

Welcome to the premier issue of *Ranew Insurance Rundown*, our Community Association newsletter, is designed to keep you informed of important events and insurance news, as well as provide information to help you better understand your insurance needs. We strive to provide you with important information and topics to consider so you can protect, manage and enjoy your communities more effectively.

Have a topic you'd like to discuss in future issues? [Contact Andrew and let him know!](#)

[Hurricane Season 2017 \(from May 31 to November 30\)](#)

Hurricane season is upon us-being prepared and staying informed is critical to our safety and survival. Weather scientists have some of the best storm prediction and diagnostic equipment available, and the media does its best to inform citizens of impending storms and warnings. Unlike an earthquake or tornado, we can get warnings of an impending hurricane days or even weeks before it actually hits our area.



For 2017, weather forecasters predict a total of 11 named storms, with four hurricanes and two major hurricanes expected to pound our coasts. Although this is less activity than we experienced in 2016, don't be fooled-the potential for injury and property damage is still there. As we move into the 2017 hurricane season, it is important for all community Association and property managers to know what measures to take to safely prepare and protect their properties and residents, and to have a hurricane safety plan in place.

We urge you to use the following tips and guidelines as a start to develop a storm preparedness plan customized for YOUR property. Share this plan with your owners/residents so that everyone can assist in protecting themselves, their loved ones and their properties, and most importantly, survive the storms!

NOAA Satellite image, Hurricane Matthew, October, 2016

[Before the hurricane hits:](#)

Remind or inform your owners/tenants of the impending storm. Some of your owners may be out of town, unaware of the storm and/or unable to secure their personal belongings, making these items potential hazards to their own property as well as to the property of others.

Tip: Consider getting permission from owners/tenants who expect to be out of town during hurricane season for the Association to properly secure their personal items in their absence.

Have this information available and ready:

- Nearest Hurricane Shelter(s) (to include pet friendly shelters)
- Map of Evacuation Route(s)
- Local Police Department info
- Local Fire Department info
- Insurance Company, Phone Numbers and Policy Number(s)
- Owner/Tenant Emergency Contact Info: (Tenant Name, where evacuating to, emergency contact phone numbers)
- Contact information for your remediation contractor and/or roofing company

When a hurricane is impending:

Stay tuned to local media coverage for detailed instructions in your specific area.

Contact your Owners/Tenants and share your emergency contact information with them, just in case. Urge your owners to follow instructions from local emergency management personnel to remain safe.

1) Recommend that they to do any or all of the following:

- Park vehicles against the garage doors where possible and fill their gas tanks. Move furniture away from exposed windows and doors
- Take all pets indoors to shelter them from the storm
- Fill bathtubs and sinks with water in case water supply is interrupted or contaminated
- Set refrigerators on maximum cold; do not open unless necessary
- Be sure their storm emergency kits are stocked and readily available
- Close all windows and deploy their hurricane shutters if applicable
- Bring all lawn furniture inside
- Turn off gas/propane tanks
- Bring inside, anchor or otherwise secure all outdoor small objects such as planters, statues, bird feeders, etc.

Association and Property Managers should check the following and adjust according to their specific property:

1) Secure all common areas:

- Protect pool and/or patio furniture by tossing it into the pool or otherwise adequately securing it
- Protect exposed windows by installing storm panels or plywood over all windows, skylights, doors and open vents; tape exposed glass to protect from shattering; deploy all common area hurricane shutters
- Turn off main gas valve
- Close all outdoor electrical outlets and cover with duct tape
- Check your property for dead or dying tree limbs and prune or remove as needed
- Keep swimming pools filled to 12 inches below the edge; cover the filter pump and turn off the electricity; add additional chlorine
- Secure common area garage and porch doors
- Lower radio and television antennas and protect satellite dishes where applicable
- Secure or otherwise anchor small objects such as planters, statues, etc.
- Insert wedges in sliding patio doors; if not protected, damaging winds can lift them off their tracks and blow them into the buildings

While the steps we've outlined above can help you minimize the impact to your property from a major storm hit, the steps the Association takes AFTER the storm has passed can dramatically impact how an insurance company responds to your needs.

After the hurricane has passed:

- Notify all unit owners to contact their own insurance companies as soon as possible, and begin the dry out and repair process
- Take lots of pictures
- Contact your insurance agent and contact all necessary contractors to begin the repair and/or replacement of your damaged property
- Begin the cleanup process

Remember, our Agency's goal is to get to your property as soon as possible to evaluate the damages and be a first responder, should a claim need to be filed.

Here are some important things to consider about your insurance policy and damage reimbursements:

- Most insurance policies are written on replacement cost basis; however, policies do not pay out on replacement cost basis until the carrier has confirmed the work has been completed for the damages incurred
- For this reason, we urge Association's Board of Directors to move the bidding process along to the point of work being completed for storm damages as soon as possible.
- Doing this can/will drastically affect the payments you receive from the carrier, and the timeliness of the carrier's response.
- If an association drags out the bidding process, you can expect to be paid on actual cash value until invoices are submitted for work completed.

What is an Assignment of Benefits (AOB) and what does it do?

By definition, an **Assignment of Benefits (AOB)** is a legal tool that allows a third party to be paid for services performed for an insured property owner who would normally be reimbursed by the insurance company directly after making a claim.

If you sign an **Assignment of Benefits**, you are assigning all of your rights to the contractor. In the majority of cases, doing this causes a delay in payments, which can delay completion of the repairs for your claim.

As YOUR agent, we urge you NOT to sign an Assignment of Benefits (AOB). Rather, we encourage you to develop a good working relationship with remediation contractors BEFORE hurricane season begins, and develop an agreement with them as to the handling of your repairs after a loss. You do not need a written contract (i.e. an AOB) to have this understanding.

Did you know?:

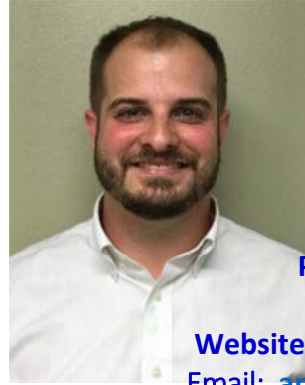
Here are some interesting severe weather facts...

According to the National Weather Service (www.weather.gov):

- Each year, the United States averages some 10,000 thunderstorms, 5,000 floods, 1,300 tornadoes and 2 Atlantic hurricanes, as well as widespread droughts and wildfires.
- Weather, water and climate events, cause an average of approximately 650 deaths and \$15 billion in damages per year, and are responsible for some 90 percent of all presidentially-declared disasters.
- A mere 6 inches of fast-moving flood water can knock over an adult. It takes just 12 inches of rushing water to carry away a small car, while 2 feet of rushing water can carry away most vehicles. It is NEVER safe to drive or walk into flood waters.
- Lightning can heat the air to 50,000 degrees Fahrenheit — about 5 times hotter than the surface of the sun.

About the Publisher/Editor

Andrew Ranew is a local Commercial Insurance Agent committed to providing the best insurance services available to Community Associations here in the Brevard County, Florida area. With long term company partners, Andrew and his team search the entire insurance landscape on your behalf to create an insurance program to meet your unique needs. Considered to be 'the best of the best', he earns this reputation by providing many condominiums and commercial entities with outstanding expertise, loyalty, and assistance with all their insurance needs.



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More social media links in the next issue!