

# Shop Talk Proves Invaluable

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how to work out these various puzzles, including the re-entry procedures should there be a disaster.

Relating to a current restoration challenge, Cheryl Fox of Seagate Club shared how sprinkler heads could be concealed by crown molding, and Beverly Moore of L'Ambiance was researching competent companies for restoration for balconies and repair of knee walls.

The group was formed about 12 years ago by Jane Corey (who was then at The Pierre and is now at Turtle Bay on Siesta Key) for property manager networking purposes. A nucleus of 12 to 20 managers attend each meeting, although no formal "notice" is sent out. Clyde and Mary Miller of The Beachcomber introduced Cheryl Fox to the group. Cheryl's greatest challenge at Seagate right now is retrofitting the 30-year-old building. She says, "It's amazing how much shared knowledge is passed around at each meeting. It's a great source of quick and tested information."



Jane Corey of Turtle Bay on Siesta Key with Larry Corey

### Sand Cay

Ed Miller is in the process of changing locations after four and one-half years at Sand Cay. He's been in property Management for over 25 years, including the large-scale community, The Meadows, a planned unit development. Ed began coming to these meetings after hearing about the group from other managers. "It's very helpful in providing informa-



Beverly Moore of L'Ambiance with Ed Miller of Sand Cay

tion about vendors, and is an invaluable support group," he says.

### Sands Point

Everyone's background and condo community varies. Kim Duffy Giaccardo has been the Community Association Manager at Sands Point for eleven years. Sands Point is the original complex built on the South end of Longboat Key in 1964. It was rental until 1979, and is now condominiums. Kim's grandfather was in the hotel business in Pennsylvania, so management and hospitality runs in the family. She says that even though they live on-site, they do have a life apart from the job, which is often a concern for an on-site manager.



Dick O'Dowd of LaPlaya with Kim Duffy Giaccardo of Sands Point

### L'Ambiance

Beverly Moore of L'Ambiance has changed professions since moving to Florida over 10 years ago. She feels she now has the perfect job. She says, "decades of experience as a director of

a maximum security correctional facility with a staff of over 335 professionals, previously being a licensed counselor and clinical supervisor, having paralegal experience, a Florida real estate license, and a CAM license has been a huge asset." She is also a licensed nurse! She translates this into a management style beneficial to L'Ambiance.

Beverly says, "My philosophy is to run the condominium as a corporation and to protect each individual's investment". She keeps an open-door policy for all unit owners, board and staff, making herself

## 'My philosophy is to run the condominium as a corporation and to protect each individual's investment'

available as much as possible and maintaining a "hands on" approach. Beverly is originally from Michigan, but grew up in California and has traveled extensively. Does her Board of Directors approve of the Managers' Meetings? Beverly says, "My board members send me to the monthly meetings with specific questions to ask."

### Seaplace



Seaplace has been managed for seven years by Steve Grekowicz.



Managers talk about changes in policies affecting their properties.

Steve Grekowicz of Seaplace is also from Michigan, (but has lived in Florida since high school) and has been at Seaplace for seven years. Steve has been a Community Association Manager for over 25 years, and loves living on site at Seaplace, which has 460 units and was built in 1973.

### LaPlaya

The Manager of 21-unit LaPlaya Condominiums, Dick O'Dowd, comes from a sales and hospitality background including the Disney Institute. All of the Property Managers feel their monthly get-togethers are very worthwhile and timesaving as they hurry to meet deadlines and achieve the standards expected on Longboat Key, and handle the needs of their owners and guests.

So, as you drive through this tropical island paradise and it all looks so pristine and serene, remember it doesn't just happen. Keep in mind what goes on behind the scenes to make it all look so good. Like swans on a lake, there is some fancy footwork going on beneath the surface to maintain this aura of peaceful perfection.

For more information about the Property Managers' meetings, please contact Beverly Moore at 383-0492.

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