

**From:** Heather Gaster <heather.gaster@lennar.com>  
**Sent:** Tuesday, March 31, 2026 9:18 AM  
**To:** Sarah Larson|  
**Cc:**  
**Subject:** RE: HOA docs / dues - Hunters Pointe - 3836 Mason Bluff Dr

Morning, Sarah.  
I'm happy to help with these answers!

What are the HOA dues? **\$1400 per year**  
What is the frequency of the dues (monthly, quarterly, etc)? **quarterly installments of \$350**  
Is there a 2nd HOA (master)? **no**  
What does the HOA cover? Do you have a chart? **HOA has bulk service contract for internet service and the HOA maintains all of the common areas (not homesites).**  
Are there any assessments? Current or proposed. **No special assessments**  
What are the transfer fees? **\$150 for this resale.**  
Are there any capital contributions? **Not for the next buyer. Lennar paid the one-time \$750 capital contribution.**  
Are there any rental caps? **No. There is a 12-month minimum lease requirement.**  
Do you have a copy of the most recent minutes? **No minutes available at this time. The HOA annual meeting was 8/25/25 and the membership will approve those meeting minutes at the 2026 meeting. The turnover meeting is scheduled for 4/14/26 and the membership will elect a new board of directors soon after.**

Let me know how I can further assist!

**Heather**  
Heather G. Gaster, PCAM, AMS, CMCA  
HOA Community Coordination Manager