

**Broadway Promenade
Condominium
Association**

PLAYBILL

VOLUME 8, ISSUE 10
OCTOBER 2016

MAIN EVENT

Living in a condominium can be very different from residing in a single family home . One of the more differing aspects in “condo living” is the insurable responsibility of the condominium association versus the unit owner. In turn, this impacts the claim process after a loss. In a single family home there is one insurance company which provides coverage for the entire structure, contents, and loss of use. In a condominium association there are two carriers which will participate in the claim. The association insurance policy will provide coverage for the structure of the exterior of the building, common area and the bare dry wall on the interior of the units (this responsibility is determined by Florida statute 718.11). The unit owners coverage, also referred to as HO-6 policy will cover the interior portion of the unit not covered by the association policy (cabinets, floor covering, window treatment, wall covering ,etc.), personal belongings, and loss of use.

What should a unit owner do in the event of a claim where there is damage to the unit? The unit owner should immediately notify their HO-6 carrier and the condominium management office. The next step in the process is the unit owner should take all necessary and reasonable measures to prevent the event from causing further loss. Often this may require the unit owner and/or the association to call a licensed/ insured remediation contractor specializing in insurance losses to the premises to provide emergency mitigation and provide an opinion/estimate for repair of the damaged items. It is recommended that the unit owner and association receive a written estimate for the repair portion of the claim prior to authorizing the work to begin. This will allow the parties involved in the process to review the scope and determine the process moving forward. In regards to the emergency mitigation portion of the claim , the insurance carriers will have an obligation to provide coverage for this portion as long as steps taken to prevent further damage are deemed necessary and reasonable. The following are additional recommended steps to take in the case of a loss:

- ◆ Make note of time and date of incident.
- ◆ Document all damages with photographs or videos.
- ◆ Write a detailed list of all personal property which suffered the loss.
- ◆ Call your insurance agent and request the contact information of the adjuster and claim #.
- ◆ Obtain written estimate on repairs which provide details scope of the repair work and cost.
- ◆ Do not sign a contract for repair work until contract is reviewed and you understand your rights.
- ◆ Ask contractors to be present when the claim adjuster arrives to assess the damage to your unit.



Hopefully you never will suffer an insurance loss, but in the event one occurs, taking action and following some of the recommendations listed above can make this process move more smoothly and provide a positive outcome for all parties involved.



The Social Committee wants to welcome back anyone who has been away for the summer. We also want to welcome all new owners and renters who have moved in over the past few months. Our committee is always looking for people to join us in planning our monthly socials and helping out when we do have them. We typically have something going on from October thru May or June. If you would like to join our group or just have suggestions for our theme dinners. Please feel free to contact our Social Committee chairs:

Susan Wilner
aaronsue69@gmail.com
Zada Pirollo
zpirollo@yahoo.com
Thanks and Welcome!



IN LOVING MEMORY

Mr. Paul Wolfe of unit 1131 and Dr. Michael Halpern of unit 1319 passed away in early September and will be missed by many.



Don't Forget:

Board Meeting

Thursday

October 20th

5:30 pm

PACKAGES

Due to limited space, we ask that you retrieve your packages within 48 hours of delivery notification.



BICYCLE PERMITS

Beginning October 1st, all bikes in the garage not registered with the front desk, will be tagged for impound. Once registered, the bikes will be released to the owner.


EAT,
DRINK
AND
BE
SCARY

Happy Hour

Friday, October 14th

5pm to 7pm in the Club Room

BYOB and a snack to share





Nate's Helpful Maintenance Tips:

- ◆ When returning home, be sure to turn water on before turning on the water heater.
- ◆ Boil water and pour it into the dishwasher before doing the first load; this helps for an easier start for the motor.
- ◆ It is recommended that you exercise your windows and sliders regularly to avoid sticky tracks.

Halloween Holiday Trivia

- Orange and black are Halloween colors because orange is associated with the Fall harvest and black is associated with darkness and death.
- Jack o' Lanterns originated in Ireland where people placed candles in hollowed-out turnips to keep away spirits and ghosts on the Samhain holiday.
 - Pumpkins also come in white, blue and green. Great for unique monster carvings!
- Halloween was brought to North America by immigrants from Europe who would celebrate the harvest around a bonfire, share ghost stories, sing, dance and tell fortunes.
 - Tootsie Rolls were the first wrapped penny candy in America.
- The ancient Celts thought that spirits and ghosts roamed the countryside on Halloween night. They began wearing masks and costumes to avoid being recognized as human.
 - Halloween candy sales average about 2 billion dollars annually in the United States.
- Chocolate candy bars top the list as the most popular candy for trick-or-treaters with Snickers #1.
 - Halloween is the 2nd most commercially successful holiday, with Christmas being the first.
 - Bobbing for apples is thought to have originated from the roman harvest festival that honors Pomona, the goddess of fruit trees.
 - Black cats were once believed to be witch's familiars who protected their powers.
 - The fear of Halloween is known as Samhainophobia.



October

SAVE THE DATE

10/1– 2ND Annual Beer, Bands & BBQ– featuring national and local beer– Lakewood Ranch Polo grounds; 12pm-7pm; \$15

10/1– Oktoberfest Party @ Mr. Beery's– 2645 Mall Drive, Gulf Gate; 4pm-10pm; \$35 will get you a plate of Geier's food and a stein of beer

10/1– The 28th Annual Fruitville Grove Pumpkin Festival– every weekend in October; 10am-5pm; 7410 Fruitville Road, East of I-75; FREE!

10/2– The 29th Annual Venice Antique Car Show– 8am-3pm; downtown Venice; FREE

10/2– Old Miakka Hootenanny 102nd Anniversary– of the Old Schoolhouse; 10am-4pm; 15800 Wilson Road; live music, food, craft vendors & Civil War re-enactors; FREE

10/2– Sarasota Ski-a-Rees– Water Ski Team; every Sunday in October; 2pm; Ken Thompson Pkwy; FREE

10/5– Phillippi Farmhouse Market– It's back! Live music, food, craft and flower vendors. Every Wed. until April 2017; 9am-2pm; 5500 S. Tamiami Trail; Phillippe Creek Estate. FREE

10/8– 11th Annual Plant Sale– by Sarasota County Master Gardeners-8am-1pm; Twin Lakes Park, Clark Road; Free admission

10/8– Beer, Bacon and Boats Festival– This is going to be a fun day! Nathan Benderson Park- \$10-\$35; 11am-7pm; Live music, bacon, 60+ craft beer sampling, bacon, parking \$5, bacon, bacon and more bacon

10/8– Taste of St. Armand's Circle– 5:30-8:30; \$45-\$50; 941-388-1554 for more information (the bacon festival will be a lot more fun)

10/8-9 The BMX Super Cross World Cup Finals– in Sarasota!! 1590 N. Tuttle Ave; Tix \$15-\$25; Saturday, Oct. 8 begins at 10am, Sunday, Oct. 9 begins at 11:30am

10/15– Sarasota Pride Festival 2016– 12pm-5pm Gulfstream and Main Street; FREE!

10/15– 25th Annual Hunsader Farms Pumpkin Festival– Admission \$10, parking \$5; Hunsader Farms county road 675, between S.R. 64 & S.R. 70; 9am –5pm

10/18– 16th Annual Firehouse Chili Cookoff– Morton's Market, 1924 Osprey Ave.; 2pm-5pm- \$10 to sample all Firehouse Chili

10/22-23– The 22nd Annual Sarasota Craft Fest.-10am-5pm; Main Street, downtown Sarasota; FREE

10/26-19th Annual Howl-o-ween Pet Costume Contest– Phillippe Creek Estate; 11am-2pm; \$10 donation; Proceeds benefit Humane Society of Sarasota County

10/28-30 Sahib Shrine Circus at Roberts Arena– 3 days only!! \$25; www.sahibshrinecircus.com for more information

10/29 Haunted Hollywood/Planned Parenthood's Safe Sex Halloween Bash 2016– Michael's on East; 9pm to 1am; \$85-\$100; THE Halloween Party of the season!

10/30 Give Hunger The Blues Music Festival– Van Wezel Grounds– 3 stages of live music! Food, craft and beer vendors + a VIP Lounge; \$10-\$15; 12pm to 9pm

10/31 Fright Night on St. Armand's Circle– fun night for families; 5pm-9pm





COMMITTEES

Tree House– Jo Rita Stevens
joritas@comcast.net

Social– Zada Pirollo & Susan Wilner
zpirollo@yahoo.com
aaronsue69@gmail.com

Wish List– Mimi Gunthart
mimigunthart@gmail.com

Communications Committee
Joe Niziolek - joe@pcichicago.com

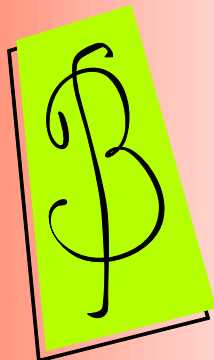
Interior Design– Mimi Gunthart
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WiFi–Bob Pirollo
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Front Desk and Office

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BROADWAY
PROMENADE

Cast and Crew

BOARD OF DIRECTORS

Bob Pirollo - President– bpirollo@yahoo.com

Aaron Wilner-Secretary– aaronsue69@gmail.com

Jonathan Whitney-Vice President/Treasurer–
jonathanpwhitney@gmail.com

Marilyn Chapman-Director–marilyn5136@gmail.com

Robert Shaffer - Director - rp_shaffer@yahoo.com

STAFF SUPPORT

Stacia Searcy Scofero, LCAM, AMS, CMCA

Manager –Stacia@cam-ss.com

Tomi Andrews–Office Manager

Tomi@broadwaypromenade.net

Darcie Borregard–Front Desk Team Leader &

Office Administrative Assistant

dborregard@broadwaypromenade.net

Carl Jackson–Front Desk Associate

Bill Berger– Front Desk Associate

Dave Baker– Front Desk Associate

Carl Anderson– Front Desk (overnight)

Steve Smith– Front Desk (overnight)



TEAMWORK

MAINTENANCE & HOUSEKEEPING

Nathan Walsh- Maintenance Supervisor

Tony Suarez– Maintenance Assistant

Sue Simoneau– Housekeeping Supervisor

Lidia Kryszynski– Housekeeping and Maintenance Assistant

