



Commodore Club West Condominium

Volume 5 Issue 8

A Monthly Newsletter for the Residents of Commodore Club West Condominium

March 2019

COMMODORE CLUB WEST CONDOMINIUM ASSOCIATION, INC

155 Ocean Lane Drive
Key Biscayne, Florida 33149

ASSOCIATION OFFICERS

President.... Dr. Dieter Sauer
Vice Pres.Eduardo Velosa
Treas. Peter K. Schumann
Secretary... Stephen V. Crane
DirectorAdelena Quevedo

PROPERTY STAFF

ManagerNiurka Muñoz
Niurka@ccwcondo.com
Admin. Asst. . Lianet Navarro
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



FROM THE DESK OF THE MANAGER

2019-2020 Board of Directors

President- Dr. Dieter Sauer
Vice President- Eduardo Velosa
Treasurer- Peter K. Schumann
Secretary- Stephen V. Crane
Director – Adelena Quevedo

Dear Commodore Residents,

We have been experiencing excessive damage to the entry/exit gate arm system due to the negligence of some residents when driving at high speeds in and out through the gate arms. Incidents have been recorded and documented.

The replacement cost for each gate arm is \$400.00. Please be advised that effective immediately, Management will charge each offender the amount of \$450.00 for replacement of the gate arm, and any additional cost if repairs to the mechanical system is required.

We take this opportunity to bring to your attention an additional concern regarding the velocity in which some residents and guests drive through the common roads of the Commodores. Keep in mind that residents, children, and pets walk through these roads. We strongly ask for your collaboration in respecting the speed limit when traveling through the common roads, and to educate your guests.

Respectfully, Management



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 Vis-

itor 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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Get Ready for TAX TIME

The first step to preparing your taxes is organization of your records. Use this list of commonly needed documents to help you with this year's tax return.

- W-2s
- 1099s
- Statements you've received from your employer or the government, both state and federal Interest earned statements Interest paid statements
- Notice of distribution from partnerships, estates, or trusts
- Records of unemployment insurance
- Records of Social Security benefits
- Social Security numbers for you, your spouse, and any dependents
- Receipts for deductible expenses, including business, moving, childcare, medical, and home office expenses
- Records of charitable contributions
- Your tax return booklet with label

Although this list is not comprehensive, it is a good start on your way to preparing for your tax preparation.

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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.



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- 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

