



Commodore Club West Condominium

Volume 6 Issue 11

A Monthly Newsletter for the Residents of Commodore Club West Condominium

June 2020

COMMODORE CLUB WEST CONDOMINIUM ASSOCIATION, INC

155 Ocean Lane Drive
Key Biscayne, Florida 33149

ASSOCIATION OFFICERS

President..... Eduardo Velosa
Vice Pres. Peter K. Schumann
Treasurer ..Stephen V. Crane
Secretary Gabriela Benaroum

PROPERTY STAFF

ManagerNiurka Muñoz
Niurka@ccwcondo.com
Admin. Asst. .. Gabie Gozalez
Gabrielle@ccwcondo.com
Maintenance.. Gustavo Urbina

IMPORTANT NUMBERS

Main305-361-7316
Front Desk.....305-361-7468
Gate House305-361-7212
Fax305-361-9033

OFFICE HOURS

Monday - Friday..8am - 4pm



POOL NOTICE

Residents of CCW,

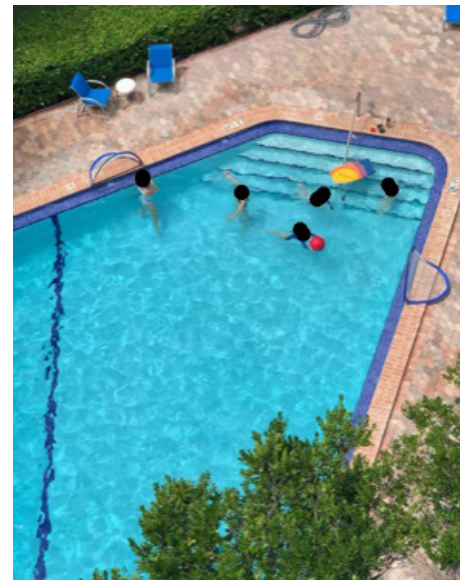
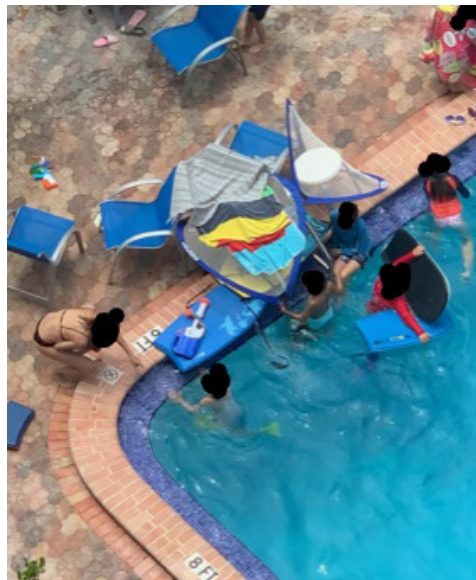
Per the pictures attached, we must all keep in mind that the CDC Guidelines are mandatory. Failure to cooperate with the requirements may result in the Pool being closed by the Officials. Key Biscayne Code Enforcers are currently patrolling the areas to insure guidelines are being followed. Please be considerate to all and follow the Rules.

Also in conjunction with the CDC guidelines, let me remind you about the CCW pool Rules as noted below;

(17.5) NO FLOTATION ITEMS MAY BE USED, **excepting those attached to a person or required for safety. Other than items prescribed for physical therapy, no toys, balls or other objects may be used in the pool or the pool area. Persons must shower before entering the pool. Tanning lotions, oils, creams, bobby pins, hair pins, etc. must be removed before entering the pool. Pool furniture should be covered with a towel before use.**

Thanking you all in advance cordially,

Management



Hurricane Preparedness

Hurricane Season is quickly approaching and we encourage all residents to commence the necessary preparations in the event we are directly affected with a disaster. As a reminder, it is important to have your shutters tested and maintained as necessary. You may contact the office should you need contact information for shutter repair/maintenance companies.

CCW Office Contact Information:

Tel Phone #: 305-361-7316

Email(s):

Niurka@ccwcondo.com

Gabrielle@ccwcondo.com

Below is a recommended "to do" list for resident routine preparations:

- **Acquire a Local Hurricane Guide:** Most municipalities in Florida produce hurricane preparedness guides that include

evacuation plans, shelter locations, important contact numbers, survival kit recommendations, and more.

- **Update Your Contact Information with the Management Office:** All residents should make sure that the association has their accurate phone number, address and email address. Residents should inform the office if they plan to leave the building in case of a mandatory evacuation.
- **Hurricane Shutters Inspections:** **It is highly recommended for residents to inspect their hurricane shutters prior to the commencement of the hurricane season (June 1st) in case repairs are needed.** Following the New Normal for COVID-19, vendors and contractors must be approved

by the management office and follow the established protocol.

- **Disabled Resident Assistance:** Any residents that may need assistance in the event of an evacuation should inform the management office and also reach out to their city and/ or county to sign up for emergency aid.
- **Consider Homeowner's Insurance:** All unit owners should consider homeowners insurance (generally called a HO-6 policy) for their condominium.



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EB Mask Requirement

Dear Residents,

We have observed that some residents are not following the CDC guidelines in the mandatory request for the use of a face mask while in the premises of Commodore Club West. As Management is making every possible effort to contribute to the safety of our residents and employees, we need your cooperation and participation as well.

The Front Desk has been instructed to maintain a tally of all residents not following this request. It is our intention to firmly enforce this guideline.

Thank you,
Management




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SOLD WITHIN LAST 6 MONTHS

Bldg	Address	Apt#	Bed	Bath	Sq Ft	Sold Price
CCW	155 Ocean Lane Dr	310	2	2	1,260	\$525,000
CCW	155 Ocean Lane Dr	612	2	2	1,260	\$550,000
CCE	177 Ocean Lane Dr	1014	2	2	1,469	\$980,000
CCS	199 Ocean Lane Dr	715	2	2	1,350	\$745,000
CCS	199 Ocean Lane Dr	505	2	2	1,260	\$560,000
CCS	199 Ocean Lane Dr	813	2	2	1,260	\$565,000
CCS	199 Ocean Lane Dr	712	2	2	1,260	\$545,000
CCS	199 Ocean Lane Dr	208	2	2	1,260	\$490,000



ALYESKA SEMSCH

Broker-Owner

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Alyeska@semschrealty.com



200 Crandon Blvd Suite 360, Key Biscayne, FL 33149

MLS SEARCH: www.SemschRealty.com

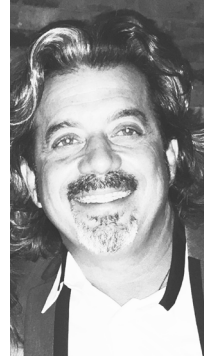
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