



Commodore Club West Condominium

Volume 5 Issue 7

A Monthly Newsletter for the Residents of Commodore Club West Condominium

February 2019

COMMODORE CLUB WEST CONDOMINIUM ASSOCIATION, INC

155 Ocean Lane Drive
Key Biscayne, Florida 33149

ASSOCIATION OFFICERS

President.... Dr. Dieter Sauer
V. Pres... Dr. Ana Rivas Vazquez
Treas...... Peter K. Schumann
Secretary.....Eduardo Velosa
Director..... Adelen Quevedo

PROPERTY STAFF

Manager.....Niurka Muñoz
Niurka@ccwcondo.com
Admin. Asst... Lianet Navarro
Maintenance.. Gustavo Urbina

IMPORTANT NUMBERS

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

OFFICE HOURS

Monday - Friday..8am - 4pm



GET AN INSURANCE CHECKUP

Just as your body needs a checkup once a year, you should consider giving your insurance the once over occasionally as well. People's lives can change very rapidly. But one thing many of us forget is to adjust our insurance coverage along with these changes. If it has been several years since you've sat down and reviewed your insurance coverage, now is the perfect time.



Start with your life insurance. If the number of dependents you have has increased due to a new birth or a marriage, you will need to consider both the amount of life insurance you have, and who is named as beneficiary. If your children have grown, you may find that you no longer need the same type of insurance that you had before. If you are approaching retirement or are already retired, consider sitting down with an insurance professional to determine whether you have the right coverage for you—you may find that the type of insurance you have is no longer necessary.

Next, take a look at your auto insurance. You probably obtained collision insurance when you bought your new car. It makes sense to carry this type of insurance on newer models of cars. But as your car ages, this type of insurance may no longer be necessary. The value of a car decreases as time goes by. To gauge whether this type of insurance makes sense, compare the value of the car, and the cost of repairing it, to the cost of the collision insurance premiums. The most cost effective solution may be to assume the risk of repairing your car yourself.

While evaluating your renter's or homeowner's insurance, be sure to consider whether you have added any items of monetary significance to your home in the past few years. If you have purchased expensive jewelry, furs, or other big-ticket items, you may need to add some insurance coverage for these items.

Make it a habit to review your insurance coverage whenever a policy comes up for renewal. You will save yourself from being underinsured in certain situations and will save money by eliminating unnecessary coverage in others.

CCW Guest/Visitor Rules

Guest

A person visiting a unit for a max of two (2) weeks. A Guest is deemed to be a Tenant after 2 weeks of occupancy and is required to fulfill the Landlord/Tenant requirements of the Commodore Club West Condominium Association Rental Policy. This also applies to friends and family members regardless of whether rent is charged or not. A tenant is required to undergo a background check.

The Owner/Resident must complete a guest registration form accompanied by **Photo ID's for all guests over the age of 18**. The form must be presented to the Management Office of Commodore Club West, no less than 2 business days prior to the arrival of the guest as follows; In person at: 155 Ocean Lane Drive, Key Biscayne, FL 33149 Via Fax at: 305-361-9033, or Via E-mail to: info@commodoreclubwest.com.

All guests over the age of 18 must register with the Front Desk personnel upon arrival (no exceptions). All Guests over the age of 18 will need to present a Photo ID for identification. A copy of the Approved Registration form must also be presented to the Front Desk by the guest upon arrival.

Visitor

A person visiting a unit occupant for a maximum of twenty-four (24) hours. (After twenty four-(24) hours, a Visitor is deemed to be a Guest). Upon arrival at the front desk, Security must announce their arrival to the unit occupant and get clearance to allow the visitor up into the building. A local telephone number is necessary for the desk to contact the owner/resident. Owners are fully responsible for any damage caused by a visitor to the common elements or Condominium property.

Guests must abide by the Rules & Regulations and the limitation of persons in Units as per the Bylaw for Commodore Club West. The Association reserves the rights to request the guest(s) to abandon the premises for non-compliance of the Rules & Regulations of Commodore Club West.



DAVILA
CONSTRUCTION

DAVILA CONSTRUCTION GROUP LLC.
General Contractor CGC 1521462
403 NW 10 Terrace, Hallandale FL 33090
Office/Showroom (by appt. only)
305.747.6707 / 954-842-4342
Contact@Davila-Construction.com







23 Years of Experience • Bathroom & Kitchen Remodeling • General Construction • Free Estimates
We Don't Subcontract Jobs • Affordable Prices
ASK FOR OUR CONDO UPGRADE PACKAGES!



stellar
Public Adjusting Services
Professional Insurance Claim Representation

**GOT PROPERTY DAMAGE?
GET HELP NOW!**

RE-OPEN OLD & DENIED CLAIMS

FREE CLAIM INSPECTION

IS YOUR ROOF LEAKING?

ARE YOU HAVING PLUMBING BACKUPS?

DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?

**RESIDENTIAL • COMMERCIAL
COMMUNITY ASSOCIATIONS**


Roof Leaks


Water Damage


Vandalism Damage


Loss of Income


Fire Damage


Flood Damage


Hurricane Damage


Mold Damage

License #PT175224

MIAMI-DADE (305) 396-9110
BROWARD (954) 376-6991
PALM BEACH (561) 404-3069

STELLARADJUSTING.COM

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.

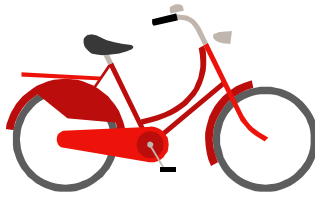
Published monthly at no cost for Commodore Club West by Coastal Group Publications. Contact CGP at 305-981-3503 to advertise in one of our newsletters or to get a free newsletter for your property.

The views expressed here are not necessarily those of Coastal Group Publications, Inc. (CGP) or its staff. CGP assumes no responsibility for any text or illustrations submitted for publication.

Bike Storing Guidelines

Bikes/Rollerblading:

Except for roadways, **no rollerblading, skateboarding or bicycle riding is allowed on Commodore Club West property.** This includes all hallways and lobby areas.



- All bicycles must be registered with the office, and obtain a decal to be placed on the bicycle.
- Bicycles must be stored one (1) foot away from the walls.
- A maximum of three (3) bicycles may be stored/parked in front of your parking space to avoid cluster and possible damage to the adjacent vehicle(s).
- **ONLY** bicycles are allowed to be placed in front of your parking space. **All other items must be removed.**
- Your bicycle(s) should be kept secured with a chain/lock at all times.
- You may also store your bicycle(s) inside the Bicycle Room.
- **Only bicycles over \$1,500 USDV value are permitted inside the building, however BIKES MUST BE CARRIED AT ALL TIMES INSIDE THE PREMISES)**

Management will be conducting inspections of the Bike Room and Parking Garages on a weekly basis. Please be aware that bicycles not registered with the office and not identified with a CCW identification sticker will be removed from the bicycle room/parking garage, and will be stored for an additional 30 days in the area of the doggie walk. After 30 days, all bicycles not identified or claimed by the owner will be donated/discarded.

The Association is not responsible for the theft or damage to your personal property. We strongly recommend that you follow the CCW bike storing guidelines.

Thank you for your cooperation.

BLINDS & SHADES

FREE SHOP AT HOME SERVICE

WE BEAT ANY ESTIMATE
BLINDS, SHADES, SHUTTERS

FREE MEASURING & INSTALLATION

FAST SERVICE, LOWEST PRICES GUARANTEED!

20% OFF Motorized Shades
exp. 8/31/19
must present coupon

MOTORIZED SPECIALIST

VERTICALS REPAIRED & CLEANED
SHADES REPAIRED & CLEANED

WE ALSO DO
REPAIRS
 VERTICAL TRACKS REPAIRED

305-469-8162 WE SHOW UP! 25 Years in Biz

CUBIC USA LLC.

GENERAL CONTRACTORS

20515 East Country Club Drive-Unit 1949, Aventura, FL 33180

Tel: 954-614-8665 • www.CubicUSA.com

We Offer a Full Range of Interior Renovations
We can provide Architectural Plans

We are fully licensed & insured **15 years**
of construction experience in South Florida.

License CGC#1524469

FREE ESTIMATES

Español, Hebrew Spoken

Condo Managers • Tenants • Kitchens • Windows
Plumbing • Electrical • A/C • Drywall • Bathrooms
Flooring • Painting • among others

Law Office of
JACQUELINE SCHNEIDER, P.A.

*Serving Your Estate and Long-Term
Care Medicaid Planning Needs*

ELDER LAW

Jacqueline Schneider, Esquire
Florida Bar Board Certified in Elder Law

Estate Planning
LTC Medicaid Planning
Uncontested Probate Proceedings
2525 Ponce de Leon Blvd, Suite 300
Coral Gables, FL 33134

Website: www.florida-elderlaw.us
Phone: (305) 919-7730

Retired nurse looking for part time work caring for elderly patients. Has own car for help with transportation to and from doctor's appointments, shopping and errands.

786-486-9022

Excellent References
Resume Available on Request

Important Reminders

STORAGE AREA: For your safety and the safety of your neighbors, PAINT and other FLAMMABLE CHEMICALS, are not to be stored in the storage rooms or in your A/C closet. Also, all personal belongings must be kept inside your storage bin. *All abandoned items, not identified, found inside outside of the Bins, will be trashed during the monthly inspections.* Please contact the Front Desk to sign out/ in the key to your Storage Room.

VISITORS: Please make sure that every visiting guest is registered at the Gate House. If you have guests staying with you or guests staying in your apartment during your absence, let the office and the Front Desk know in advance by a letter or e-mail including names and dates.

BALCONIES: Balconies may not be used as a clothes line to hang clothes or other objects, such as beach towels, rugs, etc. on the railing of the balcony. When cleaning your balcony, no dirt, trash or water may be swept off or dumped over the balcony sides. Please be considerate of your neighbors.

PARKING GUIDELINES: No parking or standing is permitted at any time in the main entrance driveway of the building. There will be no parking that obstruct the access to the building. Do not park in the "Fire Lane" as the KBPD has been patrolling and issuing citations. ATTENTION: Owners/Residents MUST park in their assigned parking space(s). Any Unauthorized Vehicle reported parked in another Resident/Owner's parking space will be automatically **TOWED**, at the Vehicle Owner's expense.



Top 5 Reasons to Select Suddath® for Your Move

After a century of moving Floridians, we have learned everything there is to know about the industry – and we've used that knowledge to distinguish ourselves from competitors and serve customers better.

Here are 5 ways Suddath provides the best service Miami has to offer:

- 1. America's #1 Mover.** Suddath has offices in Miami, Ft. Lauderdale, Tampa, Melbourne, Orlando and headquartered in Jacksonville. We are the largest agent in the United Van Lines family, which allows us to provide you with consistent, high-quality services at origin and destination.
- 2. Highest Caliber Crews and Drivers.** Drivers are the unsung heroes of the moving industry and have a big impact on the ease of your move. That's why we only hire the best, award-winning, tenured and fully-background checked crews.
- 3. Safety Record.** Suddath is a safety-first organization. We take pride in our ability to consistently maintain some of the highest safety ratings in our industry.
- 4. Range of Services.** Suddath offers a multitude of solutions to fit any budget or lifestyle. From packing and storage to convenience services and destination information, we have you covered.
- 5. Competitive Rates.** With all of the above, and so much more, Suddath still provides the best value at competitive rates. Let us prove it to you!

Google ★★★★★ 4.9 out of 5 stars from 51 reviews



George Camacho
305.910.2079
George.Camacho@suddath.com

