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# Condo Assoc., Valet Company Refuse Responsibility For Stolen Vehicle

## Valet Stub May Protect Building From Claims For Stolen Cars

**HALLANDALE BEACH, Fla.** -- A Hallandale Beach man whose minivan was stolen after he left it with the valet at a South Florida condominium building said the valet company and condo association are refusing to accept responsibility.

According to Vladimir Listapad, on April 5, he gave his keys to the valet at the Hallmark Condominiums while visiting a friend who lives in the building.

The next morning, his minivan and his keys were gone, Listapad told Local 10. "They were running round the parking lot trying to locate the vehicle," said Listapad's friend, Olga Knoll.

Knoll and Listapad said they have been to the Hallmark several times, and a security supervisor told them the building is not responsible.

"They don't even want to talk to us," Knoll said. "The last conversation I had with them was basically, 'Just leave us alone.'"

When Local 10's Jeff Weinsier tried to question the building's manager about Listapad's situation, security kicked him off the property.

A week after the van was stolen, it was found in a lot across from the Hallmark. The interior was slashed and burned, the engine was dead, and Listapad was issued a \$400 towing bill.

The fine print on the valet stub has a disclaimer that says vehicles are parked at the owner's own risk and management is not responsible for any theft. Local 10 consulted attorney **Dennis Eisinger** to see if there is any recourse in cases such as this.

"The stub is an important document here because it establishes the written, contractual relationship," Eisinger said.

Eisinger does not represent The Hallmark, but he does represent 600 other condo associations.

He said that in some cases, courts have sided with condo associations and valet companies when there was a disclaimer on a stub. But this case may be different.

"The fact that the keys were missing from a box that should have been secure is another strike against the valet company and condo association," Eisinger said.

Then next time you hand over your keys, think about what Lisptapad is going through and read the fine print on your valet stub.

If you have any doubt as to who may be responsible should something happen to your vehicle, you may want to park somewhere else.

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