

# A/C could be neighbor's woes



**Ryan Poliakoff**  
The Condo Consultant

**Q:** I live in a small condo building. My neighbors' air conditioning unit has been unrepaired for over a year. They leave their windows open 24/7, with the exception of rainy days.

With no air conditioning, my concern is mold, as our units have a common wall. What is the unit owner and the board's responsibility? Is it required that air-conditioning systems are on and operational when the units are unoccupied, such as for residents that only come for the season? — F.W.

**A:** There is no particular statute that governs the use of air conditioning inside of a unit. Any restriction would have to be part of the governing documents or as a rule promulgated by the board. Assuming that the board has the power to promulgate rules governing the use of units (as most do), I do believe that the board could pass a rule requiring owners to keep their air conditioning working and set to a particular maximum temperature.

Ultimately, if mold develops inside a wall, that likely will become the association's responsibility to repair and remediate, as the exterior and shared walls are likely common elements. Air-conditioning rules and covenants are actually very common in con-

dominiums, usually with a maximum set temperature of around 78 degrees.

Mold is extremely prevalent in Florida ... The best defense against mold is to run the air conditioning, even for an hour or so a day, to dehumidify the interior air.

I would suggest you bring this issue to the attention of your board.

**Q:** Are there any privacy's issues regarding security videos taken in common areas of a condominium? I am a unit owner, and my car, which was parked in a secure underground parking area in my condo, was just vandalized. As a unit owner, I requested to view the video tapes of the area around my car. I was told that this is a privacy issue, and that only the police or board members could view the video. My request was denied. The parking area is in a common area. What are my rights as a unit owner? — D.W.

**A:** This is a gray area. I do not agree with the privacy concern — it is a common area where any unit owner can go at any time. But, it's not clear that the footage is an inspectable record.

The Condo Act states that a unit owner may inspect certain records, which include records kept by the association in the ordinary course of business. We do know that, when an association records a meeting and keeps that recording, that recording is an inspectable record.

I think the privacy question is a red herring — the real question is whether you are entitled to request to inspect the footage.

## ON STAGE

# Cast elevates funny musical

Sure, some of the lines are familiar, but the show works.

**By Hap Erstein**  
Special to The Palm Beach Post

For a people oppressed for thousands of years, Jews sure tell a lot of jokes. Humor is an integral part of the culture, and the basis for many of their ethnic-specific entertainments.

For example, there's the new revue with music, "When You're in Love, the Whole World is Jewish," based on a classic comedy album — remember them? — from the mid-1960s. Comedy usually depends on surprise, but not here, where chances are you have already heard many of these gags about Jewish life and stereotypes.

Instead of surprise, much of the material trades in nostalgia. After all, most of these jokes were already stale 50 years ago. Nevertheless, you can still be amused by "When You're in Love," as long as you get a kick out of knowing the punch lines before the cast members deliver them.

"Seinfeld" veteran Jason Alexander was tapped to adapt and direct this revue, which premiered last year in California before its East Coast debut at the Mizner Park Cultural Arts Center in Boca Raton. He frames the parade of jokes with the dilemma of a young Jewish guy who asks his rabbi to help his gentile girl friend understand the customs and quirks of Judaism. So the rabbi takes the naïve lass under his wing, offering a whimsical education that falls



Ellen Ratner (left) and Rena Strober star in "When You're in Love the Whole World is Jewish." CONTRIBUTED

## REVIEW

**"When You're in Love, the Whole World is Jewish"**

### B

**Where:** Mizner Park Cultural Arts Center, 201 Plaza Real, Boca Raton.

**When:** Through Jan. 11.

**Tickets:** \$40. **Call:** 561-910-7727.

**The verdict:** A joke-a-thon of classic Jewish gags, many of which you have probably heard, but a sextet of agile comics deliver them well and without apology.

neatly into such anecdote categories as Last Wish, Shoe Repair Shop, The Genie, The Retirees and Holiday in Las Vegas.

For the sake of variety, Alexander also penned a few songs which get interspersed throughout the evening, most notably a tribute to the excesses of Jewish cuisine.

And while you need not know any Yiddish to follow the show, there is a brief glossary of terms in the program and the four-piece band's conductor-keyboardist Gillian Berkowitz underlines many of the skits by singing a musical vocabulary lesson.

The best thing Alexander has done is gather a

sextet of comic performers in the Borscht Belt tradition and given them free rein to clown with abandon. The show's material is fairly weak, but the cast elevates it with its delivery. Most notable among them is Ellen Ratner as a string of crabby older women and Bart Braverman as a put-upon humor victim.

Like "Old Jews Telling Jokes," the off-Broadway gagfest currently playing at Broward Stage Door, "When You're in Love" starts wearing out its welcome before its intermission less hour-and-a-half runs its course. Still, if you are in the mood for a feather light evening with a few good laughs, "When You're in Love, The Whole World is Jewish" does not pretend it wants to be any more than that.

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## ASK THE SHOULDER SURGEON



**Ryan W. Simovitch, M.D.**

### Take proper steps after 'pec' injury

**Question:** I was bench pressing in the gym and felt a pop. I have noticed a lot of bruising around my chest and upper arm. Should I be concerned?

**Answer:** The injury you described is consistent with a rupture of your pectoralis major tendon, often referred to as your "pec." The pec is the broad muscle in the front of your chest that inserts on the humerus — your arm bone. This is an injury most often seen in weight-lifters.

A rupture of the pec should be evaluated by a shoulder specialist soon after the injury. Initial treatment should consist of rest and ice. If there is significant discomfort, a sling can be applied.

It is important to be evaluated early because surgery is best done soon after the injury. While not every pec injury needs surgery, surgical repair of the torn tendon is most successful if done in the first three to four weeks.

Some pec injuries are treated with immobilization, followed by physical therapy. If surgery is done, a technique utilizing a small, cosmetically-pleasing incision is used to reattach the tendon to bone with titanium clips. A sling is worn for three to four weeks, and total recovery is about three to four weeks.

If you want to learn more about pec repair, visit [www.palmbeachshoulder.com](http://www.palmbeachshoulder.com)

Dr. Simovitch was involved in the initial implantation and FDA investigation of the reverse shoulder replacement while at Duke University Medical Center and has published landmark papers since guiding their successful implantation. He performs more than 150 shoulder replacements per year.

**Palm Beach Orthopaedic Institute**  
Four locations: Jupiter, Palm Beach Gardens, Wellington, West Palm Beach (561) 694-7776  
[www.PBOI.com](http://www.PBOI.com)

## ASK THE GENERAL ORTHOPAEDICS SURGEON



**Michael Leighton, M.D.**

### Have swollen knee evaluated by surgeon

**Question:** I am a 75-year-old tennis player and I twisted my knee while lunging for a ball last week. The knee was very swollen and is still painful. Is it arthritis? Torn cartilage? Should I get an MRI?

**Answer:** Knee injuries are very common in tennis players and "older" athletes. Many people have arthritic knees and are able to function and play golf and tennis without any problems or pain.

In general, you should be evaluated by an orthopaedic surgeon if the knee is swollen. After a thorough history and physical exam, the first diagnostic study to be done is an X-ray, which reveal the bones and, in cases of arthritis (loss or breakdown of cartilage), narrowing of the joint space.

The swelling is a reaction to the injury inside your knee. Ice and anti-inflammatories will help the swelling in the short term; it is possible that your orthopaedic surgeon will drain the fluid from the knee.

An MRI is indicated if you have no or minimal arthritis on the X-ray and continued pain, locking or catching. The MRI will help diagnose a meniscus (cartilage) tear.

If the knee has no or minimal arthritis and you have a meniscus tear, arthroscopy may be indicated.

Michael Leighton, M.D. of Palm Beach Orthopaedic Institute is a Board Certified Orthopaedic Surgeon with Subspecialty Certification in Sports Medicine. He has been practicing in Palm Beach County since 1994, and specializes in arthroscopic and reconstructive surgery of the knee, shoulder and hip.

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## ASK THE NEUROSURGEON



**Charles S. Theofilos, MD, Board Certified Neurosurgeon**

### Common symptoms of a herniated disc

A herniated disc can create lasting pain that spreads to your arms, legs, back and neck. Although there are some individuals who experience some form of muscle pains or aches, there is a distinct difference between typical aches and those caused by torn and herniated spinal discs.

Here are some important symptoms of a herniated disc:

Pain or numbness in the arms/legs/back/neck. The pain experienced can be mild, or extremely severe. This pain usually occurs on just one side of the body, which may help distinguish it from other aches. Those who suffer from herniated discs have described the sensation as numb, tingling, with a general feeling of weakness.

Inability to move freely, or complete normal tasks. The pain from a herniated disc can cause individuals to struggle with regular activities such as carrying large items or going for a light jog.

Lack of coordination. Those with a herniated disc may experience a feeling of clumsiness, such as stumbling or struggling to pick up a cup.

A sharp pain after sneezing, coughing, sitting, or walking. This is a symptom that is especially telling of a herniated disc, as sharp pain is not typically associated with activities like sitting or walking, even in the presence of a normal muscle ache.

Unexpected loss of bladder and bowel control. Loss of bladder or bowel control is a sign of a very severe form of nerve impingement that requires immediate medical attention.

If you suffer from any of these symptoms, you could benefit from a neurosurgeon's opinion. Call The Spine Center at (561) 630-3870 with any questions.

The Spine Center delivers state-of-the-art care and treatment under the guidance of Neurosurgeon and founder Charles S. Theofilos, M.D. He is a leading provider of the most comfortable and effective surgical and non-surgical treatment options for a full range of cervical and spinal ailments. Dr. Theofilos serves as Chief of Neurosurgery for Palm Beach Gardens Medical Center. He is among a field of 20 top neuro and orthopedic surgeons in the U.S. chosen to participate in the groundbreaking Artificial Disc Study, which compares the clinical outcome of disc replacement versus traditional spinal fusion.

**The Spine Center**  
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