



ASSOCIATION MANAGEMENT SERVICES, LLC

OUR MISSION

*To be the local leader
in association management
by providing the highest level of service
to all of our associations and their members.*

Common Association Management Services FAQs

What is a CAM?

CAM stands for Community Association Manager. With our company, one CAM is assigned to handle or coordinate the needs of your association, and he or she will respond timely and accurately to the requirements of your association. Our CAMs are all licensed in the State of Florida by the Department of Business & Professional Regulation

Do CAMs need to be licensed?

Florida Statutes requires managers to be licensed due to the law restrictions and the differences between HOA, COA, and Cooperatives. In fact, Florida is one of the most restrictive states regarding these laws. Therefore, knowledge of the appropriate statutes is imperative to effectively manage associations. Board of Directors can rely on our licensed CAMs to supply them with knowledgeable and professional assistance

Can I search CAMs in Florida?

Yes, the State of Florida has a search tool to verify licenses. The site is: <http://www.myfloridalicense.com/dbpr/>. You can use the search button labeled "Verify a License" to search by name, license number, city or county, or license type.

Is your pricing all inclusive?

Our pricing is all inclusive, and it is consistent, except in the case of legal depositions/litigation. Most companies have pages of upcharges that inflate your costs. We do not charge for the small extras, and all our pricing is disclosed in the management agreement.

What communities do you serve?

We have a proven track record of managing associations of various sizes and complexity, including condominiums, subdivisions, and townhome associations. Among our portfolio, we currently manage associations as large as a 162 Unit, 23 story condominium to associations as small as 9 units. We provide both on-site management and off-site management. No association is too large and none are too small.

Are you really locally owned?

Yes, we are locally owned. We have been operating in our area for two decades, and we believe that our firsthand knowledge of and insight into our communities helps us better serve our associations. We live, work, and play right here in our community.

WE PRIDE OURSELVES ON:

Timely & Accurate Reports • Word-of-Mouth Referrals • 24/7/365 Emergency Service
High Staff Tenure • Timely Telephone Response • Being Proactive, Rather than Reactive
Certified Knowledge of Florida Statutes • Locally Owned & Operated

CONTACT US

It would be a pleasure to discuss your association and describe how Association Management Services, LLC can manage your needs and help you accomplish your goals.

Please contact Nikki Lawniczak via phone at (850) 231-6004, extension 106, or email at Nikki@camams.com.

We are proud to have two local offices in Santa Rosa Beach and Pace, which house our team, and our customers are welcome to visit.

(850) 231-6004 • www.camams.com