Al (Lefty) Mauro now pro at Sidney (N.Y.) G&CC . . . Dr. John W. Douglas dentist at Punta Gorda, Fla., heads group planning to build 27-hole course for American Dentists' Club at Charlotte Harbor, Fla., on shore of Florida west coast's famous tarpon fishing bay . . . Club expects to have 1,500 members and motels and residential sites . . . Archie Mustoe now manager, Forest Hills CC, Reedsport, Ore.; . . . Virginia Beach (Va.) city officials say they plan to interview eight architects before selecting one to design the city's proposed course.

Dave Cholto is new pro at Latrobe (Pa.) Elks CC . . . Joseph T. Aiello now manager Nemacolin CC in suburban Pittsburgh . . . He succeeds Ray Aschenbrenner who moved to Blairmont CC, Altoona, Pa., as manager . . . P.F. (Pat) Donadeo moves from Churchill Valley CC, Pittsburgh, to manager post at Sunnehanna CC, Johnstown, Pa., Sun City, Del Webb company retirement community near Phoenix, Ariz., begins building its fourth 18 . . . Milt Coggins, Sr., is architect . . . Fielding Abbott is golf director at Sun City.

Charles Raisch now pro at State College (Pa.) Elks CC . . . He was pro manager at Sunset GC, Olmstead AFB, Middletown, Pa. . . . Bill Bisdorf goes to Grosse Ile CC in suburban Detroit, as pro . . . For nine years Bisdorf was pro at Green Gables CC, Denver . . . Carol E. Hansen, Bakersfield, Calif., building 18 east of Sanger, Calif., on King's river . . . It will be the Sherwood Forest GC . . . Hansen for past three years was pro at Stockdale CC, Bakersfield, Calif., and before that was pro at Kings River G&CC, Kingsburg, Calif. . . . George Kelec now pro-superintendent, Sunset GC, Middletown, Pa., recently taken over by Londonderry Township from Air Force.

Twin City G&CC, Rogers, Ark., closing after 33 years . . . Property was sold to Prairie Creek Development Corp. which is building 18-hole Prairie Creek CC course and clubhouse and will give memberships to 150 of the Twin City members . . . Fred Vann will continue as pro . . . Victor Ross now pro at
insurance for your club

More protection is available in fire coverage by broadening the policy from ‘specific’ to ‘blanket’

by John F. Gleason, Jr.

The basic fire insurance policy, which was introduced last month, may be broadened in many respects.

Protection may be extended from what is known as ‘specific’ insurance, applying to each item of building and contents separately, to what is known as ‘blanket’ insurance. Blanket insurance provides a single amount of coverage to apply to any loss by an insured peril to all real or personal property on the club premises.

Contents may be moved from building to building without the need to notify the insurance company of value changes. Loss recovery is not impaired as long as the total amount of insurance complies with the total values declared in a ‘Statement of Values’ filed with the local rating bureau. Property which the club does not want to insure—or upon which other insurance is carried—may be excluded.

As 13 per cent of America’s clubhouses are protected by automatic sprinkler systems, sprinkler leakage coverage may also be added to the fire insurance policies. This coverage protects against accidental leakage or discharge of the sprinkler components at times other than during a fire.

In some areas, water damage insurance may also be added. Water damage coverage is restricted to accidental discharge or leakage of water or steam from within plumbing systems (excluding sprinkler systems), water storage tanks, heating systems, stand pipes, refrigeration or air conditioning units.

The water damage endorsement also covers accidental admission of rain or snow through defective roofs or through open doors, windows, skylights, transoms or ventilators. It automatically covers club property and the personal effects of the members.

In my capacity as an insurance advisor to country clubs, perhaps no problem creates more personal concern than the fact that most clubs completely misunderstand the workings of the Standard Fire Insurance Policy when loss occurs at a club which does not structurally conform to the state or local current building codes.

Any club designed for occupancy by more than 100 persons, despite the fact it is private, is classified by most building code departments as a public assembly building.

If a non-conforming structure is damaged 50 per cent or more, or a sub-standard roof is damaged 25 per cent or more, usually the state fire marshal or the local building commissioner may order the undamaged portion torn down and the entire building or roof rebuilt with materials which currently conform to the code before a permit to rebuild will be granted.

I once reviewed the loss file on a frame clubhouse which was insured for 100 per cent of its replacement cost value. Nevertheless, after a serious fire, the fire marshal ordered the undamaged portion razed and the membership was assessed $110,000 to cover the cost of demolition and rebuilding of the undamaged section.

Whether a clubhouse is insured for actual cash value or replacement cost, the Standard Fire Policy is not required to pay for the portion of any building which was not damaged by an insured peril.

However, the policy may be extended by four endorsements to cover the contingencies which might arise from the operation of any building law enforcement.

The policy may be endorsed to cover:

1. The value of the undamaged portion of a non-conforming building;
2. The expense to have the undamaged portion of a non-conforming building;
3. The cost to rebuild the entire structure with materials which conform to the minimum building standards of the locality;
4. The additional expense to remove the rubble and debris.

Specific amounts of insurance must be stated in the Standard Fire Policy for demolition expenses, debris removal, and the increased cost of construction using conforming materials.

Even though a clubhouse might be insured for its replacement cost value, these endorsements must be added to the policy should a building official order the building razed. The additional coverages, however, would not apply under any other circumstances. Should a membership decide to rebuild a clubhouse with superior materials for other reasons these additional coverages would not apply.

Every country club should have its clubhouse and other important high-valued structures inspected by the local building official to determine if they conform structurally to the current code. Many clubs
which believe that their buildings conform to the code are in for a rude awakening should a serious loss occur.

Even if the local building department does not have rules governing structures—which is frequently the case where country clubs are situated in rural areas—the state fire marshal does. He attempts to inspect all serious fires and you might fall victim to the state’s regulations for a public assembly building.

Frequently, country clubs do not feel fire, extended coverage, vandalism and malicious mischief, sprinkler leakage and water damage are broad enough coverage on club property. If this is the case, the Special Extended Coverage endorsement should be considered.

This endorsement extends the Standard Fire Policy to cover other exposures to direct physical damage or loss. It is an “all risk” contract, subject to exclusions. Unless a condition or portion of property is excluded by the endorsement, it will cover any loss or damage to the building. The endorsement cannot be written to cover the club’s contents.

By attaching the Special Extended Coverage endorsement, the vandalism and malicious mischief, and the sprinkler leakage riders may be omitted on the building as these perils are included in the form. Therefore, in comparing the cost of this endorsement, it is important—if your club carries vandalism and sprinkler leakage coverage—to deduct the cost of these coverages from the additional premium to purchase the Special Extended Coverage Endorsement in arriving at the actual net additional cost.

Do not be appalled by the fact that the Special Extended Coverage endorsement contains 20 exclusions. I will explain the more pertinent ones:

The form naturally does not insure against loss by wear and tear, deterioration, mechanical breakdown, settling, cracking, animals, vermin, termites, earthquake, volcanic eruption, landslide or subsidence. It also excludes flood, and water damage such as tidal wave, backing up of drains or sewers, continued on page 77

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Georgia Golf Course Superintendents Association Meeting, University of Georgia, Athens, Georgia, June 11.

Northeastern Golf Course Superintendents Association Meeting, Waubeeka Springs Golf Links, Williamstown, Massachusetts, June 18.

Turfgrass Sprinkler Irrigation Conference, University of California Conference Center, Lake Arrowhead, California, June 21-23.

California Landscape Contractors Association Statewide Conference, Ojai Valley Inn and Country Club, Ojai, California, June 24-28.

Northeastern Golf Course Superintendents Association Meeting, Mohawk Golf Club, Schenectady, New York, July 16.

1968 New Jersey Turf Research Field Day, Golf and Fine Turf Growers, College of Agriculture and Environmental Science Campus, Rutgers University, July 31.

Georgia Golf Course Superintendents Association Meeting, Cherokee Town & Country Club, Dunwoody, Georgia, August 13.


American Institute of Landscape Architects Seminar, University of California Conference Center, Lake Arrowhead, California, September 26-29.

Northeastern Golf Course Superintendents Association Meeting, Ekwanok & Equinox Golf Course, Manchester, Vermont, October 15.

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Insurance

continued from page 73

or seepage.

The form excludes boiler and machinery losses and glass breakage, which are the subjects of other insurance contracts.

It does not respond to losses contingent upon the enforcement of any building code or regulation, unless the basic policy is endorsed to cover this contingency. This was explained earlier.

The form does not cover "willful or dishonest acts or omissions" committed by the insured, its members or employees. Acts by employees are normally indemnified under a fidelity bond.

While the form is applicable to nearly all buildings, it is not designed to cover the swimming pool, piers, metal smokestacks, awnings, signs, antennas or other real property in the open; or property under construction, undergoing alteration or repairs.

Many insurance buyers feel the additional premium for the Special Extended Coverage Endorsement is prohibitive. This is not the case. I recommend that a country club investigate the premium saving for a $1,000 deductible, applying to any loss. Some insurance companies afford an overall premium reduction of 18 per cent when the deductible clause is accepted by the policy holder. This savings is more than the cost to add the Special Extended Coverage endorsement to the basic policy.

Small fires or windstorm losses will not work as serious a hardship as a large loss by an uninsured peril. I would rather assume the cost of a small rubbish fire than be without coverage from the operation of a building law or have the clubhouse roof collapse under the weight of ice and snow and be without the Special Extended Coverage endorsement.

In areas where earthquake is a threat, the earthquake endorsement should be added to the standard fire contract. In flood areas, if flood coverage is required, the country club must look to a "specialty market." Many domestic companies and Lloyd's of London write a contract called "Difference In Conditions."

Under this form, both earthquake and flood coverage can be provided. Most D.I.C. contracts exclude these perils but will include them for an additional premium. It is sometimes easier to negotiate for a Difference In Conditions contract than when just flood and earthquake coverage is desired. Insurance companies are wary of imminent perils and seek to avoid adverse conditions. However, the "all risk" Difference In Conditions policy overcomes their reluctance.

Contents can also be insured under this broad contract or they may be insured by Inland Marine Floater contracts, which are also "all risk."

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GENERAL CLUB MANAGER: Class "A". PGA Pro would like to phase out of teaching and playing and go in to Club Management.—Married —5 children—Location no problem—Presently employed at fine club. Write Box #406, c/o GOLFDOM.

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SALESMEN WANTED: That call on Golf and Country Clubs, to sell shirts, jackets, hose, hats and caps. 10% commission. Write Box #348, c/o GOLFDOM.

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<td>Izod/Haymaker (Div. of David Crystal)</td>
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<td>Miller, A.J., Inc</td>
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<td>O'Neall Golf Sales, Inc, Sam</td>
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<td>Oldfield Equipment Co</td>
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<td>Par Alde Products Co</td>
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<td>Royer Foundry &amp; Machine Co</td>
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<td>Woodside Golf &amp; Park Supply Co</td>
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### GOLFDOM OFFICIALS AND MANAGEMENT MAILING FORM

**IMPORTANT:** Your cooperation with the information below will bring GOLFDOM to those responsible for your club’s successful operation and keep them up-to-date on the latest and most practical ideas on Administration, Management, Maintenance and Services. Complete and mail this post-free card — TODAY — to GOLFDOM CIRCULATION DEPT., 235 East 45 Street, New York, N.Y. 10017. We’ll see that those who qualify receive GOLFDOM monthly, without cost.

<table>
<thead>
<tr>
<th>Club or Course Name</th>
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<tbody>
<tr>
<td>Mail Address</td>
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<tr>
<td>Owner</td>
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<tr>
<td>President</td>
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</table>

<table>
<thead>
<tr>
<th>Turfed acreage of Golf Course and Club Grounds regularly maintained:</th>
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</thead>
<tbody>
<tr>
<td>Course Acres</td>
</tr>
</tbody>
</table>

Is your course new? [ ] Yes [ ] No [ ]

Size of Course: [ ] 9 holes [ ] 18 holes [ ] 27 holes [ ] 36± holes

Is your Golf Course: [ ] Private [ ] Semi-private [ ] Municipal
(city, state or county owned) [ ] Public [ ] Par 3 [ ] Military
[ ] School [ ] Company owned [ ] Resort

Facilities at Course: [ ] Bar [ ] Restaurant [ ] Hotel [ ] Pool
[ ] Tennis Courts [ ] Pro Shop

If Private Club check No. of members. If semi-private or Public indicate No. of players per week:

[ ] 100 or less [ ] 100-200 [ ] 200-300 [ ] 300-400 [ ] 500-1000 [ ] Over 1000

Your Signature

Date