



Island Court Venice  
425 Nokomis Ave  
Venice, FL 34285



9/2/2024

**Ready for whatever happens.®**



## WHAT IS IN THIS PROFILE

Island Court Venice

- Emergency Action Checklist
- Advanced Warning and Emergency Contacts
- Emergency Contacts
- Main Utility Information (Shut Off Locations)
- Primary Contact Information (Work Authorization Contact)
- Insurance Contact Information
- Miscellaneous Contact Information
- Property Overview
- Building Access Information



## EMERGENCY ACTION CHECKLIST

Below is a top line Action Checklist of what to do in the event of a fire or water damage that will help keep employees safe and help reduce business interruption.

- Advanced Warning: Be Alert and Stay Informed
- Always Think Safety First
- Stop the Source of Damage
- Notify Emergency Contacts
- Call SERVPRO Emergency Services
- Notify Key Contacts
- Secure the Property
- Take Photos of Damage
- Write Summary of Event / Documentation



# BE ALERT

Island Court Venice

- Turn off utilities at the main switches or valves when instructed to do so.
- Disconnect electrical equipment and appliances.
- Move vehicles out of low lying parking garages or to higher ground.
- Raise elevators from the bottom floor.
- Review evacuation floor plans. Note: Make copies and file with your ERP.
- Board up windows prior to forecasted high wind storm events, such as hurricanes.



# SAFETY FIRST

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## Employee And Emergency Contacts Notification

Before, during and after any disaster event, employee safety should always be the first priority. Account for all employees by establishing evacuation plans in advance, identifying areas outside the building that are designated meeting places. Appoint Team Leaders responsible for keeping a list of names and contact information of their team members in order to account for their whereabouts. Establish a central form of contact, ideally a Human Resources lead, and contact them immediately upon learning of any damage. A Phone Tree is recommended to help ensure all employees are contacted and accounted for. Also consider a password-protected information page on your website.

Once the HR Lead is contacted, it will be necessary to then contact your local emergency authorities to respond and begin securing the facility.

	Name	Phone	Emergency Phone
Main HR Contact			
<b>Email:</b>			
	Emergency	Non Emergency	Local Direct Line
Local Fire Department	911	941-480-3030	
Local Police Department	911	941-486-2444	
Local Hospital	911	941-412-1666	
Security Company			



# UTILITY CONTACT AND SHUT OFF

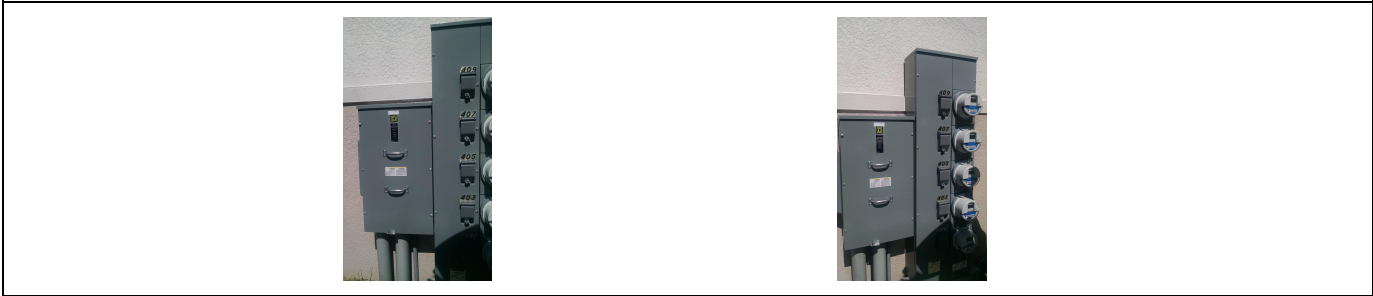
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ELECTRICITY

Electric Company	Phone Number	Alternate Phone	Acct #
FPL - Florida Power & Light Customer Service	800-375-2434	800-468-8243	

**Shut Off Location:** Outside      **Needs access key?** No

**Notes:**  
There are main breaker shutoffs located by each units meter, which are located on the service road side of the condominiums building (CII Central).



Phone Number	Alternate Phone	Acct #

GAS

**Shut Off Location:**      **Needs access key?**

**Notes:**



# UTILITY CONTACT AND SHUT OFF

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WATER

Water Utilities	Phone Number	Alternate Phone	Acct #
City of Venice Utilities Dep... Customer Service	941-882-7389	941-486-2770	

**Shut Off Location:** Outside      **Needs access key?** No

**Notes:**  
There are 2 main water backflow shutoffs; Buildings 4 & 5 are on the service road side by Building 4 FACP panel. For Buildings 1-3, the shutoff is located on the drive between Buildings 2 & 3. There are individual shutoffs for each unit between garages.



ALARM

FACP - Fire Alarm Control Panel	Phone Number	Alternate Phone	Acct #
Piper Fire Protection Customer Service	941-377-2100	800-327-7604	

**Shut Off Location:** Outside      **Needs access key?** Yes

**Notes:**  
FACP Alarm panels are located on each building.







# UTILITY CONTACT AND SHUT OFF

Island Court Venice

SPRINKLER

Fire Sprinkler System	Phone Number	Alternate Phone	Acct #
Piper Fire Protection Customer Service	941-377-2100	800-327-7604	
<b>Shut Off Location:</b> Outside		<b>Needs access key?</b> No	
<b>Notes:</b> Piper Fire Protection: Address: 1595 Barber Rd, Sarasota, FL 34240 Phone: (941) 377-2100 Hi-Rise Control Valves are located on each building. For Buildings 4 & 5 they are on the Nokomis Ave Side. For Buildings 1, 2, & 3 they are located between buildings.			
			

SERVER

	Phone Number	Alternate Phone	Acct #
<b>Shut Off Location:</b>		<b>Needs access key?</b>	
<b>Notes:</b>			



# PRIMARY CONTACTS

Island Court Venice

Local Fire Department - Venice Fire Department

<b>Primary Phone:</b> 941-480-3030	<b>Email:</b>
<b>Notes:</b> 200 Grove St N, Venice, FL 34285	

Local Hospital - Sarasota Memorial Hospital

<b>Primary Phone:</b> 941-261-9000	<b>Email:</b>
<b>Notes:</b> 2600 Laurel Rd East, North Venice, FL 34275	

Local Police Department - Venice Police Department

<b>Primary Phone:</b> 941-882-7549	<b>Email:</b>
<b>Notes:</b> 1575 East Venice Ave, Venice, FL 34285	

On-Site - 1- Joe Terranova 2- Rich Curcio 3- Jim Boaman

<b>Primary Phone:</b> 401-559-7964 941-484-2038 732-284-6299	<b>Email:</b> jatnova@gmail.com rfcurcio@yahoo.com jboaman@outlook.com
<b>Notes:</b>	

Plumbing - Babes Plumbing

<b>Primary Phone:</b> 941-488-2402	<b>Email:</b>
<b>Notes:</b>	



# PRIMARY CONTACTS

Island Court Venice

Work Authorization - Karen Krystofinski

<b>Primary Phone:</b> 941-491-2350 x5127	<b>Email:</b> ISLCourt@ciemail.com
<b>Alternate Phone:</b>	<b>Account:</b>
<b>Notes:</b> RealManage 333 Tamiami Trail S, Suite 217, Venice, FL 34285 Office: (941) 491-2350 Ext 5127 email: ISLCourt@ciemail.com	





# PROPERTY OVERVIEW

Island Court Venice

**Building Address:**

425 Nokomis Ave  
Venice, FL 34285

**Phone Number:**

941-412-1666

**Directions to Property:**

Island Court is located in the 400 block of Nokomis Ave in Venice Florida on the 'Island'



**Year Built:** 2015

**Renovations?** No

**Are you Energy Program Certified?** No

**Multi-Tenant Building?** Yes

**KNOWN HAZARDOUS MATERIAL INFORMATION:**

**Main Contact:**

**Notes:** N/A

**DESCRIPTION OF BUILDING:** Island Court Venice is a 26 unit condominium complex on the island of Venice. Two BR, 2.5 Bath Units with Garage.

**TOTAL AREA OF BUILDING:** 47000 Sq. Ft.

<u>Floor</u>	<u>Primary Use</u>	<u>sq/ft</u>	<u>Type of Flooring</u>
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**SUPPLEMENTAL GENERATOR POWER:** Not Available

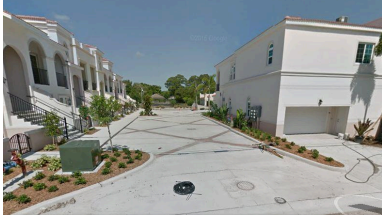


# BUILDING ACCESS

Island Court Venice

**LOCATION TO PARK SERVICE VEHICLES:**

Please park in the guest parking spots or in the service alley behind the buildings.



**PREFERRED BUILDING ACCESS FOR SERVICE:**

Enter via garage or other access points as needed.



**ELEVATOR ACCESS FOR SERVICE:**

N/A

**STAIRWAY ACCESS FOR SERVICE:**

N/A

**Other Special Instructions:**



## ADDITIONAL NOTES

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### Drainage For Water Flow by Pools



There are two drainage points next to the pool area, and near addresses 429 and 435/437. These must remain clear for proper water drainage.

### Pool Equipment



Pool Equipment Room is on the right side as you enter the pool area under the archway.

### Pool Storage Room Electric Panel



There is an electric panel for power to the storage room and pool pumps and heater inside the room.

### Service Ladder for Roof Access



There are service ladders for roof access for emergency services and to service HVAC condensers.

## Water Shutoff for Pool Bathrooms



There is a water shutoff located on the woman's side of the pool bathroom house.