



DOLPHIN
POINT CLUB

QUESTIONS & ANSWERS

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How high above sea level is Dolphin Point Club?

Level	Description	Height
Basement	garages, gym, club room and pool	13.5 feet above sea level
First Floor	Units 101,102,110,111 units 103-110 (2 stories)	22 feet above sea level 13.5 / 22 feet above sea level
Second Floor	units 201-212	37 feet above sea level
Third Floor	units 301-312	49 feet above sea level
Fourth Floor	units 401-412	64 feet above sea level
Roof Terrace	communal and sky villas	78 feet above sea level

How big is Dolphin Point Club?

Dolphin Point Club will be four stories tall on the road side and five stories tall on the ocean side. The development will consist of 42 residences, 3 pools, spa treatment room, dog park, gym, and a top floor restaurant and bar.

What direction is my view?

Units 101, 102, 201, 202, 301, 302, 401: West

Units 103-110, 203-210, 303-310, 403-410: South/West

Units 111, 112, 211, 212, 311, 312, 412: South

How high are the ceilings?

Ceilings will be 10 feet high with tray features. Some units such as the 3 bedroom mezzanine units, feature double height, 20 foot ceilings.

How tall are the doors?

The front door will be an 8 foot, custom stained, pivot door with proximity locks, standard deadbolts and stainless-steel hinges. The interior doors will be an 8 foot, painted, solid core door.

What is included with my unit?

Each unit comes with porcelain tile flooring, stone countertops, wall tiling in bathrooms, luxury plumbing fixtures, custom millwork (closets, vanities and kitchens), luxury kitchen and laundry appliances, smart thermostat, smart door bell, smart bedside outlets, LED recessed can lighting, high efficiency air conditioning units, impact rated windows and doors with a shading coefficient of 0.4 minimum, prewiring for interior electric shades and prewiring for exterior electric screens where available.

What types of options / upgrades are available?

The following items are upgrades available to DPC purchasers: interior shades (electric or regular), exterior electric screens, additional feature wall millwork, private air-conditioned garage, and outdoor gas kitchen. Ground floor units have plunge pools and private elevators as options for upgrades.

If you would like to include any of these features to your unit, please let us know.

What type of security will the building have?

The property will have a six-foot perimeter wall, gated entry, security guard, 24-hour security cameras, license plate recognition cameras, and keyed elevators.

Will there be an onsite manager?

Yes, there will be an onsite manager with living quarters to ensure 24/7 service.

Will there be a front desk/reception?

Yes, there will be a front desk/reception in order to welcome all owners and guests. The front desk will provide concierge services during normal business hours.

What is the Hotel Program like?

Dolphin Point Club will have a captive rental pool program, meaning that all short-term rentals must go through the property's management (owners will not be allowed to place their homes on AirBNB, VRBO, etc). Participation in the hotel program is optional. Please note that if owners choose to participate in the hotel program, they can still block off time for personal use.

The hotel pool program will look and feel like a traditional hotel. Management will maintain and operate a central website and booking system, organize arrival and departure transportation, provide concierge services as well as oversee maintenance and maid service.

Rental rates are split 70% to the owner and 30% to the management. Additional fees to guests include a 10% gratuity to service staff and a 13% government tourist tax. Long term rentals are not subject to the 70/30 split and fees; however, management will receive a commission if they are responsible for sourcing the long-term tenant.

Will furniture packages be made available?

Owners may choose to furnish their units on their own, or select a furniture package from one of our recommended local interior design companies. We are currently working with Label C, IDG and Design Studio. Each company offers different styles at various price points. Please note owners are not required to purchase furniture packages.

Can I bring my pet?

Yes, owners are allowed pets provided that they are neither a nuisance or present a threat or intimidation to others as determined by management. All animals must remain on a leash while they are outside of their home and the dog run.

The dog run is a fenced in area adjacent to the parking lot. There will be a shade structure, owner's bench as well as an area to wash your dog. Owners are responsible for determining the sociability of their pets.

Can I get a storage locker?

Yes, there will be storage lockers, located in the basement level, available for purchase. The sale of these lockers will be limited to owners of Dolphin Point Club.

Does each unit receive a parking space?

Each unit will be assigned an above ground / surface parking space. For those looking for something more private, there will be air conditioned, one and two car garages in the basement available for purchase. The sale of these garages will be limited to owners of DPC.

Does each unit get their own solar panels?

The solar panels will power the common areas in order to reduce overall strata fees. We intend to work with a solar specialist to determine if there will be enough surface area for each unit to get their own solar panel.

What are the onsite amenities?

Amenities include: private saltwater lagoon with sea access, 110 foot pool, children's splash pad, adult only pool, rooftop restaurant (room service available), barbecue pavilions, seaside fire pits, cabanas, fitness center with infrared sauna, communal orchard and herb garden, multipurpose club room, scuba assembly area with equipment wash bucket, as well as shaded dog park.

How do I access the sea?

Dolphin Point Club has a naturally formed lagoon, which we have enhanced by adding steps, railings, and turtle friendly lighting. On a calm day, swimmers can access the sea by lagoon or the ladder. There are numerous shore dives located off Dolphin Point Club's coast, including Orange Canyon, Trinity Caves and Bonnie's Arch.

Will there be a dive shop?

No there will not be an onsite dive shop. Private dive guides and instructors as well as tank delivery can be arranged through the front desk. In addition, there will be a bench to assemble dive equipment, an equipment wash bucket and freshwater showers. Shore dives are for experienced certified divers only, as one must judge the currents and surface boat traffic. The front desk will provide an optional surface signaling device for your safety, but diving will be at your own risk.

Will there be a roof top terrace?

Dolphin Point Club has two communal roof terraces located in the center building. These terraces will have lounge furniture, artificial grass and restrooms to ensure that owners and guests can enjoy panoramic views. Units 401 and 412 have private roofs terraces.

Who has access to the property amenities?

The property's amenities will be restricted to owners and guests.

How will the onsite restaurant be managed?

Dolphin Point Club will have a fourth-floor, world class restaurant and bar operated by an experienced, local restaurateur. The restaurant will be the first roof top restaurant in Cayman and will feature sweeping views of Seven Mile Beach.

Guests can only access the bar/restaurant via the elevator by passing through the security gate, walking past the front desk in the lobby and only then taking a single, private elevator up. The restaurant will maintain an upscale decorum via a dress code similar to Luca at Caribbean Club or Seven at The Ritz Carlton. Guests and staff of the restaurant will not be permitted to use any of the onsite amenities such as the pool or roof terrace. Supplies to the restaurant will only be delivered via the service elevator.

The restaurant space will be owned by the developer. The developer will be responsible for paying strata fees, insurance as well as any maintenance costs for the restaurant.

Will I get a discount at the onsite restaurant?

Owners and guests will have access to room service from the restaurant. The restaurant and bar will offer a daily happy hour menu. We cannot promise any additional discounts at this time as we have not finalized a contract with an operator.

What does the strata fee include?

The strata fee pays for the management, security, common electrical, water, maintenance, sewer, landscaping, elevator maintenance, pool maintenance, common area phone and internet, staff salaries. We expect the strata fee to be approximately USD \$1.25 per square foot, per month.

What does the insurance fee include?

The insurance fee pays for property insurance against fires, hurricanes, earthquakes and other catastrophic events. We expect the insurance fee to be approximately USD \$0.40 per square foot, per month.

Will I have special access to other “club” properties?

No, you will only have access to Dolphin Point Club.

How long will construction take?

Dolphin Point Club is anticipated to be complete around mid 2025.

What is the payment structure?

20% at contract signing

20% at completion 3rd floor slab

20% at completion of the roof

20% at completion of internal walls

20% at completion of construction and certificate of occupancy is granted

Can I obtain financing?

We are proud to be working with local bank, Bank of Butterfield's Private Banking and Personal Lending Group to help make your dream of owning a luxury oceanfront home, vacation home or investment property a reality. Our job is to make the application, approval and closing process as simple and as smooth as possible.

How much are property taxes?

While there is no direct taxation on individuals or companies, there is a one time stamp duty tax payable on the purchase of property which is approximately 7.5% of the purchase price. There are no sales taxes or income taxes and many items are also duty free.

Will there be a show room?

Yes, if you would like, please make an appointment to see the model unit at Dolphin Point Club, which is available to see now. Email Contact@dolphinpointclub.com or call 1(345)926-2498 for more information.

Where did the name "Dolphin Point Club" originate from?

Historically, the site was a development with the name Dolphin Point. The original Dolphin Point Condominiums were destroyed in 2004 by Hurricane Ivan. The old condominiums were built too low and too close to the sea. These old block/wood structures were not rebuilt after Ivan and the property stood vacant until now. In order to develop responsibly, we must respect the history of the site and learn from mistakes of the past.

The new Dolphin Point Club will be constructed using the Miami Dade standards in order to withstand Category 5 level winds and flooding. We have raised the level of the basement and pool from 8 feet above sea level to 13.5 feet above sea level. The ground floor, lobby and parking lot will now sit 25 feet above sea level. All windows and glass will be impact rated and the roof will be standing seam. The property will also feature backup generators to maintain safety and security during times of need.

Who is the developer?

Joseph Imparato is a well-known developer having lived and worked in Grand Cayman for more than 45 years. Joe, as he is known locally, sat on the board of and chaired Caribbean Utilities Company for more than thirty years and was instrumental in providing a reliable electricity service to Grand Cayman.

His most noteworthy local developments have been Caribbean Club, Rum Point Club Residences, Fidelity Financial Center, and Caribbean Plaza. His property management company, Adare Investments, Ltd., operates several major commercial properties on West Bay Road such as the aforementioned properties along with West Shore Centre, Galleria Plaza and Trafalgar Place.

Joe is aided in his endeavors by his two daughters, Jacqueline Imparato-Marriott and Josephine Horwitz. Both women bring a robust energy and unique perspective to the family's endeavors.