

Theory Design announces preliminary design for Seagate's Burrata model

Caffrey & Associates
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Theory Design announced Vice President of Design Ruta Menaghlazi has completed the preliminary interior design for Seagate Development Group's furnished Burrata model to be built in the Ancona neighborhood at Miromar Lakes Beach & Golf Club. Construction is expected to begin this fall. Miromar Lakes is an award-winning community being developed by Miromar Development Corporation just north of Naples, minutes from Southwest Florida International Airport and numerous dining, shopping, and entertainment venues. Miromar Lakes is the only community in Southwest Florida to offer waterfront living, beaches, and golf all at one location. Acknowledged as the number one community in the United States, Miromar Lakes was named recipient of the National Association of Home Builders' Gold Awards for Community of the Year and Best Clubhouse, the only Florida winner in history.

The Burrata floor plan designed by RG Designs includes 3,892 square feet under air and a massive outdoor living area measuring 1,058 square feet. The open-concept plan features a living area that includes a spacious grand room, a large island kitchen, and a substantial dining area. The plan's study can be tasked as a formal dining room. Both the grand room and the dining area have pocketing sliders that open to the outdoor living area that includes a two-sided fireplace, an outdoor kitchen, and spacious conversation and dining areas. The floor plan also features four bedrooms, one of which is a VIP guest suite, four and a half baths, a pool bath, and a three-car garage. The master bedroom's large sitting area also opens to the outdoors. The master suite also includes two walk-in closets and a bath with dual vanities, dual water closets, a free-standing tub, and a walk-in shower.

Ruta Menaghlazi has created a design that will convey a timeless sense of casual elegance in the Burrata model. Her warm color palette will feature neutral tones with hints of coastal blue and grey tones and rich woods. The palette will play against mid to dark-toned hardwood flooring. Reverse soffit ceiling details with LED back lighting will be found throughout the home and give the ceilings the appearance of floating in space.

Visitors to the Burrata will be greeted at an elegant front entry door. The foyer will feature a wood detail in a herringbone floor inlay, niches with furniture pieces and artwork, and a chandelier. The feature wall in the living area offers molding details with organic elements. Floating shelves will reflect natural elements of sea coral and woods collected through travels to different ports. Furnishings will include a neutral sectional sofa with accent pillows to provide a burst of color, a pair of swivel lounge chairs, and a large cocktail table. Natural light will stream into the adjacent kitchen through a large window over the cooktop that overlooks a private garden with a six-foot privacy wall. The perimeter of the kitchen will showcase a decorative backsplash that will provide a note of texture, white cabinetry with stacked upper cabinets featuring glass doors, and either granite or quartzite counter surfaces. Appliances will include a double wall oven and a built-



Theory Design's Vice President of Design Ruta Menaghlazi created the interior design for the furnished Sabbia model in Sardinia at Miromar Lakes. EVAN DOWLING

in refrigerator. A full-height cabinet will be positioned on one side of the refrigerator. The kitchen will also include a walk-in pantry. The spacious dining area will include a dark wooden table with chairs upholstered with cream-toned fabric, a dry bar with glass cabinetry and a wine cooler, and a rectangular floating wood ceiling detail. The Burrata's impressive study will feature a tall ceiling with a double-tray detail. A large window on the front of the home will fill the space with natural light. Ruta Menaghlazi will finish the study's walls in a grey tone and furnish the room with a rich wooden desk and a neutral-toned sofa.

A double-door entry will open to the master suite's vestibule. Two walk-in closets will flank a hallway leading to a master bedroom with a large sitting area with a lounging chair and a door leading to the outdoor living area. The upholstered king-sized bed will feature a neutral bedding ensemble of luxurious organic fabrics in sky and earth tones. Nightstands flanking the bed and a dresser will be finished in a rich wood tone. The furnishings will be anchored by an area rug. The flooring in the master bath will be large format porcelain tile in a neutral tone. The bath will feature dual vanities with rich-toned cabinets and quartzite counter surfaces. A tall linen cabinet will be included. Dual water closets, a free-standing tub, and a large walk-in shower with a rain head fixture will also be featured.

The Burrata's huge outdoor living area will provide an ideal setting for relaxing and entertaining. The space will feature roll-down screens and a two-sided ventless gas fireplace with a stone mosaic surround. A television can be hung above the fireplace. A comfortable conversation area will provide seating in front of

the fireplace. At the opposite end of the space, an outdoor kitchen will feature Nature Kast cabinetry on the grill wall with granite counter surfaces, a sink, and an under-counter refrigerator. A walk-up island bar will also be finished with a granite counter surface. The custom pool will feature stepping pads and a sun shelf. A fire pit will provide an additional outdoor gathering place.

In addition to the Burrata model and the recently completed Sabbia model in Miromar Lakes, Theory Design is creating the interiors for Seagate Development Group's luxurious models in Quail West, Talis Park, Windward Isle, and Esplanade Lake Club. Seagate's furnished Captiva model in Hill Tide Estates at Boca Grande is now open for viewing and purchase and features an interior design by Theory Design's Ruta Menaghlazi.

Theory Design was named recipient of the prestigious 2019 Aurora Award for the Captiva model's interior design in the Best Interior Design of a Home Priced over \$2 million category. In addition, Seagate Development Group was presented an Aurora Award for the Captiva model in the Best Single-Family Detached Home Over 4,000 Square Feet category. Seagate's Windward Isle community in North Naples was named the Aurora Award's Residential Community of the year. Seagate's Sabbia model in Miromar Lakes also received an Aurora Award for Best Single-Family Detached Home Over 4,000 Square Feet. Earlier this year, the Sabbia model was named recipient of the 2019 LBIA Superior Home Award.

For additional information about the Burrata model in Ancona at Miromar Lakes and to learn more about Theory Design, visit TheoryDesign.com.

FL Star

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"The new grant is available for properties throughout Collier County," said Gary Hains, vice president of FL Star. "The funds enable us to provide qualified buyers with a \$50,000 grant at no interest toward the purchase of their new home and will open the opportunity of owning a new construction home to numerous deserving families. We are honored to be selected to participate in this program."

Under the program, the \$50,000 is credited to the buyer, and the remaining mortgage reflects the reduction in the loan amount to be paid by the buyer.

Hains said that homes by FL Star within Arrowhead Reserve in Immokalee and in Golden Gate Estates are eligible for the program. One of the advantages of purchasing new construction is the fact that first-time buyers won't have the expense of costly repairs, he noted. First-time buyers often do not have the experience or skills to evaluate the condition of existing, older structures and may encounter unexpected structural deficiencies or code violations, he noted.

Participants in the SHIP program are referred by Collier County Community & Human Services Division. Applicants for the grants must meet specific criteria. They must be approved for a primary mortgage for a new home. They must meet the income and asset requirements set through the SHIP Income Certification Process. Monthly housing payment and total debt ratio must fall within SHIP limits. At the time of purchase, the buyer will receive a \$50,000 credit from the builder.

FL Star currently has several homes available in Golden Gate Estates with both three- and four-bedroom designs ranging from 1,610 air-conditioned square feet to 2,574 square feet, located on home sites with acreage.

New home designs within Arrowhead Reserve range from a three-bedroom, two-bath home with 1,297 air-conditioned square feet to a three-bedroom plus den, two-bath design with 1,600 air-conditioned square feet. Both three- and four-bedroom designs are available at Arrowhead Reserve. Built by FL Star Construction, home prices begin at \$168,900.

For more information about homes available at Arrowhead Reserve, contact sales representative Elvira Nodal at David C. Brown Realty in Immokalee, email elivranodal@yahoo.com, telephone 239.878.8001, or visit www.arrowheadreserve.com.

Muller

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for the board if he does not pay the fine in full by the statutory deadline. Section 718.112(2)(d)2 of the Condominium Act confirms that a person who is delinquent in the payment of any "monetary obligation" due to the association is not eligible to run for the board. The term "monetary obligation" is a broad term and it includes not only assessments but also other types of indebtedness, including fines. This same statute also states that any unit owner in a residential condominium desiring to be a candidate for the board must be eligible to be a candidate at the time of the deadline for submitting the notice of intent to run (40 days before the election) in order to have his or her name listed as a proper candidate on the ballot. If this owner does not pay the fine in full by this deadline he is not eligible to run for the board in 2020 and his name should not be listed on the ballot. Also, the association should not have included his name on the ballot for the 2019 election.

Q: Does the new term limit law apply to homeowners' associations? *B.B.*

A: You are presumably inquiring about the new term limit law (previously addressed in my recent columns) which states that condominium directors cannot serve more than 4 consecutive 2-year terms, essentially creating an 8-year term limit (subject to certain exceptions). This new term limit law does not apply to homeowners' associations. There are no term limit provisions in Chapter 720 of the Florida Statutes (the Florida Homeowners' Association Act).

Q: My homeowners association board

doesn't hold board meetings. Instead a list of proposals are e-mailed to all the board members. The board members will vote online. Is this legal? *D.H.*

A: It is not legal. Section 720.303(2)(a) of the Florida Homeowners' Association Act states that board members in a homeowners' association may use e-mail as a means of communication but may not cast a vote on an association matter via e-mail. There is a similar prohibition for condominium associations contained in the Florida Condominium Act (Chapter 718 of the Florida Statutes).

Your board needs to discuss and vote on these proposals at a duly noticed board meeting. Also, there is no specific requirement contained with the Florida Homeowners' Association Act governing the frequency by which board meetings must be held. That being said, many bylaws do contain such requirements. Also, the board has a fiduciary duty to the association and should meet as often as it necessary to properly discharge the business of the association.

Attorney David G. Muller is a shareholder with the law firm of Becker & Poliakoff, P.A., Naples (www.beckerlawyers.com). The information provided herein is for informational purposes only and should not be construed as legal advice. The publication of this column does not create an attorney-client relationship between the reader and Becker & Poliakoff, P.A. or any of our attorneys. Readers should not act or refrain from acting based upon the information contained in this article without first contacting an attorney, if you have questions about any of the issues raised herein. The hiring of an attorney is a decision that should not be based solely on advertisements or this column.