Premium Summary

COVERAGE	2022-2023 Renewal 5% Calendar Year Hurricane Deductible, $5,000 All Other Peril, 100% Coinsurance Ordinance or Law Full A, B&C combined 5% per building	2023-2024 Renewal 5% Per Occurrence Hurricane Deductible, $10,000 All Other Peril, 100% Coinsurance Ordinance or Law Full A, B&C combined 2.5% per building
Property	$29,474.00	$50,813.00
Difference in Conditions	$1,286.26	$1,326.15
General Liability	$12,941.26	$14,723.11
Directors and Officers	$2,009.72	$3,082.43
Umbrella	$1,530.00	$2,060.40
Crime	$595.00	$1,776.36
Flood	$5,601.00	$6,358.00
Total:	**$53,437.24**	**$80,139.45**

2022-2023 premiums were paid in full. Premium financing is available upon request.

Subjectivities & Contingencies

This quotation is subject to the following terms and conditions:

- Satisfactory compliance with loss control recommendations, if any.
- Subject to audit
- Signed applications
- Subject to satisfactory inspection

Recommendations

- Cyber Liability – Quote available upon request
- Pollution Liability – Quote available upon request
- Legal Defense – Quote available upon request
- Crime – Add Social Engineering
- Add Contents to Property Policy (Pool Furniture, etc)
- Fully fence the pool

PROPERTY SCHEDULE

Bldg. #	Address	Description	Value
1	700 Pine Drive, Pompano Beach, FL 33060	30 Unit Condo Bldg. West & South	$3,412,702
2	700 Pine Drive, Pompano Beach, FL 33060	Swimming Pool	$104,100
3	700 Pine Drive, Pompano Beach, FL 33060	Equipment – Pool Heater w/ Heat Pump	$5,150
4	700 Pine Drive, Pompano Beach, FL 33060	Travertine Deck	$28,300
		Schedule Total	**$3,550,252**

PROPERTY

Company	American Coastal Insurance Company **(Admitted) (Demotech Rating: A)**	
Limits	Building	$3,412,702
	Business Personal Property	$137,550
Deductibles	All Other Peril	$10,000
	Hurricane –Per Occurrence	5%
Coinsurance		**100%**
Cause of Loss	Special (Including theft)	
Includes	Ordinance or Law Coverage Full A B&C combined is sub limited to 2.5% per building Equipment Breakdown	

Exclusions

- Flood and Earthquake
- Refer to policy forms for additional exclusions, conditions or restrictions

10% Minimum Earned premium applies

PROPERTY ENHANCEMENT FORM

PROPERTY ENHANCEMENT ENDORSEMENT

This endorsement modifies insurance provided under the following forms (if attached to this policy):

Building and Personal Property Coverage Form
Condominium Association Coverage Form
Standard Property Policy - Declaration
Cause of Loss - Special Form

The following is a summary of additional coverages provided by this endorsement. These additional coverages are further defined elsewhere in this endorsement. This endorsement is subject to the provisions of your policy. The sublimits are Per Occurrence (unless noted otherwise) and are included in the limits of insurance provided by your policy and are not additional limits.

	Coverage	Limit of Liability
1.a)	Debris Removal	$50,000
1.b)	Fire Department Service Charge	$100,000
1.c)	Pollutant Clean-Up and Removal	$150,000
1.d)	Electronic Data	$100,000
2.a)	Newly Acquired Property	90 days
2.b)	Personal Effects	
	(1) Sublimit Per Person	$5,000
	(2) Sublimit Per Described Premises	$25,000
2.b)	Property of Others	$25,000
2.c)	Valuable Papers & Records	$500,000
2.d)	Property Off-Premises	$25,000
2.e)	Outdoor Property	$100,000
	Except trees, shrubs, lawns or plants	$10,000
	Except any one tree, shrub or plant	$5,000
2.f)	Accounts Receivable	$500,000
2.g)	Fire Extinguisher Recharge	$10,000
2.h)	Lock Replacement	$7,500
2.i)	Reward Reimbursement	$25,000
2.j)	Inventory and Appraisals of Loss	$2,500
2.k)	Wind Driven Precipitation	$250,000
2.l)	Backup of Sewers and Drains	$150,000
3)	Outdoor Signs	$20,000
4.c)	"Fungus", Wet Rot, Dry Rot and Bacteria	$50,000
4.d)	Property in Transit	$100,000
4.e)	Off Premises Power Failure (Subject to a 24 hour deductible)	$50,000

DIFFERENCES IN CONDITIONS

Company	Underwriters at Lloyds of London **(Non Admitted) (A.M. Best Rating: A, XV)**	
Limits	Building Values	$3,412,702
	Other	$137,550
Limit of Liability	As Per Schedule on file with Waypoint Wholesale, an AmRisc Company subject to a maximum limit of 5% multiplied by scheduled values Any one occurrence	
Perils	Special excluding Flood and Earthquake Coverage is limited to the specified coverage indicated in the Wrap Policy wording.	
Deductibles	As per the American Coastal Insurance Company Policy, except Wind Driven Precipitation deductible shall be equal to the Hurricane deductible	

ACIC Wrap

Authorization

Waypoint

If ACIC Wrap coverage authorized herein is bound, this policy shall run concurrently with and be subject to the same terms, conditions and limitations of the American Coastal Insurance Company (hereinafter "ACIC") policy stated herein which shall be on file with Waypoint Wholesale, an AmRisc Company ; except as regards premium amount, coverages and limits of liability, or as stated elsewhere herein.

Sublimits and Extensions:

Accounts Receivable	$1,000,000	
Backup of Sewers, Drains or Pumps	$150,000	Annual Aggregate
Builders Risk	$250,000	
Builders Risk Soft Costs	$25,000	
Catastrophe Extra Expense	$25,000	
Debris Removal	$75,000	
Error or Omissions	$25,000	
Fine Arts	$100,000	
Fire Department Service Charge	$100,000	
Fire Extinguisher Recharge	$10,000	
Inflation Guard	5% of TIV	as per schedule
Leased or Rented Equipment	$25,000	but not to exceed $5,000 any one item
Lock Replacement	$9,000	
Miscellaneous Unscheduled Property	$10,000	
Newly Acquired Property	$750,000	
Off Premises Power Failure	$25,000	
Ordinance or Law	Lessor of: 5% per building; or $1,000,000 per occurence all buildings combined. Subject to ACIC providing primary coverage per CP 04 05.	
Outdoor Property	$50,000	
except trees, shrubs, lawns or plants	$40,000	
except any one tree, shrub or plant	$4,750	
Pollutant Clean-up and Removal	$100,000	Annual Aggregate
Professional Fees	$100,000	Annual Aggregate
Property in Transit	$150,000	
Property Off-Premises	$25,000	
Reward Reimbursement	$25,000	
Spoilage	$25,000	
Valuable Papers and Records	$500,000	
Wind-Driven Precipitation	$150,000	Annual Aggregate

GENERAL LIABILITY

Company	Maxum Indemnity Company **(Non Admitted) (A.M. Best Rating: A+, XV)**	
Definition	General Liability insurance covers some of the third party liability exposures of your business including liability related to owned or leased premises, operations in progress, and products/completed operations.	
Limits	Bodily Injury and Property Damage – Each Occurrence	$1,000,000
	General Aggregate	$2,000,000
	Products & Completed Operations Aggregate	Included
	Personal and Advertising Injury	$1,000,000
	Damage to Rented Premises	$100,000
	Medical Expense – Any One Person	Not Covered
	Hired & Non-Owned Auto Liability	$1,000,000
Deductible		**None**
Form	Occurrence	

Exclusions

- **Cross Suits Exclusion**
- **Total Liquor Exclusion**
- Refer to policy forms for additional exclusions, conditions or restrictions.

SCHEDULE OF EXPOSURES

Loc. #	Class Code	Classification	Estimated Exposures	Rating Basis
1	10105	Boat Docks/Slips	6	Each
2	46671	Shuffleboard Courts	1	Each
3	48925	Swimming & Wading Pools	1	Each
4	62003	Condominium Association- Residential	30	Units

MINIMUM EARNED PREMIUM: 25%

SUBJECTIVITIES:

Completed and Signed Acord Application
Completed and Signed Supplemental Application
Completed and Signed Terrorism Form

GENERAL LIABILITY FORMS

Policy Level Forms

Form #	Form Description
PJ (1/1/2003)	Policy Jacket
DECC (1/1/2003)	Common Policy Declarations
E048 (1/2/2003)	Minimum Earned Premium
E1233 (1/1/2015)	Exclusion - Terrorism
E144 (5/1/2021)	Service of Suit
E849 (3/1/2010)	Forms and Endorsements Schedule
IL0021 (7/1/2002)	Nuclear Energy Liability Exclusion (Broad Form)
MISC001 (6/1/2012)	Claims Reporting

Commercial General Liability Forms

Form #	Form Description
DECBGL (7/1/2005)	Commercial General Liability Coverage Part Declarations
CG0001 (12/1/2007)	Commercial General Liability Coverage Form
CG0220 (12/1/2004)	Florida Changes - Cancellation and Nonrenewal
CG2004 (11/1/1985)	Additional Insured - Condominium Unit Owners
CG2107 (5/1/2014)	Exclusion - Access Or Disclosure Of Confidential Or Personal Information And Data-Related Liability - Limited Bodily Injury Exception Not Included
CG2109 (6/1/2015)	Exclusion - Unmanned Aircraft
CG2132 (5/1/2009)	Communicable Disease Exclusion
CG2135 (10/1/2001)	Exclusion - Coverage C - Medical Payments
CG2147 (12/1/2007)	Employment-Related Practices Exclusion
CG2165 (12/1/2004)	Total Pollution Exclusion With A Building Heating, Cooling And Dehumidifying Equipment Exception And A Hostile Fire Exception
CG2167 (12/1/2004)	Fungi or Bacteria Exclusion
CG2294 (10/1/2001)	Exclusion - Damage to Work Performed by Subcontractors on your Behalf
CG2426 (7/1/2004)	Amendment Of Insured Contract Definition
E1245 (3/1/2015)	Assault And Battery Coverage Sublimit - General Liability
E1269 (1/1/2015)	Exclusion - Diving Boards And Water Slides
E1381 (1/1/2017)	Exclusion - Injury To Individuals Performing Duties Related To The Conduct Of Any Insured's Business
E1423 (8/1/2021)	Exclusion - Firearms or Weapons
E390 (5/1/2011)	Hired Auto And Non-Owned Auto Liability

Form #	Form Description
E438 (8/1/2007)	Construction Defects Exclusion - Condo and HomeOwner Association
E635 (1/1/2009)	Exclusion - Physical Abuse Or Sexual Abuse
E657 (10/1/2009)	Exclusion - Independent Contractors
E713 (8/1/2007)	Exclusion - Punitive or Exemplary Damages
E861 (9/1/2010)	Total Liquor Exclusion
E868 (9/1/2017)	Exclusion/Limitations - Combination Endorsement
Contains:	
E673 (07/01/2012)	Exclusion – Professional Services
E687 (09/01/2010)	Exclusion – Asbestos, Silica and Silica Dust
E711 (09/01/2010)	Exclusion – Lead
E831 (09/01/2010)	Exclusion – Breach of Contract
E763 (01/01/2009)	Cross Suits Exclusion
CG2154 (01/01/1996)	Exclusion – Designated Operations Covered By a Consolidated (Wrap-Up) Insurance Program
E714 (08/01/2007)	Exclusion – Unfair Competition
E348 (01/01/2003)	Amendment Deposit Premium and Minimum Premium
E704 (08/01/2007)	Amendment Premium Audit
E829 (01/01/2010)	Definition – Damages

DIRECTORS & OFFICERS LIABILITY

Company	Continental Casualty Co **(Admitted) (A.M. Best Rating: A, XV)**	
Definition	Provides coverage for claims arising from the wrongful acts of "insured persons" while serving in their capacity as directors or officers.	
	Aggregate	$1,000,000
Retention	Per Claim	$1,000
Form	Claims Made	
Includes	**First Dollar Defense**	

Exclusions

- Securities
- Nuclear
- Refer to policy forms for additional exclusions, conditions or restrictions.

CNA-77863-FL (2/14)	Policyholder Notice - Florida
CNA-81758-XX (3/15)	Notice - Offer of Terrorism Coverage; Disclosure of Premium
G-145126-A (8/03)	Policyholder Notice Economic and Trade Sanctions Conditions
G-145170-AC (6/03)	Community Association Policy General Terms and Conditions
G-145171-AC (6/03)	Community Association Liability Coverage Part
CNA-77509-XX (1/14)	Network Risk and Privacy Claim Endorsement
CNA-77510-XX (1/14)	Privacy Event Expense Endorsement
CNA-77511-XX (1/14)	Amend Claims By Insured Exclusions Endorsement
CNA-77512-XX (1/14)	Wage and Hour Law Claims Defense Costs Coverage Endorsement
CNA-77513-XX (1/14)	Outside Director Endorsement
CNA-77515-XX (1/14)	Supplementary Payment - Defendant Reimbursement Endorsement
CNA-77516-XX (1/14)	Defense Costs Outside the Limits Endorsement
CNA-77517-XX (1/14)	Public Relations Event Expenses Endorsement
CNA-80749-XX (11/14)	Unlimited Extended Reporting Period Endorsement for Past Directors or Officers
CNA-81751-XX (3/15)	Cap on Losses from Certified Acts of Terrorism Endorsement
CNA-90997-XX (1/18)	Immigration Claim Defense Costs Endorsement
CNA-95307-XX (3/19)	Workplace Violence Act Endorsement (with Sublimit)
GSL-8393-XX (3/07)	Remove Specified Peril
GSL-8394-XX (3/07)	Breach of Contract Defense Coverage with Sublimit Endorsement
GSL-11876-FL (3/10)	Bi-Lateral Optional Extended Reporting Period Endorsement - Florida
GSL-40679-XX (8/11)	Amend Settlement Endorsement
GSL-40680-XX (8/11)	Mediation Endorsement
CNA-80748-XX (11/14)	First Dollar Defense Endorsement
G-133891-A09 (6/03)	Florida Amendatory Endorsement
G-145127-A09 (6/03)	Cancellation and Nonrenewal Endorsement - Florida
G-145128-A09 (4/04)	Amendatory Endorsement - Florida
G-145129-A09 (4/04)	Amendatory Changes - Florida

PRIOR OR PENDING DATE: 05/06/1993

UMBRELLA

Company	Federal Insurance Company **(Admitted) (A.M. Best Rating: A++, XV)**	
Limits	Each Occurrence	$2,000,000
	Aggregate	$2,000,000
Underlying Limits	Auto Liability – Hired & Non-Owned Auto	$1,000,000
	General Liability	
	• Each Occurrence	$1,000,000
	• General Aggregate	$2,000,000
	• Products/Completed Operations Aggregate	$2,000,000
	• Personal and Advertising Injury	$1,000,000
	Directors & Officers Liability	
	• Each Claim	$1,000,000
	• Aggregate	$1,000,000
	Employer's Liability	
	• Bodily Injury by Accident – Each Accident	$500,000
	• Bodily Injury by Disease – Policy Limit	$500,000
	• Bodily Injury by Disease – Each Employee	$500,000
Retention	Each Occurrence	$0
Exclusions	• Refer to policy forms for additional exclusions, conditions or restrictions.	

UMBRELLA FORMS

Pollution Exclusion
Limitation to Designated Premises-Coverage A
Specific Entity Endsmt. (Who Is An Insured)
Compliance with Applicable Trade Sanctions
Information Distribution Laws Exclusion
Silicon, Silica and Silicate Policy Exclusion
Limits-Excess Coverage Other Aggregate Limit
Alcoholic Beverages Exclusion-BI/PD-Coverage B
Crisis Assistance
Products Completed Operations-Coverage B Exclusion
Claims Made Excess Follow Form Coverage. A
Professional Services Exclusion-Coverage B
Supplementary Payments Endorsement
Civil Unions Or Domestic Partnerships (where applicable)
Defense within Limits Notice (Follow form D & O within or without)
Exclusion of Certified Acts of Terrorism
Intellectual Property Laws or Rights
Privacy Coverage B Exclusion (Where Applicable)
Access to or Disclosure of Confidential or Personal Information and Electronic Data-Related Liability With Exceptions (where applicable)
Personal Injury Coverage B Exclusion
Assault and Battery Coverage B Exclusion
Biological Agents Policy Exclusion
Lead Policy Exclusion
Subsidence Policy Exclusion
Construction or Development Exclusion with Maintenance/Renovation follow form
Unmanned Aircraft Coverage B Exclusion
Policy Exclusion for War
Sexual Abuse and Molestation Policy Exclusion
Designated Premises, Project or Operation Limitation Endorsement
Exclusion – Asbestos, Silica or Similar Compounds, including Mixed Dust
Punitive Damages Policy Exclusion
All Other Pertinent State Endorsements

CRIME

Company Hanover Insurance Company **(Admitted) (A.M. Best Rating: A, XV)**

Definition This crime policy insures various exposures to loss through criminal activities by employee dishonesty, forgery or alteration, or by theft, disappearance or destruction of money and securities.

Coverage Discovery*

Exclusions

- Employee Cancelled Under Prior Insurance
- Inventory Shortages
- Acts Committed by You (Named Insured) or Your Partners
- Refer to policy forms for additional exclusions, conditions or restrictions.

Coverage	Limit	Deductible
Employee Theft	$150,000	$750.00
Computer Fraud	$150,000	$750.00
Funds Transfer Fraud	$150,000	$750.00
Investigative Expense	$5,000	$0

Covered Employees:
- Directors and Trustees
- Non-Compensated Officers

THE INSURANCE POLICY OR FIDELITY BOND MUST COVER THE MAXIMUM FUNDS THAT WILL BE IN THE CUSTODY OF THE ASSOCIATION OR ITS MANAGEMENT AGENT AT ANY ONE TIME. PLEASE REVIEW THE LIMIT AND LET US KNOW IF ANY INCREASES ARE NECESSARY

Common Policy Terms and Conditions

904-1002NPFL	05/18	Common Policy Declarations-Np (Florida)
904-1001NP	01/15	Common Policy Terms And Conditions
904-1001NP Index	01/15	Common Policy Terms And Conditions Index
904-7100 PHN	01/14	U.S. Treasury Department's Office Of Foreign Assets Control ("OFAC") Advisory Notice To Policyholders
904-7107 PHN	12/14	Privacy Policy And Producer Compensation Practices Disclosures-Privacy Disclosure
904-1025	01/14	Schedule Of Forms
904-6023	01/15	Florida State Amendatory Endorsement

Crime Coverage Part

908-1002	01/14	Crime Coverage Part Declarations
908-1001	10/15	Crime Coverage Part
908-1001 Index	01/14	Crime Coverage Part Index
908-1129	01/14	Non-Cumulative Liability - Property Managers
908-1155	09/18	False Pretenses Coverage
908-3104	04/16	Amend Definition of Employee to Include Agents (Employee Theft Coverage)

FLOOD

Company	Selective Insurance Company of the SE **(Admitted) (A.M. Best Rating: A, XIV)**
Coverage	Flood

Exclusions

- Refer to policy forms for additional exclusions, conditions or restrictions.

Coverage	Limit	Deductible
Building – 700 Pine Drive, Pompano Beach FL 33060	$4,331,000	$5,000