



VIZCAYA OF BRADENTON CONDOMINIUM ASSOCIATION, INC.

To: Vizcaya Owners and Residents
From: Pam Britt, Association President
Cc: Tammy Goldman, CAM., Property Manager, Castle Group Management, Inc.
Chieko Bransome, CAM., Assistant Property Manager, Castle Group Management, Inc.
Sean Foley, CAM, CMCA, AMS, PCAM, Regional Director, Castle Group Management, Inc.
Date: June 07, 2022
Subject: Unit Maintenance Services and Maintenance Advice from Board Members/Management Company

Many new Vizcaya owners have joined our community over the past several months. This is a good time to remind all Vizcaya owners and residents that our association, Manatee County, and the state of Florida requires many different types of contractors to be properly licensed and insured:

- [Vizcaya Restated \(October 2020\) Articles of Incorporation](#) page 8, Article 5.1(h) 2., describes unit owner responsibilities when hiring or contracting for work inside your unit.
- [The Manatee County “Handyman Handout”](#) lists which residential maintenance tasks require a license.
- [This Florida Department of Business and Professional Regulation web page](#) provides tools to verify a contractor license or file a complaint against an individual you suspect of performing unlicensed activity.

The above guidelines will help you as an owner avoid liability for loss or damage to you and/or association property.

Hiring a handyman may be cheaper than hiring a contractor. But handymen are typically unlicensed, many have no liability insurance coverage, and many handymen do not maintain any workers’ compensation coverage. Please be cautious and ask to inspect licenses and other vital documentation to confirm anyone doing work inside your unit is following county and state requirements and regulations.

There is no such thing as a “Vizcaya approved” handyman. The Board of Directors of Vizcaya of Bradenton Condominium Association, and our management company Castle Group, do not have, and do not endorse, any board-, association-, or management company-approved handyman, maintenance services, maintenance advice, or unit watch services.

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