BUILDING MANAGERS INTERNATIONAL
Tampa Bay Pinellas

HIGHRISE LIVING
An Inside Look at The Belamy on Bayshore

ALL ABOUT BMI TAMPA
Our Chapter's Vision Unlike any other organization

TRAVELING BED BUGS
Guess Who May Be Following You Home

SERVICE DIRECTORY

FIND YOUR ASSOCIATION'S LOCAL SERVICE PROVIDERS INSIDE
Trade Show Committee

Joanne Geltman - PPG Paints
David Britton - Fieldstone Landscaping
Terry Stubbs - Vanguard Management
Chris Barno - Reynolds Paint Group
Percy Legendre - Bashor & Legendre
Sheila McKenna - Centennial Bank
Robert Mitchell - Mitchell Insurance Services
Lindsay Wagar - Vanguard Management

Thank you to our Associate Volunteers from

PPG Paints
Fieldstone Landscaping
Reynolds Paint Group
Centennial Bank
Mitchell Insurance Services
Vanguard Management
Precision Sidewalk Safety
BB&T Association Services
Critical System Solutions
CPR-Concrete Painting & Restoration
Florida Paints
FL Legal Group
PCS Insurance Group
Avid Management
About Us

Building Managers International’s Tampa Bay Chapter was re-established in January 2017 by Kerry Barnes and Nancy Hill. Bonita Vandall later joined in when she relocated from the BMI Collier’s chapter.

We have been welcomed with open arms by many managers and associates. Our vision is to continue to grow into the organization everyone wants to be a part of. With Kerry’s marketing background, Bonita’s management background and our savvy board members, we have the perfect ingredients to do just that!

Who Can Become A Member:

• ACTIVE Licensed Community Association Managers
• Community Association Management Companies
• Service Providers of Community Associations

Our Chapter’s Territory:

Tampa Bay Area - Including North Tampa down to Riverview and Brandon all the way across to Pinellas Beaches, up to Pasco.

Annual Member Fees: $150

Our Membership runs July to July. Fees are prorated to $75 December thru April In May we run our Membership Rally, 14 Months Membership for the price of 12 months.

www.BMITampa.org

CONTACT US FOR MORE INFORMATION:

Editor/Chapter Administrator
Kerry Barnes
(813) 557-5625
TampaBMI@gmail.com

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MEET OUR BOARD OF DIRECTORS

Bonita Vandall, PCAM, CMCA, AMS, CBA ~ President
Bonita is the Vice President of Management Services for Vanguard Management. She was born in Salisbury, North Carolina, but grew up in Naples, Florida. Bonita also holds a seat on the BMI National Board. Upon relocating to Tampa (with perfect timing), she immediately jumped in to support the kick-start of BMI Tampa. Her marriage of 41 years has produced three children and four grandchildren. Bonita says her most favorite thing in the world is being a grandmother.

Danielle Wright, CMCA, AMS ~ Vice President
Danielle is the President of Tailored Management Concepts. She has over 15 years of experience in the Community Association industry. Prior to starting her new venture in 2018, Danielle was the Regional Manager for Vanguard Management. Danielle grew up in Naples, Florida. She is the proud mom of two wonderful boys, a Great Dane and their family's newest edition, a French Bulldog.

Bobbie Turnbeaugh, CAM ~ Secretary
Bobbie has been an Association Manager for more than 10 years and is employed by Condominium Associates as an on-site manager at The Bellamy on Bayshore. Prior to joining Condominium Associates, Bobbie worked on-site for a Developer, who created new associations, either through apartment conversion, or new construction. She has been married for almost 37 years and is the proud mom of four children and grandmother of six.

Niurka (Nicki) F. Asmer ~ Treasurer
For more than two decades, community associations have turned to Attorney Nicki F. Asmer for legal advice relating to multiple issues faced in their communities. Her knowledge and experience in community association law has assisted board members and CAMs in amending governing documents, and the day-to-day operations of community associations.

Robert C. Mitchell III, CIC, CRM ~ Director
Robert is the owner of Mitchell Insurance Services. He has been a licensed insurance agent since 2008. Over the past ten years his primary focus has been Community Association Coverage and he currently works with 100 Community Associations. Robert attended Florida State University where he obtained his Bachelor of Science in 2008 and Master of Science in 2016.
Building Managers International
Tampa Pinellas Chapter

Membership Perks

• Reasonable Membership Fees
• Complimentary Staff Development Courses for Management Companies
• Affordable Sponsorship Opportunities.
• Access to all Member Luncheons @ Flemings Prime Steakhouse in Tampa.
• Participation in BMI Events
• Company listing by service category in our Online Directory - Open access to all website visitors
• Company listing by service category in our printed & digital Service Directory distributed at all events and local management companies.
• Advertisement opportunity via our Service Directory Magazine.
• Opportunity to present an Educational Forum at a Luncheon.
• We offer a platform for our members to present approximately 14 State-Certified Classes a year to community association managers, in addition to other educational Meetings.
• 30% off Constant Contact Email Marketing and Contact Database.
• Local charity partnerships
• "Smart Marketing" offerings for various events.
• Promotion on BMI Social Media Pages
• Family Atmosphere at all events

Social Media Sites:
https://www.facebook.com/BMITampaBayPinellas/
https://www.instagram.com/tampabmi/
www.linkedin.com/company/building-managers-international-tampa-bay-pinellas
COMMUNITY ASSOCIATION MANAGERS

Stay informed on BMI Tampa Bay Pinellas Education and Events. Follow us on Social Media or Sign up for our Email Invitations.

Created by Managers for Managers

Complimentary Monthly Education Luncheons for Active Community Managers

Education Rally coming in 2020. Designed for your License Renewal Needs!

MANAGER'S ONLY ROUND TABLE LUNCHEONS
(A safe space to share, learn and expand on management issues)

...All of this in a Fun, Comfortable, Friendly Environment

www.BMITampa.org
Quarterly Manager Round-Table Workshops run by our Chapter's President, Bonita Vandall, PCAM, CMCA, AMS, CBA

Bonita has 30 years experience in Residential Association Management. Each meeting will include specific topics for the managers to discuss and offer advice. Our sponsors of each workshop will also be offering their knowledge and experience. As with all other BMI events, these workshop luncheons are complimentary for Active, Licensed Community Association Managers.

On the Horizon in 2019

Staff Development Series

BMI is excited to announce our Staff Development Series for Management Companies. We have an exclusive Certified Microsoft Instructor teaching 2 and 4 hour complimentary courses for your staff. For an outline of the courses we provide, please contact, Kerry Barnes, TampaBMI@gmail.com or (813) 557-5625.

Congrats!

KRISTA MORELOCK
BMI's 2018 Volunteer of the Year

Krista is the Marketing Executive for CPR-Concrete Painting & Restoration. Although she wears many hats at CPR, Krista manages to be in the forefront of all BMI Events. In addition to being an Annual Chapter Sponsor, Krista is also the Chairperson for our Chapter’s Membership Committee and she has been key in helping promote our events & Boosting Attendance. We love you, Krista!
Tackle Budget Season
Like a BOSS , Part 2
Tuesday, September 12th

Advanced Microsoft Excel Course

This course is for those more adept in Excell
(Extension of Course offered in July)

Register at www.BMITampa.org

CAM Educational Luncheon

COOPER’S HAWK
WINERY & RESTAURANTS

Tuesday,
September 17th

“Principles of Insurance - Community Associations”
1-Hour IFM Accredited Course
Provider #0007358; Course #9628732
presented by:
Robert C Mitchell III, CIC, CRM
Mitchell Insurance Services
**EXTERIOR MAINTENANCE - PAINTING**

By Donny Morelock, Owner of CPR- Concrete, Painting & Restoration

Photographs provided by CPR

WHY DO WE NEED TO PAINT OUR BUILDINGS?
We paint our buildings to protect and beautify. Painting on a regular cycle will lead to reduced wood repair, reduced concrete & stucco repair which if left untreated will lead to very costly structural repairs. The ability to show prospective buyers of units in your buildings that there was an on-going maintenance plan implemented for the exterior of the building coupled with the updating of color schemes will increase the unit value to the owners in your building compared to other buildings in the area.

FACT: Painting is a form of Waterproofing.

IMPORTANCE & HOW TO IDENTIFY THE CONDITION OF YOUR EXISTING BUILDING PAINT
FACT: Paint will become chalky at the end of its useful life letting us know it is time to paint. Some degree of chalking is normal and can be a desirable way for a paint film to wear.

WHAT IS CHALK: A powdery residue on painted exterior surfaces. When this chemistry is happening, the paint sheen will become duller and the paint film will get thinner. Chalking can cause color fading.

FREE RESOURCES (JUST TO NAME A FEW)
1. Local paint manufacturer representative: in almost all cases will give you a free, honest assessment of your current paint to include a time-line on when you need to budget your upcoming exterior paint job.

They will also provide you a paint specification detailing the scope of work needed so you can get apples to apples proposals from your favorite painting contractors.

2. Painting Contractor: A trusted or highly recommended paint contractor is another free resource for annual or bi-annual inspections of your current building conditions. They will alert you to chalky paint, excessive stucco cracking, wood rot, damaged waterproof caulking at windows, expansion joints, etc.

*It should be noted that if you have on-going waterproofing issues or any signs of structural issues, I would recommend contacting a trusted or highly recommended engineering firm.

SUMMARY ~
Reasons to paint now:
1. Existing paint becomes excessively chalky
2. Color starts to fade
3. Maintenance Inspection reveals: excessive stucco cracks, wood or concrete issues, damaged waterproof caulking, etc.
4. Extensive repairs were recently made to the building
5. Owners want to update the colors
6. Existing paint job is out of warranty. This is usually on a 7 or 10 year cycle.

USE THE MAINTENANCE OF YOUR EXTERIOR PAINTING TO REDUCE EXTENSIVE AND COSTLY REPAIRS AS PART OF YOUR BUILDING ASSET PROTECTION PLAN.
- Inspect your building regularly
- Perform Repairs when they present themselves (Do not wait)
- Be proactive not reactive to save $.

If you practice this, you will save the owners thousands and thousands of dollars over the years.
What we’ve been up to in...
For property managers, January is a great time to think about getting your property’s landscape in shape for the New Year. Here are three helpful tips borrowed from the fitness industry that will help kick start your landscape’s New Year shape-up plan.

1. Establish a Baseline and Set Your Goals

Like stepping on a scale before you set personal fitness goals, start by taking an honest look at where your property’s landscape is today, then decide how you want to improve its appearance. By walking through your property now, you will see some areas where you know that you can make big improvements this year. Look for obvious areas first, like bare or overly distressed patches of turf, or trees with low hanging limbs that are in need of trimming. Pay special attention to the featured areas of the landscape like entrances and common spaces. Do they welcome visitors, or are they dull and need rejuvenating? You may not like what you see now, but by identifying the problem areas and setting improvement goals, you should start to see real progress by the time spring arrives.

2. Commit to a Plan and Record Your Progress

Now that you’ve established where you’re starting from, it’s time to create a plan. As with your personal health goals at the gym, your landscaping will need a plan that addresses not only the areas you want to improve, but all the components of a healthy landscape. Successful landscape service plans include not only the services you see, like mowing and detailing, but maintenance of other important areas, like your irrigation system, and will include fertilization and pest prevention for sustained, healthy growth. By committing to attend monthly walkthroughs to review your landscape’s most important features, you will be investing the time needed to make sure that this is the year that your landscape gets in shape. Photograph the areas of your property that you would like to improve, so that you can go back to them throughout the year to track their improvement.

3. Get Help from a Pro

Finally, the most important thing you can do to make sure that your landscape gets in shape this year is to hire professional help. Just like a personal trainer will push you toward your fitness goals, a dedicated, professional landscape service provider will accelerate the improvements you want to see in your property’s landscape. A professional landscaper will be with you on your monthly property walkthroughs to help you see and understand the positive changes taking place in your property’s landscape. They are accountable to make sure that your improvement goals are met and will use their knowledge and expertise to make sure your property is healthy year after year.

These three simple tips will help make sure that you get your landscape in great shape this year.
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Question: Our condominium association is having a vote at a special meeting to authorize major improvements to our property, which must be approved by 67% of all voters. We have a hard time getting people to vote. We understand that we can hold the process open for 90 days to get out the vote. How does that work?

Answer: You should discuss with your association attorney in advance of the meeting so you can be prepared how to handle the “adjournment” process under your particular governing documents. Many bylaws only recognize the right to adjourn when a quorum is not present. I am aware of at least one agency decision (which is technically not binding law) where a unit owner challenged the association’s action of adjourning the meeting even though a quorum was present. The arbitrator ruled that the bylaw provision in question, which only allowed for adjournment where no quorum was present, did not limit the right to adjourn in other circumstances. In considering the interpretation most reasonable to the association’s ability to efficiently operate the condominium, the arbitrator ruled that a lawfully convened meeting could be adjourned in circumstances other than lack of a quorum. There is also an appeals court case in the homeowners’ association context which appears to adopt a liberal view of adjournment procedures.

If a quorum is present at the meeting, either in person or by proxy, the meeting can be called to order, but you should “adjourn” it before taking the vote on the project, if not enough units are represented to take the required vote. The procedure I recommend is generally as follows:

1. Call the meeting to order.
2. Explain to the members present that the association has not obtained sufficient voter input to properly address the issue at hand and request that the meeting be adjourned to permit additional members to submit proxies.
3. A motion should be made and seconded as follows: I move that this meeting be adjourned until [date] at [time] at [place]. The motion must contain an exact date, time and place for the reconvened meeting. I would recommend adjourning for three or four weeks, if you think that will be enough time.
4. The motion should be voted upon by the members. The proxyholder for the board is entitled to vote the proxies he or she holds in favor of the motion (as can any other (Continued...))
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proxyholders), as long as the signer of the proxy has given general powers to the board.

5. Those members who have come to vote at the meeting in person should be given a proxy, asked to mark their vote, and leave the signed proxy with the association. If they wish to come to the reconvened meeting later, they can revoke their proxy and vote in person.

6. The meeting should be adjourned.

7. The Association should contact those owners who have not voted and encourage their participation, whether they are for or against the project.

8. The vote is taken at the reconvened meeting. The additional proxies obtained can be added to the count, as well as the votes of those who vote in person at the reconvened meeting.

Unless otherwise addressed in the bylaws, notice generally does not need to be given for the reconvened meeting, but may be required for new owners. Also if title changes, proxies should be obtained from the new owner.

*The Florida Condominium Act* states that a proxy is not valid longer than 90 days after the date of the first meeting for which it was given, so the process must be completed within 90 days. Some bylaws contain specific restrictions on adjournments, which could materially alter the general processes and deadlines noted above.
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TUESDAY
OCTOBER 15, 2019

TRICK OR TREAT

FLEMING'S PRIME STEAKHOUSE
4322 W BOY SCOUT BLVD, TAMPA, FL 33607
The Bellamy on Bayshore is a premier high-rise condominium located on beautiful Bayshore Boulevard.

The Bellamy offers luxury living at its finest in a friendly atmosphere. This beautiful, 22-floor building has three penthouse units on levels 19-22. Three of these units have a two-story layout. The units at the Bellamy range in size from 2,600 to 6,100 square feet of living area.

Completed in 2006, the Bellamy has 64 large residences with 24-hour concierge services and boasts some of the finest amenities found anywhere including guest suites. The 3rd floor abounds a garden patio and pool deck, with an outdoor grill area and an outdoor fireplace.
Inside this luxurious building you will find an informal Social Room with a billiard table and television, as well as a bar area and fireplace sitting area, a more formal social room with a catering kitchen and a large screen television.

A fitness center with updated equipment is also available for all residents, along with a movie theater and a wine room, with personal cold storage for each unit. Each unit also has a storage unit on-site.

The Bellamy is a Bayshore gem, indeed!
TRADE SHOW SPONSORS
Board Member Session:

8am  Emotional Support Animal Discussion presented by FL Legal Group
8:40am Executive Q&A Panel
9am  Trade Show Floor Open
10:45am Raffle Drawing (Classroom)
11am  Trade Show Floor Closes

Licensed Managers Only Session:

11:30am Luncheon
1pm  Trade Show Floor Opens to Managers Only
2pm  Bar Opens
2:30pm "What BM's Need to Know about Legal Responsibilities" 1 Hour, HR Credit (Provider No 0006161 Course No 9629536) in Classroom
3:30pm "Raffle Drawings - Trade Show Floor
4pm  Show Closes
TRADE SHOW EXHIBITORS
(Alphabetically w/Listing Page Number & Row Color)

24 ACPLM
33 Aderhold Roofing
33 Advanced Roofing
25 American Momentum Bank
24 Asphalt Restoration Technology
33 ATI Restoration
24 Bashor & Legendre
25 BB&T Association Services
29 Brightview Landscape
25 Centennial Bank
31 CPR - Concrete Painting & Rest.
27 Critical System Solutions
33 DriRite of Tampa Bay
24 Driveway Maintenance
28 E/G of Florida
28 EmpireWorks Reconstruction
29 Fieldstone Landscape Services
32 Fleetwash
25 FL Legal Group
30 Florida Paints
28 Insurance Office of America
32 Integrity Pressure Cleaning
29 Keys Claims Services

33 LRE Construction Services
27 LRE Ground Services
28 Mellick Construction
28 Mitchell Insurance
31 Munyan Painting
32 NaturZone
26 Oracle Elevator
28 PCS Insurance Group
30 PPG Paints
26 Paradise Dryer Vent Cleaning
24 Parking Lot Services
26 Precision Sidewalk Safety
27 Quick Response Fire
31 Reynolds Painting Group
24 Rose Paving
30 Sherwin Williams
27 Slider Engineering
32 Specialized Pipe Technologies
33 Symbiont Services
25 Tannenbaum Scro
28 USI Insurance
29 Yellowstone Landscape
2019 TRADE SHOW FLOOR PLAN
★ = MONEY MACHINE SPONSORS

ENTRANCE

MONEY MACHINE

BLUE ROW

Blue Row

Photo Area

ORANGE ROW

Orange Row

YELLOW ROW

Yellow Row

PURPLE ROW

Purple Row

AFTERNOON BAR

Photo Area

www.BMITAMPA.org

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SERVICE PROVIDERS BY TRADE

ACCOUNTING/TAXES

Bashor and Legendre, LLP
Certified Public Accountants
813-961-3220
www.blcpas.com
Percy J Legendre III
plegendre@blcpas.com
Christopher Legendre
clegendre@blcpas.com

ASPHALT/PAVING

ACPLM, Inc.
Cindy Lee
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813-633-0548
www.acplm.net

Asphalt Restoration Technology Services, Inc.
Jennifer Agravat
jen@asphaltnews.com
407-826-4732
www.asphaltnews.com

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LFernandez@driveway.net
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www.Driveway.net

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chamma.skipper@rosepaving.com
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www.rosepaving.com

Parking Lot Services
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Austin Clifford 813-410-1574
Austin@plsofflorida.com
TJ Joyner 813-597-7717
tj@plsofflorida.com
SERVICE PROVIDERS BY TRADE

ATTORNEY (Community Assoc Law)

FL Legal Group
Niurka Asmer, Esq.
nfa@fllegalgroup.com
(813) 221-9500
www.fllegalgroup.com

ATTORNEY (Structural Defects)

Tannenbaum Scro P.L.
Michelle Colburn
mcolburn@tannenbaumsacro.com
941-444-9092
www.tannenbaumlawgroup.com

BANKING

BB&T Association Services
Marianne Brown
Marianne.Brown@BBandT.com
727-501-2511
www.BBandT.com

Centennial Bank
Sheila McKenna
smckenna@my100bank.com
727-410-9596
www.my100bank.com

American Momentum Bank
Heather Karamitsos
hkaramitsos@americanmomentum.bank
239-219-5603
www.americanmomentumbank.com
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(see Paint Manufacturers)

PPG Paint
(see Paint Manufacturers)

CONCRETE (Structural)

L.R.E. Ground Services, Inc.
(See Foundation Repair)

CONCRETE (Non-Structural)

Precision Sidewalk Safety Corp
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Jackie@precisionsidewalksafety.com
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www.PrecisionSidewalkSafety.com

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Oracle Elevator
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FL Legal Group
(see Attorney)
## SERVICE PROVIDERS BY TRADE

### ENGINEERING

**Biller Reinhart Engineering Group, Inc.**  
Steve Owazany  
sowazany@billerreinhart.com  
813-908-7203  
www.billerreinhart.com

**Delta Engineering & Inspection, Inc.**  
Julia Midgett  
jmidgett@delta-engineers.com  
941-727-2600  
www.delta-engineers.com

**Slider Engineering Group**  
Stephen Mrozinski  
smrozinski@sliderengineering.com  
813-313-7287  
www.sliderengineering.com

### FIRE & ALARM

**Critical System Solutions, LLC**  
Melissa Morlan  
melissa.morlan@criticalsystemsolutions.com  
813-618-4787  
www.criticalsystemsolutions.com

**Quick Response Fire Protection**  
Matt Justice  
mjustice@quickresponsefl.com  
727-420-2691  
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mmackey@empireworks.com
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www.empireworks.com

Mellick Construction
Zee Mercado
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INSURANCE AGENCY

Mitchell Insurance Services, Inc.
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Aja@EGFlorida.com
727-337-8880
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Insurance Office of America
Michelle Newton
Michelle.Newton@ioausa.com
727-743-0789
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USI Insurance Services
Adam Lopatin
adam.lopatin@usi.com
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SERVICE PROVIDERS BY TRADE

INSURANCE CLAIMS

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Suzanne Probus
suzanneprobus@keysclaims.com
813-758-8185
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LANDSCAPING

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Brightview Landscape Services
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Fieldstone Landscape Services
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www.fieldstonels.com
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<td>P &amp; R Pro Coatings</td>
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<td><a href="mailto:Christine.m@pandrpros.com">Christine.m@pandrpros.com</a>, 727-262-1004, <a href="http://www.pandrpros.com">www.pandrpros.com</a></td>
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SERVICE PROVIDERS BY TRADE

PEST/RODENT CONTROL

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SWIMMING POOL HEATING
Happy New Year!

Many of you may have traveled over the Holidays and now more than ever are concerned you brought home an un-welcomed guest from your hotel of choice. Whether it was the Ritz Carlton or Motel 6, unfortunately, there is a chance to be exposed to bed bugs everywhere. Bed bugs have received national media attention in recent years in part because it is an epidemic that affects all socioeconomic groups, is a risk of litigation for businesses of any kind (including Condominiums), and because blood-sucking insects in your bed are just plain freaky. As someone who has worked on the commercial side of the Pest Control industry for over 5 years (inspecting, treating and training hotel staff on bedbugs), my experience sleeping in a hotel will never be the same (just ask my wife). My goal in this article is not to scare you, but to equip you with information that can help prevent bringing bed bugs home, to better understand when there may be an infestation in your home or association, and how to reduce the risk of litigation for HOA’s and Condominium Associations.

My inspection begins by removing the bed linens (while getting the “you’re crazy” look from my wife), and using a flash light to look around the seams of the mattress. Even using the flashlight on your phone is better than nothing. Bed bugs prefer to be in tight areas with pressure on their stomach and back so the seam of the mattress is a perfect spot. They also love to be under the felt cover of box springs, after inspecting the mattress, box spring, headboard, couch, and baseboards,
I can finally relax, take my luggage out and begin to enjoy the vacation. Even veteran Pest Control technicians can miss the early stages of bed bug infestations, but by doing this quick inspection you will greatly reduce the likelihood of bringing these blood-suckers home with you.

Please trust me when I say no matter how much you paid for the hotel room, hotel General Managers across America are putting people in rooms knowingly and unknowingly infested with bed bugs. Do your due diligence, avoid the emotional trauma caused by a bed bug infestation and sleep better! Despite seeing some of the worst bedbug infestations imaginable, I do not fear sleeping in a hotel room. That does not mean I do not take precautions from the moment I walk through a hotel room door for the first time. The first thing I do when I walk into a hotel room is put my luggage on the bathroom floor. Bedbugs are lazy, 70-90% can be found where their food is (you), meaning they will be on the mattress, box spring, nightstand, and baseboards around the bed area. After placing my luggage in the bathroom, I begin my inspection. During my inspection I am looking for any one of the six signs of a bedbug infestation:

1. Droppings which look like ink blots from a ballpoint pen.
2. Small penny/dime sized blood stains. 3. Live bedbugs (bedbugs are not invisible! They range from 1.5mm to 7mm depending on the stage of the lifecycle).
4. Bedbug exoskeletons. Bedbugs have 5 growth stages, after each stage (called an instar) they require a bloodmeal, and shed their skin. 5. eggs are 1mm in diameter0 6. Bedbug bites are small red bumps.

If a Condominium Association has interior pest control service as a responsibility of the association they are potentially at great risk of litigation from bedbug infestations. The key to protecting the association is documentation! I recommend maintaining a “Pest Logbook” which documents all reported instances of pest infestations and the response date of the Pest Control company. Service Inspection reports should be in the logbook detailing the pesticides used, and pests observed. Multifamily residential housing and multi-story condominium buildings are particularly at risk of bedbug infestations spreading throughout the building. Often times in these settings homeowners treat for bedbugs themselves using pesticides found at Home Depot. These pesticides will rarely solve the infestation, and well likely push bedbugs to the homeowners to the left, right, above and below of the originally infested unit. One female bed bug can lay 2-5 eggs a day and 500 in a lifetime. Early detection, reaction and treatment from a qualified Pest Control professional is critical for reducing the risk of litigation, and preventing an outbreak throughout the building.

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There is an overwhelming issue with homeowners submitting applications for Emotional Support Animals. I recently had an association contact me about an application for an ESA that consisted of a python snake. The resident wears the snake around her neck in the community and basically freaks everyone out. Luckily House Bill 721 finally addresses these issues relating to pet-restricted residential communities who are seeing more and more requests made for an emotional support animals ("ESA"). There is a legislative proposal that most community association attorneys are happy to see. As you probably know, association boards must respect the needs of its disabled residents. However, any google search will turn up hundreds of websites offering ESA certificates for a very nominal amount. It has caused considerable frustration and expense to our associations trying to comply with the fair housing laws.

So here’s the good news: HB 721 would make it a 2nd degree misdemeanor if any person falsifies written documentation for an emotional support animal or otherwise knowingly and willfully misrepresents herself or himself through conduct or verbal or written notice as using an emotional support animal and being qualified to use an emotional support animal. Additionally, a person convicted of making a fraudulent ESA request will be required to perform 30-hours of community service for an organization that serves individuals with disabilities as ordered by the court. It will be interesting to see how this process can be regulated and disputed by the association.

BMI Tampa will be hosting Nicki’s Continuing Education Course on Emotional Support Animals on September 24th. The course will provide 1-Hour Human Resource Credit. Save the date and make sure you are receiving BMI’s Event Notification Emails!
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