

On Property Newsletter

Summer 2012



[Dick Tutwiler](#)

"So here we are again, adrift, heading into the peak of another hurricane season, absent a captain manning the helm with a plan to right the windstorm property insurance ship of state."

Bell the Cat - The Marauding Cat 3,4 and 5 Hurricane Windstorms

You know it's hurricane season because like clockwork, the hurricane pundit's rhetoric elevates like a Cat 5 hurricane calling for proposals to fix our forlorn windstorm property insurance woes. But this year seems a bit different as three camps have emerged with proposed solutions to fix this decade's old windstorm property insurance problems.

On one side are free market folks who espouse the mantra that the "price of insurance is the price of insurance." In other words, let the premiums rise to a level that is so economically attractive that private sector companies will return to the market. The likely result (in their mind) of an unfettered market is that State run Citizens Insurance will likely disappear or become a mere shadow of its current self and all the property owners that populate Florida's coastline will have access to a strong and competitive insurance market. As a bonus, Florida homeowners would be off the hook for decades of future assessments from a belly-up Citizens and the State's Cat Fund...[read more](#)

Featured Claim

Tutwiler Turns Around Claim Denial for Condo Association Hurricane Season

A 38-floor, 262-unit very high-end condominium located in Hollywood Beach, FL. suffered a stoppage in the building's plumbing system that resulted in multiple floors and units being damaged. The association immediately hired restoration people to clean up the affected areas...[read more](#)



"The stoppage in the main plumbing sanitary riser was a covered loss and the exclusion the insurance carrier relied on did not apply."



Hurricane Season 2012 Some Rules Have Changed

As we approach the heart of the 2012 hurricane season, with a wake-up call from "Difficult Debby" a tropical storm that did not seem to want to leave, I thought it might be useful to remind our readers of a few issues we feel are important and stand out based on our firm's long history of hurricane loss adjusting for policyholders.

"A lot has changed with the passage of Senate Bill 408. For example, you will no longer be paid the replacement cost of your loss. Instead you will be paid a lesser amount until you do the repair work."

1. Find your insurance policy (the current one for 2012 hurricane season coverage) and look over the policy limits for each item of coverage. Are the coverage values adequate? Are you covered for a hurricane loss and if so what is your deductible? It could be 2% or greater...[read 7 more 2012 Tips](#)

Mother Nature and Our Hurricane Amnesia

At the beginning of each hurricane season Floridians are reminded and encouraged to remember past catastrophic events resulting from hurricane peril and use them as an example of how bad the next big one might be, given the exposure along the populated coastal boundaries of our State.

Unfortunately, the lack of even moderate hurricane activity in the last six years may have resulted in a malaise now called "Hurricane Amnesia." People forget, move on, new residents populate our State, and the young growup accruing responsibilities and assets which in the past were not of concern....[read more](#)



New CE Class for CAM and Property Managers

Instructor Rick Tutwiler is now offering a new 2 hour 2 credit course; ***Navigating the Property Insurance Claim Minefield*** offering Community Association and Property Managers to earn their required continuing education credits in a timely interactive class. Participants will gain an understanding of the necessary steps to ensure a positive insurance claim and settlement outcome that best serves their tenant/occupant customers.

[Rick Tutwiler, P.C.L.S.](#) - *The workshop reviews various loss scenarios that educate participants about how to address key issues that arise following an insured property loss.*

The premise of the class is that property managers play an important role when property damage occurs following a catastrophic event. They are typically first on the scene and are faced with important decisions that could impact an insurance claim.

The workshop reviews various loss scenarios that

educate participants on how to address key issues that arise following an insured property loss. The instructor also reviews the proper steps to take and addresses common mistakes to avoid when dealing with claims resulting from water damage, fire and smoke damage, and windstorm/hurricane damage.

If you would like to schedule this class for your staff or add this class to a day of learning your firm offers, please contact Rick Tutwiler at: ricktutwiler@publicadjuster.com or 727-599-4224.