

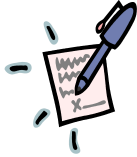


The Commodore View

4715 Thomas Drive, Panama City Beach, FL 32408 www.commodorecondo.com

March 2010 Issue 1

Our HOA Quarterly Newsletter that homeowners can "view" what's happening at the Commodore!



President's Message

I am pleased to report that 2009 was a very good year for the Commodore thanks to the diligent efforts of our General Manager, Office Staff, Maintenance Staff, Board of Directors and others. The negative effects of a weak economy and tough competition continue to wreak havoc with income from our Sales & Rental Corp. The occupancy rate was comparable to last year's; however the income was less because of reduced rates offered as internet specials & loyalty coupons. The response to these marketing plans were good and aided greatly, allowing us to hold our own in this tight rental market.

I am pleased to report that after an 11-month IRS audit, there was found to be no discrepancies on either company. Unfortunately there is a \$2,475 charge from our CPA for his part in this audit. Thank you Lynn Walls for your outstanding accounting accuracy.

Our Management continues to scrutinize and prioritize the expenditures of all funds. We look forward to having you at the Commodore every chance you get.

Sincerely, Roger Martin (President)

Welcome New Condo Owners

- #E-7 - Robert & Mary Wahl
- #209 - Raymond Burke
- #709 - Doug & Mary Meador
- #1204 - Alex & Susann Kazunas

Condolences

- #303 - Alex Stylianou
- #406 - Charlie Thomas
- #905 - Ed Nicols

Condo's For Sale



We at The Commodore have a number of Condo's that are on the market. This list is always changing; those sold and others newly put on the market.

- #E-7 - SOLD
- #209 - SOLD
- #106 - 3 Bedroom/3 Bath
- #902 - 1 Bedroom/2 Bath
- #1006 - 3 Bedroom/3 Bath
- #1202 - 1 Bedroom/2 Bath
- #1206 - 3 Bedroom/3 Bath

(Information is deemed reliable but not guaranteed)

Listing with the Commodore benefits all owners. Our realtors are on-site, MLS and know our property.

For detailed information, please contact:

- Carol Smith, 850-234-8699
- Jennifer Goodwin, 850-234-8699
- Proctor Johnston, 229-343-8515

Or Toll Free 1-800-444-8699
Email commodore@commodorecondo.com

Current Projects

- Elevator repair of worn parts
- Mailbox area enhancements
- Fire Alarm system enclosure
- Ground floor walkway painting
- Kiddie pool fence relocation
- Hot Tub re-circulating pit
- Numerous painting projects
- Landscaping
- Et al.

(This is only a partial list of projects at the Commodore)



Commodore Fundraiser!!

Thanks to all who contributed items to the Yard Sale. It was a huge success, adding over \$690 to the Commodore Fundraiser account; most of this money was donated to our Landscaping. Kudos to those who helped set up and work the sale. It was so much fun; we've decided to do it again this October.

So, when you update your units and clean out your closets, save usable items for storing in the 500 Rm. Contact Nancy Thomas at 850-236-0582 or get the key from the front office.

We are always looking for new ideas for raising funds to improve our common areas and we always need help in the future. Contact Lovey Morris at lakm36@yahoo.com or Linda Nesseth at ljnesseth@comcast.net.

"Watch for Yard Sale updates in future Newsletters".

Our Last Cruise was so delightful for every, we've decided to do it again in January of 2011. Please watch for flyers being mailed to you!

Board of Directors

Roger Martin - President
Carol Smith - General Manager
Lynn Walls - Secretary
Bill Adams - Treasurer
Lee Davis - Building & Grounds Committee
Jerry Kirkland - Building & Grounds Committee
Linda Nesseth - Sales/Rental Committee
George King - Sales/Rental Committee
Georgette Ezell - Sales/Rental Committee

Improvements!!!

Landscaping Several of our owners felt the lawn service we had was unsatisfactory and we were unhappy. They did some research and found we could buy a riding mower and hire our own part-time person for the same cost. The board approved their motion and worked out the details which provided a full time position with part of the time spent on janitorial duties. Out of many applicants, Harold Fernandez -one of our owners- was chosen. Result - our grounds have never looked this good! The Commodore Fundraiser helped defray the cost of the plantings.

Building The railings & upper floor walkways painting was completed in Fall of 2009. All balcony painting is scheduled to be completed by Spring 2010. During this past year, various painting projects were also completed.

- Office Building sealing and painting
- Erected protective enclosures for lawn equipment, well pumps, and luggage carts.
- Fire alarm system updates

Guests continue to compliment our complex and how well it's maintained. Our plan is that we continue to keep this reputation.

Library/Exercise

Check out our remodeled and updated facility on the 10th floor. The equipment is in great shape and the books are inventoried annually to keep them current. Book donations are welcomed; just place them in the drop off bin.



Enjoy!!
