



ASSOCIATION MANAGEMENT SERVICES, LLC

ABOUT ASSOCIATION MANAGEMENT SERVICES

Association Management Services, LLC has the perfect combination of local experience, certified knowledge of Florida Statutes, and two decades of successful association management. With our experience, we know each association is unique.

Association Management Services is nimble and has 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. The needs of your association drive our work on a daily basis. For example, we can provide on-site management or off-site management. No association is too large and none are too small.

MANAGEMENT EXPERTISE YOU CAN RELY ON

We take pride in employing licensed Community Association Managers (CAMs) who are all Florida certified. Florida Statutes requires managers to be certified 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, and Board of Directors can rely on our licensed CAMs to supply them with knowledgeable and professional assistance.

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



(850) 231-6004 • www.camams.com

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.*

ALL INCLUSIVE PRICING

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.

DECISIONS MADE SIMPLE

There are many reasons why Boards choose Association Management Services, LLC.

Many of our attributes that make their decision simple include:

- Redundant accounting and money handling procedures to protect your assets.
- Reserve accounting: along with a skilled appraiser, our reserve accounting technique is easy to understand and vividly describes the cash flow necessary to fund future expenditures as structures depreciate.
- Florida certified and knowledgeable CAMs that handle and coordinate your needs in a timely and professional manner.
 - We are proactive, not reactive.
 - And, we do more than expected!

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.