

# *Alliance of Delray Residential Associations, Inc.*

*Serving the Membership ♦ Improving the Community Lifestyle ♦ Working Toward Sustainable Development*

*Applying Resilience Thinking to Our Natural Resources*

Visit Our Website at: [www.allianceofdelray.com](http://www.allianceofdelray.com)

July 2022 issue of The Alliance Connection

## Next Meeting



# Wednesday July 6, 2022

<https://us02web.zoom.us/j/83438734250>

## 10 AM

# Property Insurance: How High Can It Go?

Panelists include Senator Lori Berman & Representative Kelly Skidmore

Plus

Updates from PBSO, PBCFR, and Government & Elected Officials



Senator Lori Berman was elected to the Florida Senate on April 10, 2018 and reelected subsequently.

From 2010 -2018 she was a Florida Representative. She is a graduate of Tufts University and George Washington University Law School.

Senator Berman has introduced many bills that have improved the quality of life for Palm Beach County residents.

Representative Kelly Skidmore  
From 2006-2010

Representative Skidmore served in the Florida House. She was re-elected in 2020 and has been working on many quality of life issues including personal health, environment, and roadway concerns for the residents of Palm Beach County.



Upcoming issues of the Alliance Connection will be reporting on the following:

- Lowering Insurance Rates Through Our Legislative Delegation
- Volunteer Opportunities with PBSO
- Senior Guide to Community Services
- PBC Financing and Local Economy Report
- PBC Update on Distributions to Taxing Authorities
- Agricultural Reserve Commerce and Increased Density Amendments Update
- Culture & Arts in south Palm Beach County
- Historical Sites to visit in Palm Beach County

### OFFICERS AND DIRECTORS OF THE ALLIANCE:

Lori Vinikoor, *President*

Arnold Katz, *Executive Vice President* Norma Arnold, *Vice President* Allen Hamlin, *Vice President* Ken Markowitz, *Vice President*

Carol Klausner, *Secretary* Deborah Borenstein, *Treasurer*

*Directors:* Rob Cuskaden Paul Finkelstein York Freund Judy Goldberg Evelyn Spielholz Susan Zuckerman

*Assistants to the President:* Rose DeSanto John Gentithes Rhoda Greifer Joel Vinikoor

Bob Schulbaum, *Chairman of the Board*

*Legal Counsel:* Joshua Gerstin

# A New Way To Treat Carotid Artery Disease

## TransCarotid Artery Revascularization (TCAR)

*Helps Prevent Stroke  
Less Risk  
Less Invasive*

## Celebrating 250 TCARs

**Carotid artery disease** is a form of atherosclerosis, or a buildup of plaque, in the two main arteries in the neck that supply oxygen-rich blood to the brain. If left untreated, carotid artery disease can often lead to stroke.

Working on the forefront of technology and advancement within the medical industry, **Delray Medical Center is the first hospital in South Florida to treat carotid artery disease through the use of TransCarotid Artery Revascularization (TCAR)** and has been recognized by Silk Road Medical as **South Florida's only TCAR Center of Excellence every year since 2018.**

In addition, Dr. Joseph Ricotta was named **2020 TCAR Clinical Operator of Experience**. This honor, awarded by Silk Road Medical, is given to select physicians throughout the country who have demonstrated clinical excellence and superior quality outcomes using TCAR and adds to the stellar reputation that Delray Medical Center already possesses for treating patients with carotid disease and stroke.

**TCAR** is a new, less-invasive treatment option used to repair clogged carotid arteries, reducing the risk of stroke. Well-suited for those patients at higher risk of complications from carotid surgery due to age, anatomy, or other medical conditions, it holds low stroke risk and faster patient recovery.



Joseph J. Ricotta MD, MS, DFSVS, FACS  
– National Medical Director, Vascular  
Surgery and Endovascular Therapy,  
Tenet Healthcare Corporation

To learn more or find an endovascular specialist at Delray Medical Center, please call **833.775.0533**.



**DELRAY**  
MEDICAL CENTER

PALM BEACH HEALTH NETWORK

5352 Linton Blvd., Delray Beach  
**DelrayMedicalCtr.com**

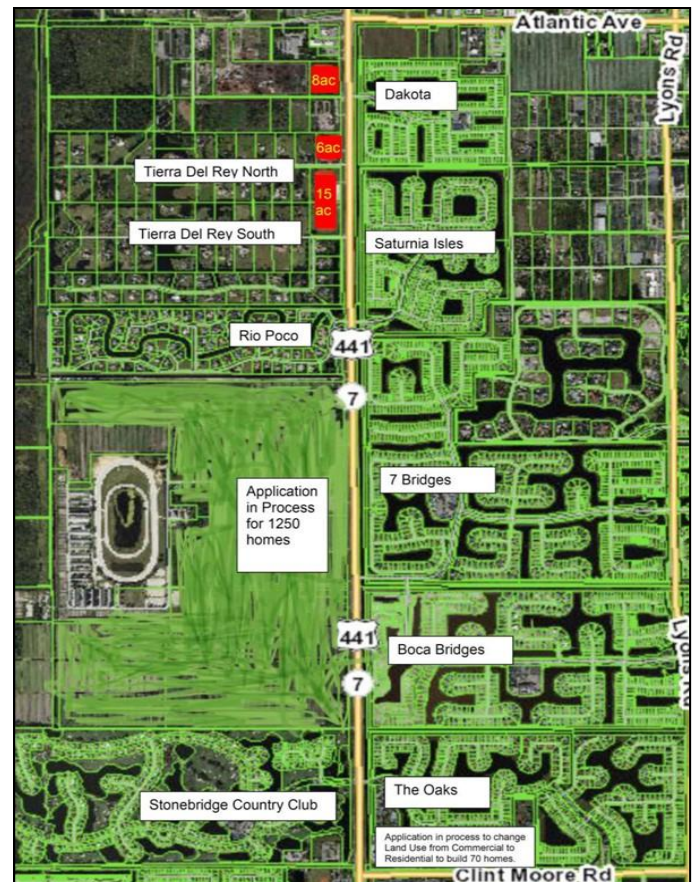


## Preserve the Reserve

On June 10, 2022, the Palm Beach County Planning Commission voted unanimously in favor of changing the land use Thomas Produce site from commercial to residential zoning. Toll Brothers is requesting a Land Use Change from Commercial to Residential with the intention of building 70 homes on 76'x140' lots to be marketed between two and three million dollars.

BCC staff has recommended that land use for the entire State Road 7/4441 corridor be changed from residential to Commerce (CMR) which is essentially a light industrial use. If the staff recommendation is approved, it would have a significantly negative impact on property taxes collected from the existing developments

The vote by the BCC on the Toll Brothers application and on the corridor change to CMR (Commerce) which is a Light Industrial use with a different name, will take place on Aug. 31, 2022 or Sept. 1, 2022.



BOCA DELRAY • DELAIRE COUNTRY CLUB • FLORAL LAKES • GRANDE ORCHID ESTATES • HIGH POINT OF DELRAY WEST • HUNTERS RUN • HUNTINGTON POINTE 1 CONDOMINIUM • INTERNATIONAL CLUB AT VILLAGES OF ORIOLE • LAS VERDES • PELICAN HARBOR • PINES OF DELRAY WEST • PINE RIDGE AT DELRAY BEACH • TROPIC BAY CONDOMINIUM • VIZCAYA LAKES • WHISPER WALK

BOCA DELRAY • DELAIRE COUNTRY CLUB • FLORAL LAKES • **Hotwire** COMMUNICATIONS • **fision** • HUNTERS RUN • HUNTINGTON POINTE 1 CONDOMINIUM • INTERNATIONAL CLUB AT VILLAGES OF ORIOLE • LAS VERDES • PELICAN HARBOR • PINES OF DELRAY WEST • PINE RIDGE AT DELRAY BEACH • TROPIC BAY CONDOMINIUM • VIZCAYA LAKES • WHISPER WALK

DELAY • DELAIRE COUNTRY CLUB • FLORAL LAKES • GRANDE ORCHID ESTATES • HIGH POINT OF DELRAY WEST • HUNTERS RUN • HUNTINGTON POINTE 1 CONDOMINIUM • INTERNATIONAL CLUB AT VILLAGES OF ORIOLE • LAS VERDES • PELICAN HARBOR • PINES OF DELRAY WEST • PINE RIDGE AT DELRAY BEACH • TROPIC BAY CONDOMINIUM • VIZCAYA LAKES • WHISPER WALK • B

DELAY • DELAIRE COUNTRY CLUB • FLORAL LAKES • GRANDE ORCHID ESTATES • HIGH POINT OF DELRAY WEST • HUNTERS RUN • HUNTINGTON POINTE 1 CONDOMINIUM • INTERNATIONAL CLUB AT VILLAGES OF ORIOLE • LAS VERDES • PELICAN HARBOR • PINES OF DELRAY WEST • PINE RIDGE AT DELRAY BEACH • TROPIC BAY CONDOMINIUM • VIZCAYA LAKES • WHISPER WALK • B

DELAY • DELAIRE COUNTRY CLUB • FLORAL LAKES • GRANDE ORCHID ESTATES • HIGH POINT OF DELRAY WEST • HUNTERS RUN • HUNTINGTON POINTE 1 CONDOMINIUM • INTERNATIONAL CLUB AT VILLAGES OF ORIOLE • LAS VERDES • PELICAN HARBOR • PINES OF DELRAY WEST • PINE RIDGE AT DELRAY BEACH • TROPIC BAY CONDOMINIUM • VIZCAYA LAKES • WHISPER WALK • B

# Join the growing list of communities choosing the home of the future today.

### Empowering your community with:

- 100% Fiber-to-the-Unit
- Dedicated Bandwidth to Every Home
- Symmetrical Speeds
- White Glove Service and MORE!



- Live TV, On-Demand, DVR, and Streaming Apps
- 10-Gigabit+ Internet Capability
- Reliable Digital Voice Service
- Smart Home Security and Automation

**CONTACT US TODAY TO DISCOVER HOW HOTWIRE CAN FUTURE PROOF YOUR COMMUNITY:**

**Carl Lender: [clender@hotwiremail.com](mailto:clender@hotwiremail.com) | 305.970.2598**

Service subject to availability. Speak to a representative for complete details. Hotwire Communications and Fision are registered trademarks of Hotwire Communications, Ltd. All rights reserved. ©2022

## **My HOA/COA filed no insurance claims last year. Why did my insurance increase so much?**

Property Insurance is typically sold by large corporations that have the capital needed to indemnify the assets covered in the insurance policies that they sell. Reinsurance is insurance that carriers purchase to limit their risk. Due to the large amount of capital required they are usually regional or national in scope.

Insurers buy the amount of coverage that it thinks it will need to protect against unexpectedly high claim cost. If the carrier does not buy sufficient reinsurance coverage it has to pay all costs that are incurred after the “reinsured layer” is exhausted.



### **The Issue**

Insurance companies are regulated on a state-by-state (vs. national) basis by the state legislatures and insurance commissioners. As part of their oversight the state defines the cash the carrier must have to cover the potential risk associated with the insurance it is trying to write. Companies that failure to reach the threshold set by the State commission are typically forced to exit a market or go out of business.

Insurance rates are calculated based on the experience of both the purchaser and the reinsurer as well as expected environmental conditions. Over the last six years insurance companies have had “good” years as related to Florida hurricanes, their assets have been severely depleted by California wildfires and hurricanes in other parts of the country. Things have gotten sufficiently bad that many companies no longer meet the minimum criteria set by the Florida regulators and they are being forced to exit the Florida market and/or buy additional reinsurance.

However, over the same period reinsurers have also lost significant money and are not able to provide the additional capital required. Eight major insurance companies have had to exit Florida over the past two years due to their inability to raise needed capital, and more are expected to leave by year end. This creates a reinsurance shortfall that results in insurers having to cut back the insurance available. Less availability results in higher prices.

The State of Florida has a reinsurance fund that has been available to insurance companies “as a last resort” (called Florida Hurricane Disaster Fund or FHDC). However, this fund currently is fully subscribed and is unable to provide additional reinsurance funds to private carriers. The situation is so critical that Governor DeSantis called a special session of the state legislature to address the problem. Unfortunately, the legislature was unable to find an acceptable solution.

Another challenge facing Florida is the Legislature’s failure to reduce the number of lawsuits related to third party assignment repair/replacement of roofs. According to the National Association of Insurance Commissioners, Florida was responsible for 79% of the nation’s insurance litigation in 2021 while filing only 9% of the nation’s claims.

The Florida legislature has been unable to pass meaningful legislation due to political interest and strong lobby efforts. Overcoming this barrier will require the public implement contacting the governor and state representatives demanding meaningful legislation.

## **The Dilemma**

The keys to success in the insurance market is to lower the cost of claims and to stabilize pricing so that there is less uncertainty about reinsurance. However, this is extremely difficult to achieve:

- There is little that can be done about the impact of climate change except to ensure that all construction to make it more weather resilient. While this will reduce the cost of claims in the long term, the savings will be offset by higher construction cost which, in turn, will result in homeowners buying more insurance
- Insurers claim that eliminating third party assignment of claims would reduce fraudulent roof repair, but trial attorneys and home construction companies claim that this would violate their constitutional rights, and lobbyists on both side of the discussion have caused a stalemate in any legislative claims.
- Insurers have asked the State to increase the size of the HFDC, but this would likely result in the need for a larger state budget.
- The laws managing third party assignment can be changed to reduce fraudulent claims, but Legislators have been reluctant to take on the lobbies involved in the issue

There are two other items specific to community associations, that adds additional pressure to an already reduced appetite.

Maintenance and valuations are critical components of property insurance underwriting and properly rating risk to ensure that carriers are collecting adequate premiums for the exposure. In years past, valuations have been used as a sales tactic due to the amount of subjectivity in the software platforms used by appraisal companies. A lower valuation by a “creative” appraiser creates lower premiums and lower percentage deductibles. The lower valuations mean that there may not be sufficient coverage for a total or even a significant loss. This is one of the aggravators in the Surfside disaster that is wreaking havoc in the South Florida insurance industry. Carriers are now providing their own valuations and applying the property rate accordingly. This means that a 30% rate increase could also be subject to a 30% valuation increase to properly insure assets.

Finally, Boards are sometimes unwilling to budget adequate funds to ensure that needed maintenance is completed. When this happens, the property deteriorates, and any carrier looking to propose insurance will add a cost penalty, anticipating that the property will have higher claims.

## **Economic Summit Focused on Housing & Transportation**

On June 2, 2022, Palm Beach County held the Economic Summit: 2022 at the PBC Convention Center. The summit focused on increasing public transport ridership by developing residential, business, and leisure space within walking distance of public transport.

Paul Skoutelas, President & CEO of American Public Transportation Association, provided new factors in public transportation which include an increased respect for public transportation and a bi-partisan infrastructure model which brings more dollars for public Transportation. He indicated that the Federal Government wants to know local governments can sustain operations for public transportation which brought up the subject of counties and municipalities providing dedicated funding for public transportation. Competition among local governments for grants is strong. Often a local match and over-match will pull down the funds so a dedicated/enhanced funding source is needed.

A panel discussion followed which included Gerry O'Reilly, District Four Secretary for the Florida Department of Transportation who indicated that there will be gridlock on western roads in Palm Beach County if transportation issues are not worked on. He pointed out that there are deficiencies in the road network.



# June 3, 2022, Annual Meeting Celebrating 25 Years









## June 3, 2022, Meeting Presentation

### Delray Medical Center/Essential Tremor

The keynote presentation at the June 3, 2022, annual breakfast was about a new technology developed by Delray Medical Center (see pictures of presenters from left to right... Maria Morales-Menendez, COO Delray Medical Center; Dr. Lloyd Zucker, Chief of Surgery and Medical Director of Neurosurgery; Dr. Arif Dalvi, Chief of Movement Disorders Program). As a special treat, one of the patients who has received the treatment also talked to members, describing how the technology has changed he life.



Essential tremor (ET) is a neurological condition that causes shaking of the hands, head, and voice, but it can also cause legs and trunk to shake. ET is often confused with Parkinson's disease although it is eight times more common, affecting an estimated 10 million Americans. The cause of ET is not fully understood, but clinical research has identified a place in the brain which can be treated to alleviate the tremor.

The traditional method of treating ET is to drill a hole in the skull, insert a probe and place a pacemaker and use a pacemaker to cause a lesion in the brain which blocks the malfunctioning part of the brain. Although this is a proven and safe clinical approach, it requires multiple surgeries and, because it is an open incision, is subject to infection.

Delray Medical Center has developed a non-invasive method outpatient of treating ET (called Neuravive). Neuravive is an FDA and Medicare-approved treatment for ET patients who have not responded to medication. Delray Medical is one of a few hospitals that is approved to use Neuravive, although the technology is being implemented in several leading hospitals across the country.

Using an MRI the physician identifies the exact part of the brain that needs to be treated. Once this is done, the physician uses thousands of waves of ultrasound, delivered through MRI control to slowly create the lesion, eliminating the need for an incision. This approach can be done in one three-hour procedure, lowers the risk of infection and provides immediate relief to the patient.

Delray Medical is in the process for enrolling patients in clinical trials that will enable the technology to be used with other diseases. Alzheimer's is one of the future targets.



## Anatomy of the COVID Pandemic

Dr. Deborah Birx, MD, presented a program on “Navigating a Crisis” at a meeting of the Forum Club in West Palm Beach on May 16, 2022. Dr. Birx is a world-renowned expert on clinical and basic immunology, infectious disease, pandemic preparedness, vaccine research, and global health. She began her career as an Army Colonel, has 29 years’ experience with HIV, TB, and Malaria diseases. She most recently served as the White House Coronavirus Response Coordinator.

Dr. Birx met with the CEOs of Becton Dickinson, Abbott, Roche, in early March 2020 and within 10-20 days, with the private sector’s assistance, tests were available to the public. By the third week of March 2020 there was 52 % positivity in the NY/Chicago/New Orleans areas.

This demonstrated an aerosol spread of the disease. For example, on the Diamond Princess cruise ship which ended up in Japan 40-50% of the individuals tested positive. This demonstrated that essentially, there is an invisible spread of the virus through those that are younger with asymptomatic infections.



In her presentation Dr. Brix stated:

- The importance of identifying the mission/role, prioritizing the mission
- Communicating to the White House that COVID-19 is not the flu and that there is a high risk for a generalized pandemic.
- All RNA viruses make variants and surges are predictable, cyclic surges are predictable, and variables are predictable. Dr. Birx expects a surge in June/July Of 2022.
- The United States has the capacity to diagnose illnesses, like diabetes, and vascular diseases, with blood tests and other diagnostic tools, but there was no data for respiratory ailments (that are managed based on symptoms). There is much data from across the world on HIV/TB/Malaria but no data from the United States.
- Vaccines are not effective long term against infection. Testing in colleges showed 90% of infections occurred in those who were vaccinated.
- “Hospitals without walls” is an innovative way of handling this pandemic. Sending people home and continuing to monitor them can assist in controlling the spread of the virus.
- Testing is important so asymptomatic folks who test positive can avoid transmitting the disease to super seniors” who mostly cannot make effective antibodies to the vaccine.
- The virus is spread by aerosol transmission the virus can stay in the air for 3-5 hours. The virus can be spread by asymptomatic individuals.

## What is the County’s Worth? Where is Your Money Going?

At the May 3, 2022 meeting of the Palm Beach County (PBC) Board of County Commissioners, Joseph Abruzzo, the PBC Clerk and Comptroller, provided the PBC Annual Financial Report. This reflects the County’s financial position and financial health. The title of the report includes “Checks & Balances.” Clerk Abruzzo indicated that for more than three decades “Checks & Balances” has earned awards for excellence and outstanding achievement in annual financial reporting from the Government Financial Offices Association. The Fiscal Year (FY) for these reports end on September 30 th so what we are provided with is the state of the County ending September 30, 2021.

So how much is PBC worth? Clerk Abruzzo provided a chart indicating that the total assets of the County are 7.35 billion dollars, up 408.69 million dollars from FY 2020. The total liabilities are 2.87

billion dollars, decreased from 1.33 million dollars in FY 2020. The total net position is 3.9 billion dollars, up 541 million from FY 2020.

Property tax revenues are the largest source of revenue for the County with a record 1.344 Billion Dollars in property tax collections. This is due to the median sales price of homes reaching a record high of \$525 thousand dollars, up 24 % from the previous year. Sales tax revenues also hit a record with more than 206 million dollars in revenue. Gas tax and tourist development taxes have rebounded and have added to the increased revenues. The ability to pay down pension liabilities allowed for a net pension liability decrease of nearly 1.3 billion dollars, therefore, there was a reduction in total liability.

Law enforcement and fire rescue account for 53% of the budget.

County reserves are 1.1 billion dollars. County investments include CD's (39%), Money Market (46%), Israel Bonds (4%), Small Business Administration Pools (10%), and Fl. Local Government Investment Trust (1%). Interest and investment income continues to rise. Total amount invested is \$2,569,519,921.

Regarding PBC debts, how much money has PBC borrowed to pay for large debts? PBC has issued 51 million dollars in public improvements revenue bonds for the Supervisor of Elections new operations center and warehouse and a series of refunding bonds allowing PBC to borrow money at a lower interest rate now to pay off higher interest rates from when the bonds were issued. PBC has earned a AAA rating based on the County's ability to repay so it can borrow money at a lower interest rate.

It appears that PBC is in good financial health. For the complete Checks & Balances report go to <https://www.mypalmbeachclerk.com>

\*\*\*\*\*

## Meet Our Palm Beach County Judges: Judge Paul Damico

Judge Paul Damico grew up in North Palm Beach and has served as a judge in Palm Beach County for 21 years. Judge Damico's entire career has been in public service; he has served as a Palm Beach County Prosecutor and a Public Defender.

Judge Damico credits his experience on both sides of the court for his ability to foster an environment of fairness and respect in the people's courtroom. His expansive legal career began in 1986 at the State Attorney's Office after graduating from Florida State University College of Law. As a prosecutor, he tried numerous cases, from misdemeanors to first-degree murder charges. After ten years, he joined the Public Defender's Office as an assistant public defender chief to better prepare himself for future work in the legal field. In 1992, he was board certified in criminal trial law by the Florida Bar until he took the bench in 2001. Judge Damico has been an adjunct professor since 1991 for Barry University, teaching in various areas of the law.

In addition to Judge Damico's county court duties, he does circuit civil domestic violence cases. He is admitted to practice before the Northern and Southern District Courts in Florida and The United States Supreme Court.









MRSR 383 CGC 059274

**Family owned restoration company, with over 25 years of helping home and business owners when damage occurs.**

- State licensed in mold remediation
- State licensed General Contractor
- IICRC certified
- Free inspections
- We handle insurance claims
- In house counsel

**Water Damage?**  
**Mold Damage?**  
**Fire Damage?**

**WHEN DISASTER STRIKES**  
**Call Restoration Xperts!**

**561-556-3498**




**The 1<sup>st</sup> Choice in Security for Community Associations!**  
**Specializing in Bulk Agreements**

**24/7 Monitoring & Service with Over 145 Years of Experience in Security**

**World Class, Concierge-style Customer Care from our Dedicated Team**

**954-290-7576 • 800-878-7806**

[www.adt.com/community-associations](http://www.adt.com/community-associations)





State License EF 0001121

**AMERICA'S #1 RESIDENTIAL ASSOCIATION TECHNOLOGIES**

**COMMUNITY CONNECT RESIDENTIAL**



America's Most Advanced Association and Property Management Technology for Managing Resident Requests, Questions and Information

**SILENT PROTECT RESIDENTIAL**



Powerful Technology that Helps Secure the Safety & Property of HOA Residents

VISIT OUR WEBSITE FOR MORE INFO:  
[WWW.SHIELDGROUPTECH.COM/RESIDENTIAL](http://WWW.SHIELDGROUPTECH.COM/RESIDENTIAL)

 **SHIELD GROUP TECHNOLOGIES**

**ASSOCIATION BANKING**



**Jennifer Olson, LCAM**  
 VP ASSOCIATION SERVICES RELATIONSHIP MANAGER  
 561-209-7166 | [jolson@my100bank.com](mailto:jolson@my100bank.com)  
 500 Australian Avenue | West Palm Beach, FL 33401

*\*All loans are subject to credit approval and property eligibility restrictions. Certain transaction fees, limitations and requirements may apply. Refer to product terms and conditions or see Bank for details.*

**MY100BANK.COM** | A Home BancShares Company


**Association Loans:**

- No Personal Guarantees
- No Liens Placed on Units
- Low Closing Costs
- Competitive Rates
- Lines of Credit to Fund Wind Storm Deductibles
- Loans for Repairs and Improvements
- Insurance Premium Financing

**Lockbox Services:**

- Automatic Exception Processing
- Interest on Interest on Association NOW and Money Market Accounts
- Complete Online Interface
- Online Payments Accepted

**FIVE STAR BAUER RATING®**



*Alliance of Delray Residential Associations, Inc.*

*Preserving the Community Lifestyle*

10290 W Atlantic Ave. #480504

Delray Beach, Florida 33448



***Important Information Contained in this Newsletter***

TO:

*Alliance of Delray Residential Associations, Inc.*

Meeting Announcement

**Next Meeting**

**Wednesday July 6, 2022**

**<https://us02web.zoom.us/j/83438734250>**

**10 AM**

**Property Insurance: How High Can It Go?**

Panelists include Senator Lori Berman & Representative Kelly Skidmore  
Plus

Updates from PBSO, PBCFR, and Government & Elected Officials

In this edition of the Alliance Connection: Preserve the Reserve, HOA/COA Insurance Claims, Annual Meeting Highlights, Anatomy of the COVID Pandemic, What is the worth of Palm Beach County?, meet sitting Judge Damico, New medical procedures for tremors.