

WE PRIDE OURSELVES ON:



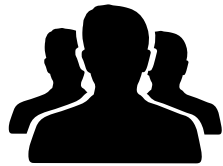
Timely and Accurate Reports



Word-of-Mouth Referrals from Existing Associations and Members



24/7/365 Emergency Service



High Staff Tenure



Timely Telephone Response



Being Proactive, Rather than Reactive



Certified Knowledge of Florida Statutes



Being Locally Owned and Operated

Association Management Services
2441 US Hwy 98 West, Suite 101
Santa Rosa Beach, FL 32459



ASSOCIATION
MANAGEMENT
SERVICES, LLC
DOING MORE THAN EXPECTED



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.*

LEARN MORE

Website: www.camams.com

Phone: (850) 231-6004

Office Locations:
Santa Rosa Beach & Pace

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. We pride ourselves in our ability to listen, which helps us better understand our associations and their members. We combine effective and efficient communication with experience to assist you in protecting your association's interests and responding to your board's direction.

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.

We have a family-like culture and are proud to have very high staff tenure due to our commitment to our employees, as well as our customers. Our team includes accounting, maintenance, and administrative departments, all of whom work closely together.



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.

Ongoing maintenance of your investment is essential to your long-term enjoyment of your community. Our managers conduct scheduled site inspections, including daily if we are managing on-site and weekly if we are managing off-site. On your behalf, our managers will deal directly with developers, contractors, vendors, attorneys, accountants, and insurance agents, as well as negotiate bids and review proposals to ensure your maintenance fees are reasonable and directed properly.

Experience tells us that communication and building trust between our owners and staff is critical to an association's success. One CAM is assigned to handle or coordinate your needs, and your CAM will respond timely and accurately to the requirements of your association.

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.