

# On Property Newsletter

Spring 2012



[Dick Tutwiler](#)

*"The next big question for homeowners (if their company survives) will be if they have the funds to make the full replacement cost repairs to meet the current building code."*

## Citizens Take-out? Let's get the Law & Ordinance Issue Straightened Out First

This year's Florida legislative session just adjourned in March. A number of insurance bills were filed and debated, some of which passed while others did not. While I will not comment on all the bills, I think it's important to look at the efforts and positions taken by some to "reform" Citizens Property Insurance Corporation. The reforms purpose was to shrink Citizens by allowing Surplus Lines companies to take over existing Citizens policies and thus depopulate this state run insurer of last resort. As to the merits and need to depopulate Citizens, that discussion is best left for another time. As the old saying goes, "there is your facts, my facts, and then there are the facts."...[read more](#)

## Featured Claim

### Condo Fire Client Benefits Most When Everyone is Allowed to Play Their Proper Role

On November 9, 2011 a large fire erupted in an upscale Florida condominium building as a result of a cooking accident by one of the building's unit owners, causing extensive fire, water and smoke damage to the building and all property owned by the unit owners.



*"Navigating the insurance claims process is tough enough for those of us who deal with*

Immediately following the loss, the condominium association's Board of Directors quickly hired a local restoration contractor to perform emergency remediation services and also signed a contract with the same firm for full repairs to the building. The restoration company assured the condo's Board of Directors that they were a "one stop shop" who would essentially work with the adjuster assigned by the insurance company to handle the insurance claim, prepare a damage repair estimate, negotiate the scope of repair with the insurance adjuster and complete all damage repairs in a timely manner. This sounded like a fool proof plan that any intelligent condo board would agree to...[read more](#)

*it every day. Letting the public adjuster and contractor play their proper roles in the insurance claims process, makes a strong partnership that will ultimately serve the client best."*



[Mr. Brent Winans](#)  
CPCU, ARM  
VP Clear  
Advantage Risk  
Mgt.

*"In your insurance specifications, insist that all quotations and supporting materials be provided to you at least one week before your expiration. State that you have the right to reject any quotations that miss the deadline."*

## Guest Article

### 12 Mistakes to Avoid When You Bid Your Property and Liability Insurance

**1. Starting too late:** Start the process at least six months before your renewal date. Request current loss runs, research the condition of the insurance market and interview brokers. Allowing 60 days or less to bid your insurance is a sure way to get less than the best results.

**2. Not having three to five years of currently valued loss runs per line of coverage:** Part of insurance pricing depends on the condition of the insurance market. The other part depends on your company's own risk profile. Insurers place GREAT importance on seeing 3-5 years of currently valued loss runs on every line of coverage and they may not quote or provide as good a quote if you can't provide. You may have to push to get these as some self-serving brokers/firms may delay providing the information in order to thwart their insureds' efforts to obtain competitive quotes. Be prepared to explain to prospective insurers what steps you are taking to prevent losses you have had in the past. Insurers that see top management support for losscontrol will provide better quotes...[more](#)

## Vermont Students Use Publicadjuster.com for Class Project

**W**ith the popularity of our website, it never ceases to amaze us who learns from our website. Here is a letter from a school teacher: "Hello, My name is Tania and I am an

English teacher. Currently, my students are writing papers on various natural disasters and what people can do to keep themselves and their homes safe when these disasters occur. In their research, my students came across your page [www.publicadjuster.com/resources/useful-links.aspx](http://www.publicadjuster.com/resources/useful-links.aspx) and found it to be helpful. Thank you for maintaining a great resource! A group of my students have chosen to focus on flooding and they found this very informative article which gives helpful advice and information regarding flooding [www.homeownersinsurance.org/homeowners-guide-to-flooding/](http://www.homeownersinsurance.org/homeowners-guide-to-flooding/). I am writing on their behalf because they would like to suggest that you add the article to your page as an additional resource; they feel that it would be helpful to the visitors of your page. Also, if you do find the article to be useful and decide to add it, they will be awarded extra credit (a little extra credit opportunity I give them). They have put a lot of effort into their research for this paper so this would be very encouraging for them. Please get back to me about this soon so that I can give my students a verdict. Thank you so much for your time and consideration! Kindest Regards,  
Tania Morrison"

Needless to say: We added the links and got those students their extra credit!

[www.publicadjuster.com](http://www.publicadjuster.com)

**Remember be prepared. Always be prepared.**