

# The Longboat Harbour

## I N F O

4454 Gulf of Mexico Drive Longboat Key, FL 34228

Vol. XXXX Number 2

November 2003

### **BOARD OF DIRECTORS**

#### **OPERATING COMMITTEE**

##### **Cigarette Burns**



As a consequence of cigarette burns on the newly installed carpet in the building walkways (there are four known incidents already), the Operating Committee recommended, and the Board unanimously approved,

the prohibition of smoking on the building walkways. Smoking is permitted only in the parking areas and open spaces.

##### **Carpet**

A number of Owners expressed concerns about the quality of the carpet installation. The Operating committee is well aware of such matters and are dealing with them. Although the carpet itself has been paid for, no disbursement has been made to the installer for the installation portion of the contract, pending rectification of deficiencies.

##### **TV Contract**

The Operating Committee recommended the renewal of our cable TV contract with Comcast for a period of 10 years. There are significant savings to the longer term compared to shorter periods. Following considerable debate, Board members were asked to give the Committee instructions as to any specific issues they consider to be important, so they can be dealt with in dealing with Comcast. The committee will incorporate in their negotiations the possible inclusion of a

local channel available only to Longboat Harbour. the Board requested the Committee to bring the final agreement with Comcast back to the Board for final approval.

##### **Building Repair**

Settling is occurring at the north end of L Building and cracks have developed in a number of other structures. The cause(s) are being evaluated as to their seriousness and possible remedial action.

The Operating committee had included Major Maintenance in its 2002 budget. This will be repeated in the 2004 budget.

##### **Building Modernization Committee**

The kickoff meeting of the committee was on October 27, 2003 with 39 of the 58 owners who signed up for the committee present. The committee is co-chaired by **Carol Fischbein, Carol Kasden, and Margaret Demey**. There are five subcommittees with from five to ten owners on each subcommittee and 19 owners presently unassigned to a subcommittee. A preliminary report on "principles" and possible future recommendations will be presented to the Board at the December meeting. The committee objective is to present final recommendations to the Board in late Spring. For those interested, a list of the membership is available in the office.

##### **Gym Donation**



The gymnasts want to express their appreciation to **Bill and Ruthmary Colton (B-204)** for their donation of the "Momentum" recumbent bike, pictured here. Because of its

design, a workout feels less strenuous allowing users to exercise longer, with less muscle fatigue.

# LONGBOAT CONDOMINIUM FEDERATION

There are changes being made to insurance practices in Florida and it is important that all of us become aware of their implications.

The Florida Legislature has amended the statutes to address how insurance coverage **must** be provided under the **condominium master policy and the individual unit owner policies**. The change applies to any new or renewal insurance policy effective January 1, 2004.

The modifications to policy coverage were explained at the November meeting of the Longboat Condominium Federation Key by two experienced insurance executives from the firm of Brown and Brown, Kevin B. O'Keeffe, Vice-President, Retail Division and Jennifer L. Miller, AAI, CPIW, Vice-President Regional Personal Lines Team Leader.

## Here are the significant highlights of this bill:

- The changes apply to every condominium in the state, regardless of the date of its declaration.
- The Board may satisfy the requirement to obtain "adequate insurance" if the policy contains a reasonable deductible; but there is no definition of "reasonable".
- The master policy shall provide primary coverage for the following:
  - The condominium property located inside the units **as such property was initially installed, or replacements thereof, of like kind and quality in accordance with the original plans and specifications** or, if the original plans and specifications are not available, as they existed at the time the unit was **initially** conveyed:
  - All portions of the condominium property, which the declaration of plans and

specifications do not describe as a condominium unit, must be covered by the association.

- All portions of the condominium property located outside the units.
- The word "building" does not include the following, thus the master policy will not cover these items even if located inside a unit.
  - Floor, wall and ceiling coverings
  - Electrical fixtures
  - Appliances
  - Air conditioning or heating equipment
  - Water heaters
  - Water filters
  - Built in cabinets and counter tops
  - Window treatments, including curtains, drapes, blinds and hardware
  - Replacements for any of the above listed property
  - **Air conditioner compressors that serve only one unit no matter where they are located**

## Unit owners should continue to insure additions and upgrades which are not of like kind or quality to the original interior building items.

Any policy issued or renewed **to a unit owner** on or after January 1, 2004 shall provide that coverage under the unit's policy is to be excess over any other policy covering the same property.

It is up to the individual unit owner to insure real or personal property within the unit that is excluded from the association policy.

The January 1, 2004 date is significant because until now there were differences in the allocation of responsibility between the Owner and the Association. Now all of the 20,000 condominiums in the state must conform to this apportionment of responsibility.

It is critical that the unit owners be aware of the Association Declaration and Bylaws as well as the statute to determine what they are responsible for. Be sure your coverage is adequate. **Increased coverage**

may be required under the unit owner policy.

The amount of coverage should be based on:

- The property *not covered* by the master policy
- Any property which the association bylaws *require* unit owners to insure
- Additions and alterations inside the unit which are *not of like kind and quality when compared to the original installed property.*

Remember: In the event of a claim for damage against the Association, any improvements made since the original construction are the responsibility of the Owner.

**Consult with your agent or broker to be sure you are covered to the extent you are comfortable.**

**Future Confederation Meetings:**

December's agenda for the Federation Meeting calls for a review of development on the Key, especially the implications of reduced accommodations for visitors.

Many are looking forward to the January Meeting which will face the problems with public

***Landscaping Committee***

Replanting was done in vacant areas of K and M Buildings, near the office entrance, and in a bed near Pool #3. Replanting of the bed between A and B buildings, necessitated by removal of plants to allow FPL to truck a transformer to the rear of B Building, was accomplished, but some of the plants did not survive, and will have to be replaced.

Young's Landscape and Irrigation of Longboat Key has begun maintenance of the Condo grounds. Prior to their commencement, Les Young of that company, walked the grounds with a member of the committee to discuss pruning, possible landscape changes, areas that need attention, and general improvements to the Condo property. Some

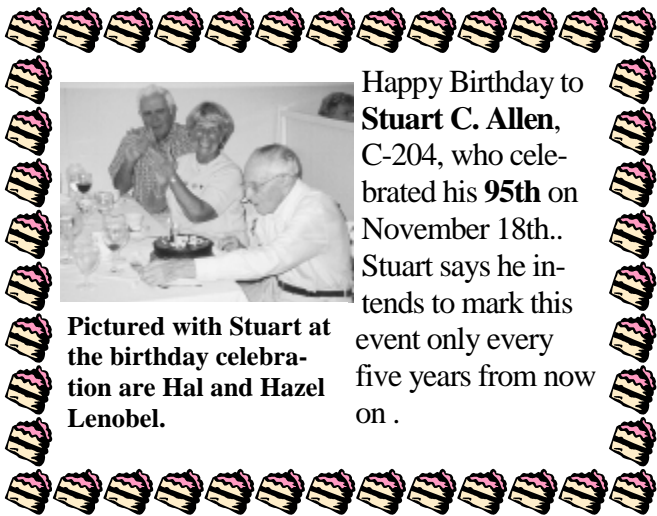


planting beds, or groups of plants in lawn areas were considered by Mr. Young to be a detriment to landscape aesthetics, and we will consider removing them, and replacing with grass. An example is the group of three Podocarpus on the canal side of D building, and the large Hibiscus clump nearby. Improvements along the street include removing the mulch beds that extend to the sidewalk, and replacing with grass. This would eliminate the problem of the mulch washing out down the slope.

Young's workers removed dead Oleander at the Beach property, along our border with La Playa, and replanted the border with new Oleander.

An ancient hedge clump near the parking lot between the office and N building is being removed, and will be replaced with more attractive plantings. The clump was becoming thin and scraggly, and was also an impediment to parking.

*Robert F. Adamsky,  
Landscape Committee Chairman*



**Pictured with Stuart at the birthday celebration are Hal and Hazel Lenobel.**

Happy Birthday to **Stuart C. Allen**, C-204, who celebrated his **95th** on November 18th.. Stuart says he intends to mark this event only every five years from now on .



***Beach House Cleanup***

Singled out at the recent Board Meeting were those who spent many hours over the summer cleaning out and tidying up the Beach House storage areas. **Carol and Al Fischbein, Bob Winter, Ann Sweet and Lou Longo** are to be congratulated and thanked for their efforts.



## A Salute to Veterans

On November 11<sup>th</sup>, a large number of Longboat Harbour Residents gathered in the Clubhouse to “Honor those Who Served.” The Veterans’ Day event, the second one held here at Longboat Harbour, was organized by **Joe Longtin** and **Sheila Weiser**. It is to be hoped this will become an annual event.



The “Presentation of the Colors” by **Dave Lichtenstein** began the formalities. This was particularly impressive as Dave was wearing a uniform shirt he had worn while serving in the U.S. Army Air Corps. (As a reminder, the Army Air Corp was separated from the Army and became the U.S. Air Force in 1947.)

**Warren Conrad**, who earlier in the day had given a review of the history of November 11<sup>th</sup>, repeated his summary of how this day came to be known as Veterans’ Day.

*A few of the Attendees at the Veterans’ Day Remembrance were Margaret Demey, Alice Jorgensen, Edna Travers and Edith Morse*



Sheila Weiser recited a poem, “Let them In, Peter” by John Gorka. A reading of “In Flanders Fields” by Joe Callahan followed.



Taps was played by **Fred Filmore** and a reading of “A Veteran’s Prayer” was given by **Bart Wassmendorf**.

The National Anthem, the singing of both “Proud to Be an American” and “God Bless America” concluded the “formalities;” but not the event. Long afterwards, friends were telling stories and “lies” about “How I Spent My Summer Vacation.” During this time Joe Sabella, a surprise “guest” artist, entertained the gathering with his piano stylings.

And, **Joe Longtin** was thrilled when **Adele Lichtenstein** presented him with a small hand made cushion made to replicate the American flag.

At Men’s club that day, special notice was paid to the many men who had served their country in the armed forces.. Of the 25 present, 18 had been in uniform.

## YACHT CLUB



Fresh from the first Rendezvous of the season, Yacht Club Members are now preparing for the next of a series of scheduled events, "The Lighting of the Docks."

Be sure to plan to be part of the walk-about starting at 5:00 pm, December 5th. This is one of the most enjoyable events of the season and is followed by a reception, given by Yacht Club members, for the entire community at 7:00 pm.

## HARBOURETTES

Vice President, **Margaret Demey**, led the group this summer. Our sincere thanks to her and summer officers, **Lou Longo, Rita Stormes**. Door Hostess roles were performed by **Rita Stormes, Carol Fischbein, Lil Toolan, Edna Travers, Gladys Henry** and **Sue Troup** who collected dues and provided snacks for the Bridge and Rummi-kub<sup>®</sup> players. November saw the return of President **Pat Warner**, Secretary **Eleanor Carnese**, Treasurer **Rose Hall** and many others.

### Harbourettes is open to all owners and renters.

Meetings are each Wednesday at 12:30 P.M. Please joins us for an afternoon of fun and games.

Our Door Hostesses in November are **Hazel Lenobel** and **Jayne Forstenser**.

Our first Luncheon of the Season will be held on December 17<sup>th</sup>. Look for the Notice on your Bulletin Board.

**Rose Hall**, our Treasurer, had surgery and is in "rehab" at Sarasota Memorial - room 1066A. She is progressing nicely and we wish her a speedy recovery. **Rita Stormes** kindly accepted the job of Treasurer in the interim, for which we are most grateful.

*Pat Warner, Pres.*  
J-301 383-5391

## MARK YOUR CALENDARS

### PRELIMINARY SCHEDULE OF EVENTS (Partial)

DATE/TIME	EVENT
29-Nov 9:30 a.m.	Deck the Hall
5-Dec 5:00 pm	Lighting of Boats & Docks
5-Dec 7:00 p.m.	Yacht Club Reception
17-Dec 12:00 noon	Harbourettes Lunch
31-Dec 9:00 p.m.	New Years Eve Party
6-Jan 7:30 p.m.	Play Readers Begins
8-Jan 7:00 p.m.	Exec. Comm. Meeting
14-Jan 12:00 noon	Birthday Luncheon
17-Jan 6:00 p.m.	Change of Watch at BKYC
22-Jan 7:30 p.m.	Film Society
25-Jan 5:30 pm	Super Bowl Party
29-Jan 10:00 am	Bus Trip, Tampa Downs
5-Feb 7:00 p.m.	Exec. Comm. Meeting
1-Feb 12:00 noon	Valentine Luncheon
1-Feb 8:30 am	Sweetheart Breakfast
17-Feb 11:30 a.m.	Special Luncheon
19-Feb 11:30 am.	Rendezvous at TBA
26-Feb 7:30 p.m.	Film Society
29-Feb 6:00 p.m.	Leap Year Dinner Party
4-Mar 7:00 p.m.	Exec. Comm. Meeting
6-Mar 2:00 p.m.	Boat Parade
10-Mar 12:00 noon	Special Luncheon
13-Mar 6:00 p.m.	St. Pat's Celebration
18-Mar 7:30 pm	Film Society
21-Mar 9:00 am.	Tennis Tournament Finals



# What's the Buzz? It's Play Readers Opening Jan 5 for the 2004 Season



Despite rumors to the contrary, the answer is decidedly YES. PLAYREADERS will resume! The entire PLAYREADERS Committee is back from Manhattan, San Francisco, Hawaii,

Princeton with new plays: comic, dramatic, erotic (oops, exotic). It's their 22nd season of reading and listening to plays on Monday nights and it's a banner one coming up.

There will be more specifics to report in the December issue of the INFO. This is just a reminder to last year's members—all 49 of them - and to new members, who will be much welcomed, to save your Monday evenings for this enjoyable activity.

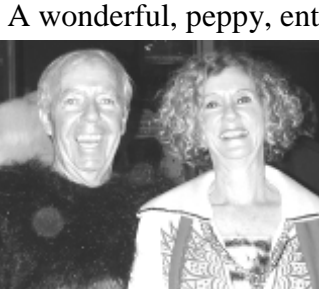
If you've ever wondered, "What do they do in the Club Lounge on Monday nights?", come to Opening Night, Jan. 5th. Join the fun as a reader. Or sit back and be a listener. You don't have to be a would-be Hamlet or Ophelia to have fun.

The PLAYREADERS Committee for 2004: Muriel Meyers, Director; Mary Jane Meyer, Shirley Atlas, Pat Warner and Manny Kurzberg, Treasurer.

Muriel Meyers,  
Director

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★ Next Deadline for INFO submissions ★  
★ December 23rd. ★  
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## "Hooray for Hollywood"



A wonderful, peppy, enthusiastic show at Sarasota Seniors Theater was a joy to watch. It brought back many memories. The hit of the evening was Sheila Weiser's "Elvis" – the best of the show, such style, grace and aplomb.

# "REFLECTIONS"

Did you know we have an owl sitting on the rail at the northern end of our property. He's quite real looking and has been widely thought to be genuine except, of course, by the very birds he is there to frighten away. And that's why they are called laughing gulls.

There had been an earlier effort to frighten the ever-pooping gulls away from the big pool. Those were the days we used to string wire diagonally from poles at three corners of the pool hoping to discourage the gulls from landing on the pool collar and refreshing themselves in the water. In aid of this effort, some resident genius bought two lifelike black snakes and placed them strategically at the pool's edge.

One morning an intrepid swimmer came to the pool, saw the black snakes, found a nearby branch lying on the ground and beat the snakes to death. They gave him little resistance and the gulls laughed all the way through the performance. They had mastered the intricate crossed wires about thirty seconds after they had been strung.

Mary Jane Meyer

**There must be many more stories to be told. Let's hear them. Just jot a note and leave it in the INFO box at the office.**

**If you prefer, contact Mary Jane Meyer or Jean and Bart Wassmanskorf with your tale. You can email us at [wass@interlog.com](mailto:wass@interlog.com).**

Not enough can be said about **Joe Longtin**. He too was a big hit. He carried it off with his beautiful smile. He not only acted brilliantly, he served also as stage manager and director, (not, but could) A whole package of joy – cleverly wrapped.

Marle Kaplan  
Theatre Critic

P.S. The children were terrific.

## Oktoberfest A SUCCESS

Well we've done it again...another Longboat Harbour event that keeps getting bigger and better every year.



Oktoberfest, an annual event sponsored by your Recreation Committee, was held a week later than usual, on October 32, with the hope we could include many returning snowbirds. The gathering was alive with the sounds of laughter as friends and neighbours greeted each other after a long summer apart. Someone looking in

from the outside might have thought this was a family reunion as they observed the warmth and joy among our residents. Michael Millner's accordion playing was just right for the occasion.

While the beer flowed, the committee served a dinner consisting of unlimited sauerbraten, weisswurst, bratwurst, red cabbage, sauerkraut and hot German potato salad. Traditional apple streusel and vanilla ice cream complemented the meal.

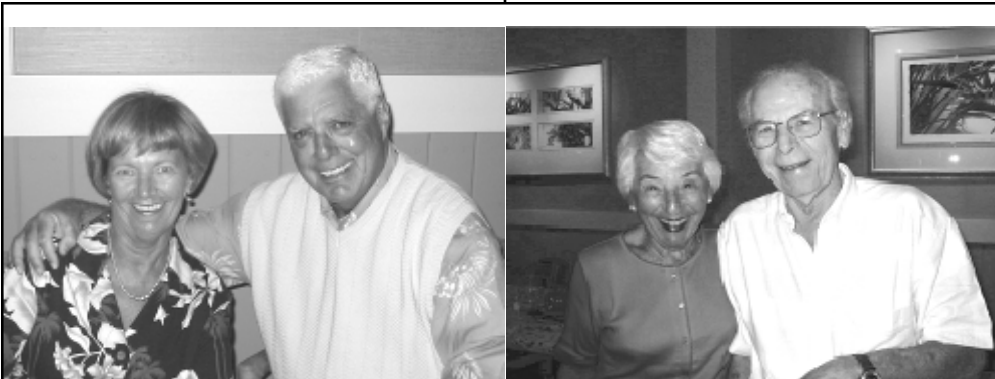
This was another wonderful start to our social year at Longboat Harbour. Our reputation for being the most social condo on the Island continues to prove itself year after year. After four hours of entertainment, the attendees reluctantly departed. Then the committee began the clean up.

In giving credit to all who made this event a suc-

cess we first must go back and thank **Carol and Al Fischbein** along with **Carol and Steve Kasdens** who initiated and organized the first Oktoberfest events. It was their example that shaped this years success.

**Many thanks to this year's committee for their hard work and dedication.**

- **Decorators: Donna Winter, Sue Troup, Lou Longo, Jim and Tess Owen, Don and Pat Marschke, Carol Fischbein and Joe Callahan.**
- **Greeters: Marge and Joe Callahan along with Dave and Phyllis Kee.**
- **Talented cooks: Al Fischbein, Joe Sabella and Gordon Mount.**
- **Servers: Donna Winter, Barbara Shelton, Gladys Henry, Tess Owen, Pat Marschke, Mary Harb, and Bill Holland's friend Joanne.**
- **Barmen: Ken Comeforo and Pete Henry who became the first to empty a keg of beer (well, not just the two of them).**



**Jan and Ed Davin and Marcia and Manny Kurzberg are just two of those who celebrated the beginning of the Season at Oktoberfest.**

**Don Marschke** chaired the clean up committee, assisted by **Bob and Donna Winter, Paul Carnese, Ken Comeforo, Jim and Tess**

**Owen.** A special thanks to **Ken Comeforo** for his shopping abilities and negotiating skills with **Geiers Sausage** who provided the bulk of the meats.

There are so many good folks who contribute to making our events successful it's sometimes hard to remember everyone. If we forgot to mention your name, we apologize.

*Bob Winter and Bill Holland.*

# Where's NAN?

We used to depend on Nan to give us appropriate advice and instruction on how to behave. Moreover, she was a font of knowledge about local matters. Where has she gone? Send out an alert. We need her back!

*(Your privacy will be protected, Nan.)*



Many people help to bring the *INFO* to you. Included among them are *Maryellen Comeforo; Mary Jane Meyer; the Office Staff; photo providers, Hank Airth and Bob Adamsky; the contributors whose names appear with the items and many others as well.* Thanks to them all.

**Jean and Bart Wassmansdorf,  
Editors**

\*\*\*\*\*  
 \* **APPRECIATION** \*  
 \* I would like to thank everyone for their kind \*  
 \* words and cards concerning the death of my \*  
 \* mother, Dolly Comerford. \*  
 \* A copy of a poem my sister wrote and recited \*  
 \* at my mother's funeral has been posted on the \*  
 \* office bulletin board. \*  
 \* *Pat Young* \*  
 \*\*\*\*\*

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