

Center Gate Village Estates Condominium Association, Section III

WEBSITE: <https://centergatevillage3.org>

Frequently Asked Questions

1. What is the current 2025 COA maintenance fee?
 - A. The current monthly maintenance fee is \$555 due on the first of the month. Payments can be made by mail or online payments are accepted to the association's management company.
2. What is the property management company for Center Gate Village III?
 - A. Center Gate Village III currently uses:
Communique Association Management
5824 Bee Ridge Rd., #413, Sarasota, FL 34233
Phone: (941) 706-0920
Email: maureen@communiquemgmt.com
3. Is there a Center Gate Community Master Association?
 - A. Yes, Pinnacle is responsible for the overall Center Gate Community, including single family homes and all condominium sections.

Pinnacle Community Association Management
3307 Clark Rd, #201, Sarasota, Fl 31231
HOA fee of \$ 211.60 annually
Billed in November, due in January 2025
4. How can I contact the president of Center Gate Village III?
 - A. See the Home Page of the website and click the "Contact Us" button, or centergatevillage3@gmail.com
5. Are there any current pending assessments?
 - A. In 2024 there was an assessment to cover the cost of hurricane damage. There are no planned assessment for 2025. Our association maintains reserve accounts to anticipate future expenditures for proper maintenance of our buildings, pool, streets and other assets.
6. How can I obtain the bylaws and use restrictions?
 - A. Contact the management company. Residents can view and/or print the Articles of Incorporation, By-Laws and Declaration of Condominium on the Members tab

of our website. Forms can also be found in the Members Only Page under Documents section.

7. What is our scheduled day for trash and recycling pick up?
 - A. Trash, yard waste, and recycling pickup is every Thursday.
Residents are allowed to place containers by the curb the evening before. See link below to learn what can be recycled in Sarasota County.
Link to Sarasota County Government site: scgov.net/freshstartwithacart
8. Who do I call to have my power turned on or report power outages or problems?
 - A. Our community is serviced by Florida Power and Light. Customer Service Phone Number is 1-800-226-3545 or go to their website at <https://fpl.com>
9. Who do I call to have my water turned on or report an issue?
 - A. Our community is served by Sarasota County Utilities Department. Phone Number is 941-861-6790 or go to their website at: <https://www.scgov.net/government/public-utilities-water>
10. What company provides cable and internet for our community?
 - A. **Basic cable is included in your HOA** Monthly Maintenance Fee through Comcast/Xfinity. Internet and upgrades to basic cable can be added at owners' cost. Call 1-800-934-6489 or visit their website at: <https://www.xfinity.com/support/contact-us>
11. As a new resident, how do I obtain a Florida driver's license?
 - A. Sarasota County Tax Collector: (941) 861-8300
(Auto tags, Auto Titles, Driver's License, Driver's License Test, Fishing License)
6100 Sawyer Loop Road, Sarasota 34238
Hours: Mon-Thu 8:30-5:00, Fri 8:30-5:30
<http://www.sarasotataxcollector.com/>
12. Where can I obtain a dog license?
 - A. Sarasota County Sheriff's Office
8451 Bee Ridge Road Sarasota, Fl 34241
(941) 861-9500
https://www.sarasotasheriff.org/programs_and_amp_services/animal_services/index.php