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Our Resident Owned Communities - Southwest
Florida, Inc.

Minutes: March 8, 2022 Membership Meeting.

Location: Oak Park Village

1. Roll Call: President/Director Bob Snyder (Sun-N-Fun) called the meeting to order at 9:30AM with the Pledge of Allegiance. Other Directors present were Vice President Ken DeWalt (Oak Park), Secretary Dennis Kriesen (Orange Harbor), Treasurer Bill Bauer (Oak Park). Past President Gary Mathews was absent. Member Parks in attendance were Orange Harbor, Oak Park, Sun-N-Fun and Horizon Village. Total attendance, 12 including 4 Directors.
2. Proof of notice of meeting: Announcements was emailed to all on the mailing list several weeks prior.
3. Reading of Minutes of prior meeting: Minutes of the February Training Meeting, not yet published, were not read,
4. Report of Officers: Report of Committees:
 - President Snyder noted the state Tie-Down Program again active. Both *Over* and *Under* tie-downs will be inspected by Tallahassee Community College students who will make a report and forward to the homeowner. Needed corrections would be homeowner responsibility. Sign-up is required but there is a waiting list. Several people in attendance reported varied information on a waiting list timetable. The Federation of Manufactured Home-Owners (FMO) may have more definitive information or check the Tallahassee Community College website.
5. PROGRAM:
Understanding Insurance for Community Associations
presented by Scott P. Gregory, CIC, CRM
McGriff Insurance Services
 - Scott spoke to two handouts that will be included as an attachment to Minutes of the meeting. A few noteworthy comments follow:
 - Rate increases began last year and are accelerating this year with Florida being near the top of the list for rate increases.

- Claim Inflation (LOSS CREEP), Valuation Concerns and Tighter Underwriting are driving Higher Insurance Costs. (See handout for detailed definition.)
- Be careful assigning (full legal) Power of Attorney (POA) to a contractor who says he will handle your claim. Best to have in writing, from the contractor, what completely handing over you claim rights means. **Delays in getting funds owed you for repairs can be delayed** as the contractor negotiates with your carrier, making sure all his expenses handling your claim are paid for before repairs start. This is Loss Creep, one of the drivers for skyrocketing rate increases.
- Parks with a higher percentage of renters over owners will pay higher rates: Renters tend to cause more problems. More so goes for Airbnb rentals.
- Demand written contracts, especially from major service contractors, e.g., pool maintenance and landscaping, that show their insurance coverage. Best to have your carrier review the contractor policy. Written proposals for work to be done are not contracts.
- Review all your park real-property assets, determining which really need to be insured and those that do not need coverage.
- Standards are very high for sidewalk maintenance-99% free of horizontal cracks, vertical misalignment greater than 1/4 inch and spalled areas. Yearly inspections are recommended.
- Pool safety standards, e.g., solar-heating: when can it be exposed, are on-line for review.
- Ask yourself does your clubhouse stage have a safety rim? Is it high enough? Check with your carrier.
- Ask do we have an accident insurance policy for my volunteers? What type of work is allowed and what is not? What tools can be used? Check with your carrier.
- Are your financials adequately covered by a Fidelity(Crime Policy) Bond in your policy? Audits do not look for fraud.
- Think about if it is your business to have a Community Emergency Response Team(CERT). A CERT for community associations is not insurable, even by the state.

Meeting Adjourned

Dennis Kriesen, Secretary

Next Meeting: April 12, Open Roundtable, Horizon Village.