



# Commodore Club West Condominium

Volume 5 Issue 6

A Monthly Newsletter for the Residents of Commodore Club West Condominium

January 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

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

### OFFICE HOURS

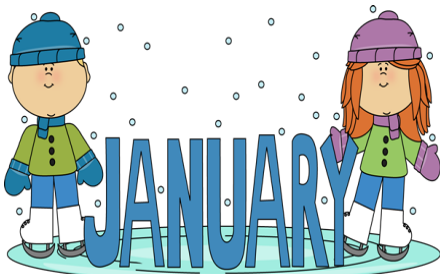
**Monday - Friday**..8am - 4pm

## From the Desk of the Manager

On behalf of the Board of Directors and the Staff, I take this opportunity to wish the residents of our Commodore Club West, a very Happy and Healthy New Year 2019!

### 2019 Fiscal Year Approved Budget – Payment Schedule

Units	Adjusted Maintenance Amounts			
	2019			
	Per Unit			
	Q1	Q2	Q3	Q4
00,01(.824 % Each) 24	4,360.07	4,916.70	4,638.38	4,638.38
02,03,06,07(.375 % Each)48	1,984.25	2,237.58	2,110.91	2,110.91
04,05,08,09,10,11,12,13	2,841.45	3,204.21	3,022.83	3,022.83
14,15	3,053.10	3,442.89	3,247.99	3,247.99
113A	1,148.22	1,294.81	1,221.52	1,221.52
113B	925.98	1,044.21	985.09	985.09
113C	1,000.06	1,127.74	1,063.90	1,063.90
115A	1,021.23	1,151.61	1,086.42	1,086.42
115B	952.44	1,074.04	1,013.24	1,013.24



**HAPPY NEW YEAR**

# 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](mailto: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.**



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**ARE YOU HAVING PLUMBING BACKUPS?**

**DO YOU HAVE WATER DAMAGE?**

**DOES YOUR DRAIN LINE NEED TO BE REPLACED?**

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Roof  
Leaks



Water  
Damage



Vandalism  
Damage



Loss of  
Income



Fire  
Damage



Flood  
Damage



Hurricane  
Damage



Mold  
Damage

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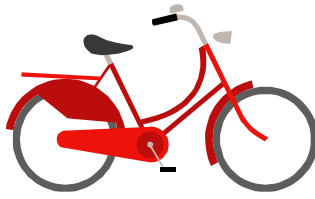
**MIAMI-DADE (305) 396-9110**  
**BROWARD (954) 376-6991**  
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**Published monthly at no cost for Commodore Club West by Coastal Group Publications. Contact CGP at 305-981-3503 to advertise in one of our newsletters or to get a free newsletter for your property.**

# 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.

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## 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.

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- 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



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