

Pier Resort Condominiums

Please note that if you have any emergencies call 911

For Common Property Maintenance Issues
Community Associations Management, Inc.

Jim Kealey 321-777-0402 office

Email: jimkealey@cammgt.com

After hours Emergency's only 321-614-0619

Common area maintenance issues only

Wendy McNally –President

Gary Stepalavich- Vice President & Secretary

Steve Kalamar – Treasurer

Board Email: pier.resort@yahoo.com

**Please make sure you have your car parking pass hanging in
Your car to avoid towing and towing charges. If you are parking
Handicap spots – pass must be current.**

REMINDER: There is **No Smoking** allowed on Private Balconies,
common balconies, pool or Clubhouse. Please be considerate of
your neighbors knowing that many of us keep our windows open and
please make sure your tenants and guests are made aware of the
rules and restrictions. We have had many complaints about the
smoking. Thank you in advance for your compliance.

Please make sure all bikes are in bike racks. They are not allowed to
be stored beside or in any other locations within the garage. If you
are no longer using your bikes please dispose of them. This will help
make room for bikes that are being used. THANK YOU

Don't Forget that we have storage lockers to be used in the storage
room next to John's Office. Your garage key opens the entrance
door.

We also have a garage space that is open for rent in the 105 garage.
The fee is \$50 per month for a min of 6 months. Contact the Property
Manager or email the board if interested.

PLEASE CHECK OUT OUR WEB SITE for all Docs & Info

WWW.PIERRESORT.ORG



Upcoming Events

**May 26 – Falcon 9 Space X
Window Opens 5:40 pm**

**June 3-4 BBQ & BLUES
Historic Cocoa Village
Free Admission**

**June 4 – Delta IV Heavy
Window 1 – 5 pm**

**June 15 – Atlas V
Window 11:46 am – 3:46 pm**

**June 24 – Falcon 9 Space X'
Launch Time TBA**

**June 24-267 Dream Girls
Cocoa Village Playhouse
321-636-5050 for tickets**

Important Announcements

Pool & Tennis Court Hours

½ Hour After Sunrise &
½ Hour Before Sunset

PLEASE REMEMBER

**All items should be addressed
to the property manager.
If you are not getting a
response within a few days
please contact the board at
the pier.resort@yahoo.com
email address.**

**No Towels may be hung out
on railings!**

Management Contract Update

The current property management contract with Community Association Management, Inc. expires July 31, 2016. The Association Board has already provided notice of our decision not to renew. The Board for the past two months has been requesting and reviewing contracts from alternative property managers in Cocoa Beach and the vicinity.

This review culminated on Thursday with meetings with the top candidates and we would like to present a summary of each and our recommendation.

John Weaver also took part in these interviews.

Showcase Property Management - this company is located in Cape Canaveral. Their monthly management fee is \$600 but no breakdown of ancillary services was provided. No references were listed. When inquiring about this company with others in the field. We were told they were not very attentive.

TCB Property Management - this company is located in Merritt Island. Their monthly management fee is \$450. This company has a very small staff and outsources much of the much of their property maintenance responsibilities. They do not seem like they could handle all of needs here and have no corporate office.

Edwards Real Estate - this company is located several miles south on A1A in Cocoa Beach. The owner called regarding our request but ultimately she decided not to bid based on her current capacity of properties under management.

Keys Property Management - this company is located across the street. Their monthly management fee will be \$650. Their presentation was the most professional and in depth. Although more expensive we feel that the service will be above the levels of all of the other companies we interviewed. Was also recommended by our attorney.

Community Associations Management - this company is our current provider and is located in Indian Harbour Beach. The monthly management fee we pay is \$600. The Board has not been pleased with this property managers level of communication with us or the other owners.

The Board still has some aspects of our review to complete but has decided that Keys Property Management has the highest level of service capability, finds tangible value in their location across the street and Keys ability to bring John Weaver into this relationship in a manner satisfactory to the Board and John.

We are aiming to make the final decision in a two week period to facilitate the transition and look to you for any comments/concerns. If you have any question about this or concerns, please email the board ASAP
pier.resort@yahoo.com