



# Commodore Club West Condominium

Volume 7 Issue 4

A Monthly Newsletter for the Residents of Commodore Club West Condominium

November 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

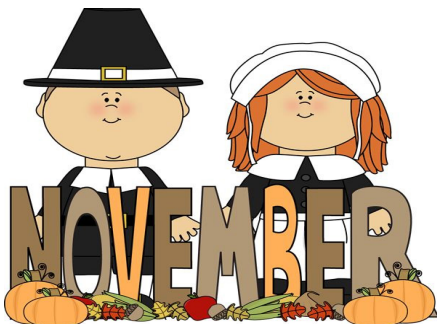
**Manager** .....Niurka Muñoz  
*Niurka@ccwcondo.com*  
**Admin. Asst...** Gabie Gonzalez  
*Gabrielle@ccwcondo.com*  
**Maintenance..** Gustavo Urbina

### IMPORTANT NUMBERS

**Main** .....305-361-7316  
**Front Desk**.....305-361-7468  
**Gate House** ....305-361-7212  
**Fax** .....305-361-9033

### OFFICE HOURS

**Monday - Friday**..8am - 4pm



## THANKSGIVING

The most historical account of the Thanksgiving tradition dates back to 1621. It was when the Plymouth settlers called “pilgrims” prepared a bountiful feast after a successful cultivation season. They called this the “harvest festival.” The Wampanoag, the American Indian tribe in the 17th century, pilgrims, colonists, and natives, ate substantial amounts of fowl. They stuffed it with all kinds of herbs and onions, and another weirdly delicious stuffing — oats.



**From all of us at Commodore Club West Management,  
WE WISH YOU A HAPPY THANKSGIVING!!**



# COMMODORE CLUB WEST CONDOMINIUM, INC.

## Adopted Budget - With Fully Funded Pooled Reserves - January 1, 2021 to December 31, 2021

### Schedule of Fees with Fully Funded Pooled Reserves

Units	Per Documents	Adjusted for Gym Unit	Bedrooms	# of units	% - Total	% - Total
	% / Unit Type	% / Unit Type				
00,01(.824 % Each) 24	0.00824	0.00826	3 Bedroom	24	0.19825	0.19825
02,03,06,07(.375 % Each)48	0.00375	0.00376	1 Bedroom	48	0.18044	0.18044
04,05,08,09,10,11,12,13	0.00537	0.00538	2 Bedroom	90	0.48449	0.48449
14,15	0.00577	0.00578	2 Deluxe	22	0.12725	0.12725
113A	0.00217	0.00218	Studio	1	0.00218	0.00218
113B	0.00175	0.00175	Studio	1	0.00175	0.00175
113C	0.00189	0.00189	Studio	1	0.00189	0.00189
115A	0.00193	0.00193	Studio	1	0.00193	0.00193
115B	0.0018	0.00180	Studio	1	0.00180	0.00180
115C	0.00246	-	Studio	1	-	-
				<b>190</b>	<b>1.0000</b>	<b>1.0000</b>



**stelar**  
Public Adjusting Services  
Professional Insurance Claim Representation

## GOT HURRICANE DAMAGE?

### GET HELP NOW!

**TIME IS RUNNING OUT TO GET PAID ON YOUR CLAIM**

**NO RECOVERY, NO FEE!**

**DON'T MISS THE DEADLINE**

**FREE SECOND OPINION INSPECTION**

**LOCAL PUBLIC ADJUSTERS READY TO INSPECT**

**CALL US TODAY FOR ANY TYPE OF CLAIM!**

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**MIAMI-DADE (305) 396-9110**  
**BROWARD (954) 376-6991**  
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2450 NE MIAMI GARDENS DR. SUITE 200, MIAMI, FLORIDA 33180

**WAS YOUR CLAIM DENIED OR UNDERPAID?**

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT. License #P13524



# COMMODORE CLUB WEST CONDOMINIUM, INC.

## Adopted Budget - With Fully Funded Pooled Reserves - January 1, 2021 to December 31, 2021

### Schedule of Fees with Fully Funded Pooled Reserves

2021					2020			
Quarterly - Operating	Quarterly - Reserve	Quarterly- Total	Yearly -Per Unit	Yearly - Total	Quarterly	Yearly	Increase	% Inc
4,136.97	935.34	5,072.32	20,289.27	486,942.40	4,791.52	19,166.08	280.80	0.06
1,882.73	425.67	2,308.40	9,233.59	443,212.14	2,180.61	8,722.43	127.79	0.06
2,696.06	609.56	3,305.62	13,222.50	1,190,024.58	3,122.63	12,490.51	182.99	0.06
2,896.89	654.97	3,551.85	14,207.41	312,563.05	3,355.23	13,420.91	196.62	0.06
1,089.47	246.32	1,335.79	5,343.17	5,343.17	1,261.84	5,047.38	73.95	0.06
878.61	198.65	1,077.25	4,309.01	4,309.01	1,017.62	4,070.47	59.63	0.06
948.89	214.54	1,163.43	4,653.73	4,653.73	1,099.03	4,396.10	64.40	0.06
968.98	219.08	1,188.05	4,752.22	4,752.22	1,122.29	4,489.14	65.76	0.06
903.71	204.32	1,108.03	4,432.12	4,432.12	1,046.69	4,186.76	61.34	0.06
-	-	-	-	-	-	-	-	-
				2,456,232.41				



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 must present coupon    SHADES REPAIRED & CLEANED

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 Owner & Head Trainer

**LET'S CONNECT!**

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## COMMODORE CLUB EAST-WEST-SOUTH

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

**786-326-7655**

Alyeska@semschrealty.com



200 Crandon Blvd Suite 360, Key Biscayne, FL 33149

**MLS SEARCH: www.SemschRealty.com**

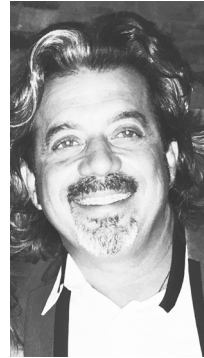
Brickell / Downtown / Key Biscayne

Coconut Grove / Coral Gables / Sunny Isles

Information is believed accurate, but not guaranteed. Information obtained from Miami-Dade public records.

## One Dollar Emergency Dental Visit Including Necessary X-Rays

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in condo &  
apartment interiors

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[jeff@diamondremodelers.com](mailto:jeff@diamondremodelers.com)



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### REMODELING • INSTALLATIONS

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- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed

**"Your Experienced  
Handyman"**

### PAINTING & SERVICES UNLIMITED

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- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- Mirror Installation

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