TekControl UN: _____

TekControl PW: _____

CHECKLIST

- ◇ NEW OWNER ORIENTATION
- ◇ FOBS
- ◇ MARINA BAY BADGE
- ◇ CAR PASSES
- ◇ SUBMIT PRELIMINARY VISITOR LIST
- ◇ EVENTS CALENDAR
- ◇ SUBMIT VOTING CERTIFICATE
- ◇ DIRECTORY CONSENT FORM
- ◇ ELECTRONIC VOTING CONSENT FORM
- ◇ ELECTRONIC DATA TRANSMISSION FORM
- ◇ ARCHITECTURAL REVIEW GUIDELINES
- ◇ RULES AND REGS

Thought of additional questions once your orientation was finished? No worries; the Marina Bay management staff is always here to assist!

Feel free to email, call or stop by the office at any time and we will be happy to help!



GET TO KNOW YOUR NEW NEIGHBORHOOD

Local Stores

Grocery

Publix: 13121 Paul J Doherty Pkwy, Ft. Myers, FL 33913

Publix is located approximately 8 minutes east of Marina Bay. Make a right on Treeline Ave when you leave the community, followed by a left onto Daniels Parkway. Publix is on the right hand side just after JetBlue Park.

Walmart: 4770 Colonial Blvd, Ft. Myers, FL 33966

Walmart is located approximately 12 minutes north of Marina Bay. When exiting the community, make a left on Treeline Ave, followed by a left on Colonial Blvd. Walmart is on the left hand side just after the I75 overpass.

Winn-Dixie: 10580 Colonial Blvd Ste 101, Ft. Myers, FL 33913

Winn-Dixie is located approximately 6 minutes north of Marina Bay, on the corner of Treeline Ave and Colonial Blvd.

Whole Foods: 6891 Daniels Pkwy, Ft. Myers, FL 33912

Whole Foods is located approximately 8 minutes southwest of Marina Bay. Make a right on Treeline Ave when you leave the community, followed by a right onto Daniels Parkway. Whole Foods is on the right hand side just after Hammond Stadium.

Restaurants

The Saucy Meatball: 12401 Commerce Lakes Dr, Ft. Myers, FL 33913

Boulevard Deli & Tavern: 12220 Towne Lake Dr, Ft. Myers, FL 33913

Rock'n Sushi: 11940 Fairway Lakes Dr, Ft. Myers, FL 33913

El Gaucho Inca: 4383 Colonial Blvd, Ft. Myers, FL 33966

Buddyz Pizzeria: 3268 Forum Blvd, Ft. Myers, FL 33905

Artisan Eatery: 8951 Daniels Parkway, Ft. Myers, FL 33912

Fat Katz Sports Bistro: 10080 Daniels Interstate Ct, Ft. Myers, FL 33913

MAKS Asian Kitchen & Sushi: 13650 Fiddlesticks Blvd Ft. Myers, FL 33912

Starbucks: 9011 Daniels Parkway, Ft. Myers, FL 33912



GET TO KNOW YOUR NEW NEIGHBORHOOD

Fun Things To Do

Barbara B. Mann Performing Arts: 13350 FSW Pkwy, Ft. Myers, FL 33919

Broadway Palm Dinner Theatre: 1380 Colonial Blvd, Ft. Myers, FL 33907

Edison & Ford Estates: 2350 McGregor Blvd, Ft. Myers, FL 33901

Florida Repertory Theatre: 2268 Bay St, Ft. Myers, FL 33901

Fort Myers Beach: 950 Estero Blvd, Ft. Myers, FL

Fort Myers Brewing Company: 12811 Commerce Lakes Dr, Ft. Myers, FL 33913

Hammond Stadium: 14100 6 Mile Cypress Pkwy, Ft. Myers, FL 33912

HeadPinz: 14513 Global Pkwy, Ft. Myers, FL 33913

IMAG History & Science Center: 2000 Cranford Ave, Ft. Myers, FL 33916

Jet Blue Park: 11500 Fenway South Dr, Ft. Myers, FL 33913

Naples Pier: 25 12th Ave. S, Naples, FL 34102

Skyzone: 9370 Dynasty Dr, Ft. Myers, FL 33905

Top Golf : 2021 Top Golf Way, Ft. Myers, FL 33913

Shopping

Gulf Coast Town Center: 9903 Gulf Coast Main St, Ft. Myers 33913

Home Depot: 3402 Forum Blvd, Ft. Myers, FL 33905

Kohls: 9357 6 Mile Cypress Pkwy, Ft. Myers, FL 33966

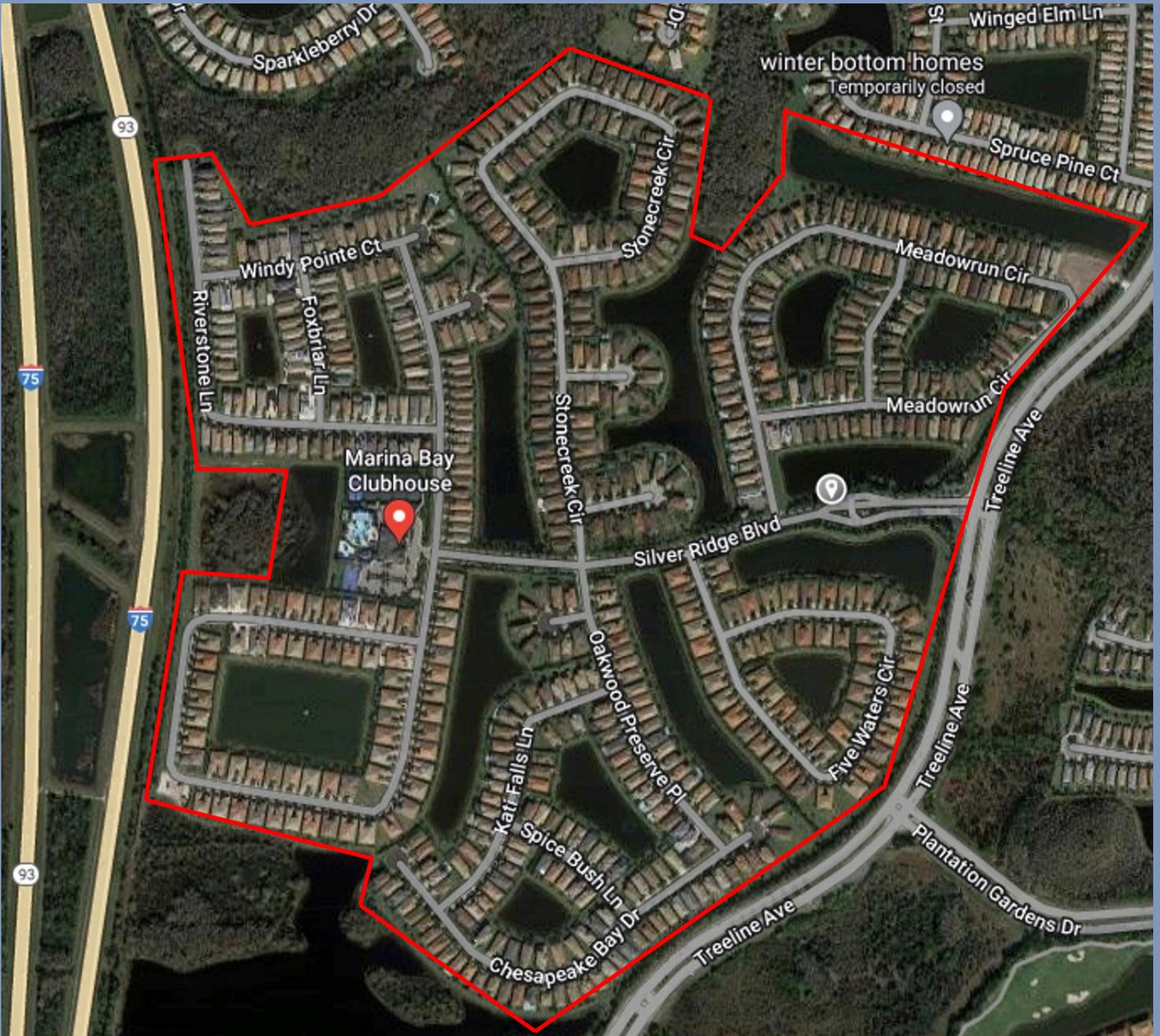
Lowe's: 8040 Dani Dr, Ft. Myers, FL 33966

Petco: 9380 Dynasty Dr, Ft. Myers, FL 33905

Ross: 3254 Forum Blvd, Ft. Myers, FL 33905

Target: 9350 Dynasty Dr, Ft. Myers, FL 33905





Marina Bay is a gated enclave, developed by GL Homes, along the outstanding residential corridor of Treeline Avenue in sunny Lee County, Florida. In addition to being only minutes from beautiful beaches on the Gulf of Mexico, Marina Bay is appreciably close to several major shopping centers and major attractions which include baseball action with the Boston Red Sox or Minnesota Twins. Families will especially appreciate the proximity to schools, community parks, healthcare services, entertainment, and much more. Marina Bay is conveniently located just off of exit 131, Daniels Parkway.