



Parkway Villas Condominium Association, Inc.

Effective Date: 02/28/26 – 02/28/27

**Presented by:
LORI GALINDO
Senior Vice President – Sarasota Division
Brown & Brown of Florida, Inc.**





This summary is prepared for ease of review and analysis. In the event of any actual or interpreted differences between this summary and your policy, the terms of the policy(ies) will prevail. The policies should be examined upon receipt and any specific questions should be referred to Brown & Brown.

In evaluating your exposures to loss, we have been dependent upon information provided by you. If there are any other exposures that need to be evaluated prior to the binding of coverage, please bring it to our attention. Should any of your exposures change after coverage is bound, such as beginning new operations, hiring employees in new states, buying additional property, etc., please let us know so that proper coverage can be discussed.

This proposal is provided only for the internal use of Parkway Villas Condominium Association, Inc. No further use or distribution is authorized without our written consent.



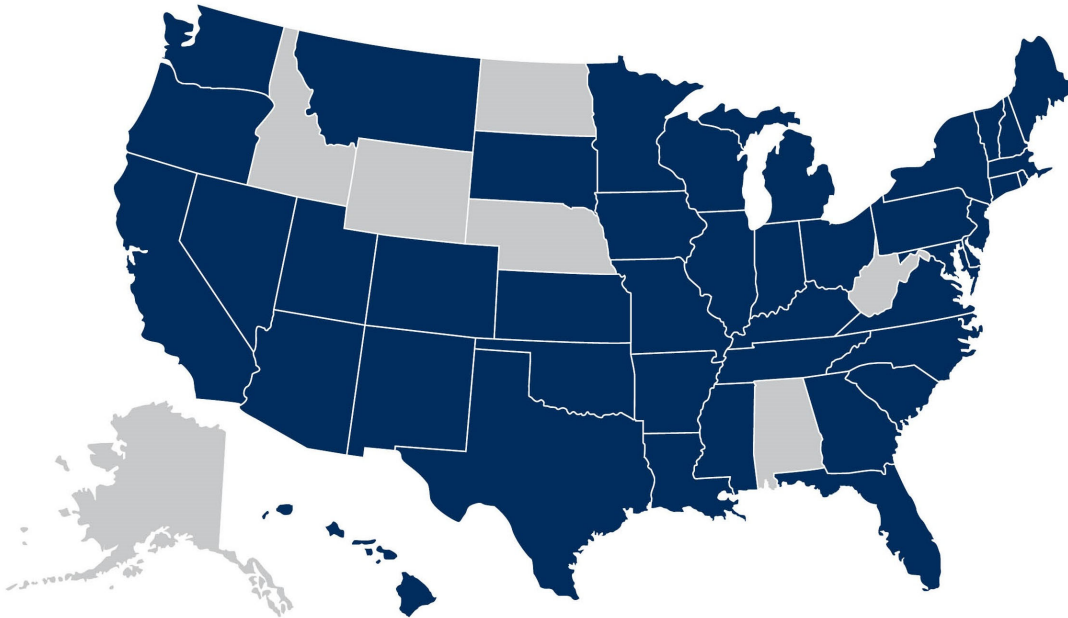
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Who We Are

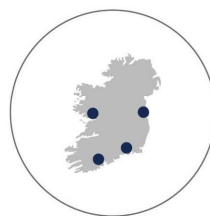
- **Brown & Brown of Florida, Inc. takes pride in the reputation it has built in the community and with its clients, carriers and associates.**
- **Over 87 years in business**
- **We are a multi-line insurance agency, providing Commercial Lines, Personal Lines and Employee Benefits.**
- **Through the use of in-house staff or carefully selected specialized consultants, we are able to provide solutions for your insurance needs.**
- **Brown & Brown of Florida, Inc. – Team Sarasota handles over \$50 million annual premium, and we represent over 5,000 clients.**
- **Our customers and carriers serve as our best reference with client retention over 95%.**
- **The value we bring to our customers rests to a large degree on the strength of our relationships with innovative insurance carriers.**



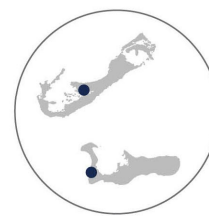
Canada



London, England



Ireland



Bermuda & Grand Cayman

In the map above, blue indicates states or countries with Brown & Brown locations.

This proposal is for illustration purposes only. Please refer to policy for specific details.



Team Sarasota Dedicated Service Team

Sarasota.certs@bbrown.com

Certificates of Insurance

(See following page for instructions)

Michelle Perillo

Phone: 941.893.2245 (direct line)

E-mail: michelle.perillo@bbrown.com

Account Manager

Lori Galindo

Phone: 941.893.2201 (direct line)

E-mail: lori.galindo@bbrown.com

**Producer
Senior Vice President
Sarasota Division**

Tyler McCallister

Phone: 941.893.2220 (direct line)

E-mail: tyler.mccallister@bbrown.com

**Executive Vice-President
Branch Manager
Sarasota Division**

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Retrieving Condominium Certificates of Insurance

If the owners forward a copy of the letter they receive from their leader, it can be forwarded via email to Sarasota.certs@bbrown.com to request a Certificate of Insurance. The certificate will be issued from our certificate department within 24-48 hours.

If owners do not have a letter from the lender, the following information is required to issue a certificate of insurance to the same email above.

- 1. Mortgage/Loss Payee Clause of Bank/Lender**
- 2. Loan Number**
- 3. Name of Condominium Association**
- 4. Names of Unit Owners**
- 5. Property Address with Unit Number**
- 6. Return Fax/Email of Bank/Lender**
- 7. What are you requesting – Flood Declaration Page, Certificate of Insurance, or Both the Certificate of Insurance and Flood Declaration Page?**

If owners do not have computer access, please contact our office in order to obtain the information at 941-893-2200 and ask for a member of the condominium unit to assist.



Claims Handling Your Advocate in Your Time of Need

Brown & Brown knows Claims Advocacy is essential to your Risk Management. Our support does not stop with the placement of your insurance with our agency. Our Claims Management Team will provide intensive, consistent, and ongoing attention to help manage the cost of a loss while providing the support you need throughout the claims process. Our Claims Management Team will report your claim (excluding Workers' Compensation claims) to the appropriate insurance carrier and then monitor the claim to ensure it is moving in the right direction as efficiently as possible.

To start a new claim, please complete an attached Claim Report form (auto, property, or general liability) and email it to claims@bbrown.com. If you have any questions or concerns surrounding the claim, please note them in the remarks. If you would like to discuss the claim, you are welcome to contact a member of our Claims Management Team, and we would be happy to assist you with any questions or concerns.

Workers' Compensation claims must be reported directly to the insurance carrier by the insured; however, our Claims Management Team will still monitor your Workers' Compensation claim and advocate on your behalf with the carrier. Please email your claim/accident report and the Workers' Compensation claim number to bryan.midgette@bbrown.com after the claim has been reported to the appropriate insurance carrier.

Claims Management Team:

Karla Roberts

Claims Risk Manager Team Lead

727-450-7100

Karla.roberts@bbrown.com

Bryan Midgette

Claims Risk Manager

727-450-7127

Bryan.midgette@bbrown.com

Joel Jordan

Claims Risk Manager

813-222-4174

Joel.jordan@bbrown.com

Alysha Mason

Customer Service Representative

727-618-3780

Alysha.mason@bbrown.com

Dee Mitroka

Customer Service Representative

727-618-3779

Daniella.mitroka@bbrown.com

Christopher Bloodworth

Customer Service Representative

727-450-7122

Christopher.bloodworth@bbrown.com

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Team Sarasota

RISK MANAGEMENT & LOSS CONTROL

Insurance policies usually contain a requirement that the insured provide the insurer with timely notice of an occurrence. The violation of this condition can result in a denial of coverage by the insurer. In most instances, the policy requires that notice to be given promptly, immediately, or as soon as practicable. It is in your best interest to identify and report possible claims-producing occurrences as quickly as possible, in order to assure that they are thoroughly investigated and handled effectively. By doing so:

1. It provides the insurer with an opportunity for swift investigation, while evidence can still be preserved and before memories fade.
2. In claims made forms, reporting incidents or occurrences can preserve insurance coverage for losses which might later develop into claims.

Workers' Compensation modifications are tracked, and statistical changes are suggested when appropriate. Claims and their effects on premium are reviewed and discussed with you, our clients.

Our emphasis on Quality Control creates a high level of awareness, which insures consistency and professional integrity. This internal focus elevates the production of high-quality service for our clients.

We have an in-house Catastrophe Preparedness Committee, with a plan designed to safeguard assets, minimize losses and resume our activities as soon as possible.



Personal Insurance Division

The experienced, licensed agents at Brown & Brown understand your need for an expert in the field. With a wide variety of carriers to choose from we are able to offer a complete range of personal insurance products at very competitive rates.

Our Personal Insurance Division is well regarded throughout Southwest Florida as having some of the most knowledgeable insurance specialists working hard to ensure customers receive the finest service. Each Personal Insurance Advisor is a licensed professional ready to serve you.

As a full-service agency, Brown & Brown can fill all your insurance needs. Please e-mail or call us today regarding questions or quotes on the following insurance products:

- Homeowners
- Condominium Owners
- Windstorm/Hurricane
- Flood / Excess Flood
- Jewelry, Furs, Fine Arts & other Valuables
- Personal Umbrella /Excess Liability
- Automobile
- Boat / Yacht
- Motor Homes

The mission of our Personal Insurance Division is to provide our customers with the highest degree of professionalism possible. Our friendly, knowledgeable and experienced staff will help to educate our customers and become partners in developing an insurance program to fit their individual needs. We strive to build long term relationships with our customers based on understanding, integrity and trust. Respecting each customer, we do not take their business for granted but strive to earn it every day.



PROPOSED PROPERTY COVERAGES

Heritage Property and Casualty Insurance Company

Location of Premises:

- 2202-2236 Orange Blossom, Bradenton, FL 34207
- 5980-6027 Hibiscus, Bradenton, FL 34207
- 5977-6131 Coral Way, Bradenton, FL 34207
- 2217-2617 Hopkins, Bradenton, FL 34207
- 2217-2317 Bayshore Garden, Bradenton, FL 34207

<u>Description of Property:</u>	<u>Expiring Limits of Coverage:</u>	<u>Renewal Limits of Coverage:</u>
Buildings – Total Insured Value	\$29,251,308.	\$29,251,308.
Business Personal Property	\$ 8,500.	\$ 28,500.

See Schedule of Property on Pages 11-13

Description of Coverage:

Policy Forms

Condominium Association Coverage Form
Causes of Loss – Special Form Excluding Flood, Earthquake, Off Premises Power Failure, and anything specifically excluded

Coinsurance

Building & Personal Property – 80%

Coverage Enhancements:

- Replacement Cost Coverage
- Sinkhole Coverage
- Ordinance & Law – Full Coverage A; B&C Combined \$1,000,000 (Sublimit)
- Wind Driven Rain – \$250,000 Sublimit (Subject to Wind/Hail Deductibles)
- Property Enhancement Endorsement (Refer to policy for details)
- Equipment Breakdown Included
- Commercial Cyber Data Breach – \$100,000/\$100,000
- Inflation Guard – 2%

Deductible:

- 5% Hurricane – Per Building, Per Calendar Year
- 3% Sinkhole – Per Building, Per Occurrence
- \$5,000. All Other Perils – Per Occurrence

Values reflect 08/2022 appraisal

Parkway Villas Condominium Association, Inc. Ultimately Determines Values Insured

This proposal is for illustration purposes only. Please refer to policy for specific details.



Parkway Villas Condominium Association, Inc.

SCHEDULE OF VALUES

Coverage – B = Building; BPP = Business Personal Property

No.	Description	Coverage	Expiring Values	Renewal Values
1.	2210-2212 Orange Blossom – 2 Units	B	\$272,099.	\$272,099.
2.	5985-5991 Coral Way – 4 Units	B	\$495,454.	\$495,454.
3.	5993-5999 Coral Way – 4 Units	B	\$419,853.	\$419,853.
4.	6001-6007 Coral Way – 4 Units	B	\$495,454.	\$495,454.
5.	6013-6019 Coral Way – 4 Units	B	\$495,454.	\$495,454.
6.	6031-6037 Coral Way – 4 Units	B	\$495,454.	\$495,454.
7.	6043-6049 Coral Way – 4 Units	B	\$492,965.	\$492,965.
8.	6067-6073 Coral Way – 4 Units	B	\$492,965.	\$492,965.
9.	6103-6109 Coral Way – 4 Units	B	\$492,965.	\$492,965.
10.	6028-6034 Coral Way – 4 Units	B	\$492,965.	\$492,965.
11.	6080-6086 Coral Way – 4 Units	B	\$492,965.	\$492,965.
12.	6096-6102 Coral Way – 4 Units	B	\$492,965.	\$492,965.
13.	2215-2221 Orange Blossom – 4 Units	B	\$495,454.	\$495,454.
14.	2222-2228 Orange Blossom – 4 Units	B	\$495,454.	\$495,454.
15.	2230-2236 Orange Blossom – 4 Units	B	\$495,454.	\$495,454.
16.	2217-2223 Hopkins Drive – 4 Units	B	\$492,965.	\$492,965.
17.	5989-5991 Hibiscus – 2 Units	B	\$272,099.	\$272,099.
18.	5993-5995 Hibiscus – 2 Units	B	\$272,099.	\$272,099.
19.	5997-5999 Hibiscus – 2 Units	B	\$272,099.	\$272,099.
20.	6001-6003 Hibiscus – 2 Units	B	\$272,099.	\$272,099.
21.	6005-6007 Hibiscus – 2 Units	B	\$272,099.	\$272,099.
22.	6025-6027 Hibiscus – 2 Units	B	\$272,099.	\$272,099.
23.	6002-6004 Hibiscus – 2 Units	B	\$272,099.	\$272,099.
24.	6006-6008 Hibiscus – 2 Units	B	\$272,099.	\$272,099.
25.	2315-2317 Bayshore Garden – 2 Units	B	\$334,755.	\$334,755.
26.	6027-6029 Coral Way – 2 Units	B	\$272,099.	\$272,099.
27.	6039-6041 Coral Way – 2 Units	B	\$272,099.	\$272,099.
28.	6051-6053 Coral Way – 2 Units	B	\$272,099.	\$272,099.
29.	6087-6089 Coral Way – 2 Units	B	\$272,099.	\$272,099.
30.	6091-6093 Coral Way – 2 Units	B	\$272,099.	\$272,099.
31.	5978-5980 Coral Way – 2 Units	B	\$272,099.	\$272,099.
32.	6024-6026 Coral Way – 2 Units	B	\$272,099.	\$272,099.
33.	6036-6038 Coral Way – 2 Units	B	\$272,099.	\$272,099.
34.	6056-6058 Coral Way – 2 Units	B	\$272,099.	\$272,099.

This proposal is for illustration purposes only. Please refer to policy for specific details.



Parkway Villas Condominium Association, Inc.

SCHEDULE OF VALUES – Continued

Coverage – B = Building; BPP = Business Personal Property

No.	Description	Coverage	Expiring Values	Renewal Values
35.	6060-6062 Coral Way – 2 Units	B	\$272,099.	\$272,099.
36.	2207-2209 Orange Blossom – 2 Units	B	\$272,099.	\$272,099.
37.	2211-2213 Orange Blossom – 2 Units	B	\$272,099.	\$272,099.
38.	2223-2225 Orange Blossom – 2 Units	B	\$272,099.	\$272,099.
39.	2202-2204 Orange Blossom – 2 Units	B	\$272,099.	\$272,099.
40.	2206-2208 Orange Blossom – 2 Units	B	\$272,099.	\$272,099.
41.	2214-2220 Orange Blossom – 4 Units	B	\$492,965.	\$492,965.
42.	6009-6015 Hibiscus – 4 Units	B	\$492,965.	\$492,965.
43.	6055-6061 Coral Way – 4 Units	B	\$492,965.	\$492,965.
44.	5982-5988 Coral Way – 4 Units	B	\$492,965.	\$492,965.
45.	6040-6046 Coral Way – 4 Units	B	\$492,965.	\$492,965.
46.	6048-6054 Coral Way – 4 Units	B	\$492,965.	\$492,965.
47.	6088-6094 Coral Way – 4 Units	B	\$492,965.	\$492,965.
48.	6104-6110 Coral Way – 4 Units	B	\$492,965.	\$492,965.
49.	6125-6131 Coral Way – 4 Units	B	\$419,853.	\$419,853.
50.	6017-6023 Hibiscus – 4 Units	B	\$492,965.	\$492,965.
51.	5980-5986 Hibiscus – 4 Units	B	\$492,965.	\$492,965.
52.	5996-6000 Hibiscus – 3 Units	B	\$373,714.	\$373,714.
53.	2301-2305 Bayshore Garden – 3 Units	B	\$373,714.	\$373,714.
54.	6021-6025 Coral Way – 3 Units	B	\$373,714.	\$373,714.
55.	6018-6020 Hibiscus – 2 Units	B	\$334,755.	\$334,755.
56.	6022-6024 Hibiscus – 2 Units	B	\$334,755.	\$334,755.
57.	2217-2219 Bayshore Garden – 2 Units	B	\$272,099.	\$272,099.
58.	6009-6011 Coral Way – 2 Units	B	\$272,099.	\$272,099.
59.	6063-6065 Coral Way – 2 Units	B	\$334,755.	\$334,755.
60.	6111-6113 Coral Way – 2 Units	B	\$334,755.	\$334,755.
61.	5990-5992 Coral Way – 2 Units	B	\$334,755.	\$334,755.
62.	6128-6130 Coral Way – 2 Units	B	\$334,755.	\$334,755.
63.	6075-6085 Coral Way – 6 Units	B	\$749,109.	\$749,109.
64.	6095-6101 Coral Way – 4 Units	B	\$492,965.	\$492,965.
65.	6120-6126 Coral Way – 4 Units	B	\$492,965.	\$492,965.
66.	6112-6118 Coral Way – 4 Units	B	\$419,853.	\$419,853.
67.	5981-5987 Hibiscus – 4 Units	B	\$492,965.	\$492,965.
68.	5973-5979 Hibiscus – 4 Units	B	\$492,965.	\$492,965.

This proposal is for illustration purposes only. Please refer to policy for specific details.



SCHEDULE OF VALUES – Continued

Coverage – B = Building; BPP = Business Personal Property

Table with 5 columns: No., Description, Coverage, Expiring Values, Renewal Values. Rows include items 69-79 and a Total row.

BUILDING OR ORDINANCE OF LAW

Windstorm Coverage Provided

COVERAGE A

Value of "undamaged" portion: If ordinance requires undamaged portion of structure to be demolished, as a result of a covered loss, building coverage is extended to include loss to the undamaged portion of the building.

COVERAGE B

Demolition Cost: A separate limit of insurance is chosen for demolition cost for the undamaged portion of the building.

COVERAGE C

Increased Costs of Construction: A separate limit of insurance is chosen for increased costs of construction that become necessary to comply with current building, zoning or land use laws or ordinances. e.g. elevated buildings, fully sprinklered buildings.

COVERAGE A – Full Coverage
COVERAGE B&C – Combined \$1,000,000.

This proposal is for illustration purposes only. Please refer to policy for specific details.



PROPOSED LIABILITY COVERAGES

Southern-Owners Insurance Company

Coverage will pay sums which the insured becomes legally liable to pay for damages because of bodily injury or property damage to which this insurance applies.

Type of Form:

Commercial General Liability / Occurrence Form
Responds to covered claims that “occur” during the policy period. Please refer to the policy for coverage limitations, definitions and exclusions

Commercial General Liability Limits:

Each Occurrence	\$1,000,000.
Personal Injury & Advertising Injury	\$1,000,000.
Fire Damage – Any One Fire	\$ 300,000.
Medical Expense	\$ 10,000.
Aggregates	
All Other Coverages	\$2,000,000.
Products/Completed Operations	\$2,000,000.
Non-Owned/Hired Auto Liability	\$1,000,000.
General Liability Plus Endorsement Included	

Exclusions, But Not Limited To:

Fungi or Bacteria, Mold, Mildew, Pollution, Asbestos, Employment Related Practices, Lead Liability, Nuclear Energy Liability, Silica or Silica-Related Dust, Unmanned Aircraft, Employers Liability, Access or Disclosure of Confidential or Personal Information and Data-Related Liability with Limited Bodily Injury Exception, Communicable Disease, Terrorism, Assault & Battery, Perfluoroalkyl and Polyfluoroalkyls Substances (PFAS)

Premium is subject to Annual Audit

<u>Class</u>	<u>Basis</u>	<u>Amount</u>
Residential Condominium	Units	221
Clubhouse	Area	3,360 Sq. Ft.
Swimming Pool	Other	1
Shuffleboard Courts	Other	1
Parking Spaces (Over 100)	Other	Flat Rate
Streets/Roads	Miles	2

Higher Limits May Be Available

This proposal is for illustration purposes only. Please refer to policy for specific details.



PROPOSED DIRECTORS' & OFFICERS' LIABILITY

Accredited Surety and Casualty Company

Type of Form: Claims Made and Reported

Claims Made and Reported – A policy providing coverage that is triggered when a claim is made against the insured and reported in the policy period, regardless of when the wrongful act that gave rise to the claim took place. If a retroactive date is applicable, the wrongful act that gave rise to the claim must have taken place on or after the retroactive date. Please refer to the policy for coverage limitations, definitions and exclusions.

Retro-Active Date: N/A – Full Prior Acts

Limit of Liability:

\$1,000,000. – Per Claim and Aggregate

Self-Insured Retention: (Each Loss)

\$1,000.

Policy Form Includes

- No Hammer Clause
- Defense – Outside the limits – Defense costs are in addition to the limit of insurance
- Duty to Defend
- Employment Practices Liability
- Broad Named Insured
- Full Prior Acts*

*Full Prior Acts – responds to covered claims arising from acts reported during the policy period that took place at any time prior to the inception of the date of the policy; excluding coverage for known acts that occurred prior to the effective date of this policy.

Time is always of the essence when a claim is received. The complaint or demand letter, and all relevant documentation should be immediately forwarded to the representative of your insurance carrier. This will ensure that all appropriate steps are taken to respond to claim & protect the association's interests.

Failure to notify your carrier of a Directors & Officers claim during the policy period may result in the claim being denied.

Higher Limits May Be Available

Extended Reporting Period: One year at 75% of annual proposed premium

This proposal is for illustration purposes only. Please refer to policy for specific details.



PROPOSED CRIME COVERAGES

Travelers Casualty & Surety Company

Florida Condominium Statute requires the association shall maintain insurance or fidelity bonding of all persons who control or disburse funds of the association. 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.

Limit of Coverage:

Employee Theft	\$700,000.
Forgery or Alteration	\$700,000.
Theft, Disappearance & Destruction (Money, Securities & Other Property)	
On Premises	\$700,000.
In Transit	\$700,000.
Money Order and Counterfeit Money	\$700,000.
Computer Crime	\$700,000.
Computer Program and Electronic Data Restoration	\$700,000.
Funds Transfer Fraud	\$700,000.
Personal Accounts Protection	\$400,000.
Social Engineering Fraud	\$100,000.
Claim Expense (Automatically Included for limit shown; \$0 Deductible)	\$ 5,000.

Social Engineering Fraud Insuring Agreement Endorsement Included

The term “social engineering fraud” is defined as the act of “deceptively gaining confidence of an employee to induce him or her to willingly part with money or securities.”

Coverage Extension:

Coverage is extended, for Employee Theft only, to named Property Management Company if named below:

Not Applicable

Deductible:

\$2,500.	Per Limit Listed Above Except
\$5,000.	Social Engineering

Higher Limits May Be Available

This proposal is for illustration purposes only. Please refer to policy for specific details.



PROPOSED WORKERS' COMPENSATION COVERAGE

Zenith Insurance Company – Policy Period: 03/20/26-03/20/27

EMPLOYERS LIABILITY LIMITS

Table with 2 columns: Description and Amount. Rows include: Each Employee – Accident (\$500,000), Policy Limit – Disease (\$500,000), Each Employee – Disease (\$500,000).

The following table shows your Workers' Compensation premium using 2026 rates and an experience modification factor of 1.00

Table with 5 columns: CLASS CODE, CLASSIFICATION DESCRIPTION, ESTIMATED PAYROLL, RATE PER \$100, ESTIMATED PREMIUM. Row: 9015 Condo, Co-Op, Timeshare, \$36,963.00, 2.567, \$949.00

Table with 5 columns: Description, Amount. Rows include: Total Estimated Subject Premium (\$949.00), Employers Liability Limits (\$10.00), Balance to Minimum (\$65.00), Expense Constant (\$160.00), TRIA ACT OF 2002 (.01% payroll, \$4.00), Total Estimated Premium (\$1,188.00)

Subject to Audit

Higher Limits May be Available

- This is a quotation only and not a binder or guarantee of insurability and may require approval of the reinsurer and/or Board of Directors.
• Safety Program and Drug Free premium credits are subject to receipt of completed applications at binding date.
• Experience Modification is subject to verification with NCCI or appropriate authority.
• The premium estimate is subject to rate, modification changes and final payroll audit.
• Policyholders are required by Florida Statute to complete quarterly self-audits.
• All Florida Workers' Compensation policies effective 01/01/04, and thereafter, are subject to a 10 day non-payment notice of cancellation.
• Volunteer Endorsement is limited to active members of the Named Insured while in the course of volunteer activities directly benefiting the business of the Named Insured.
• Association should maintain current certificates of insurance for all subcontracted work to avoid additional premium at the end of year audit.
• Dividends cannot be guaranteed by law and will be paid upon declaration of the Board of Directors

Please Note: For claims examples including Volunteers, please refer to Risk Management Recommendations

This proposal is for illustration purposes only. Please refer to policy for specific details.



PROPOSED EXCESS LIABILITY COVERAGES

Layered Program – See Carriers Below

Excess Liability Limits:

\$25,000,000. Each Occurrence
\$25,000,000. Annual Aggregate

Layered Carriers:

Midvale Indemnity Company A, XV www.amfam.com
Navigators Insurance Company A+, XV www.thehartford.com

Self-Insured Retention:

\$0.

Required Underlying Insurance and Limits:

- Commercial General Liability	\$1,000,000.	Each Occurrence
	\$1,000,000.	Personal & Advertising Injury
	\$2,000,000.	General Aggregate
	\$2,000,000.	Products and Completed Operations Aggregate
- Hired & Non-Owned Automobile Liability	\$1,000,000.	Combined Single Limit
- Directors' & Officers' Liability	\$1,000,000.	Each Loss
	\$1,000,000.	Each Policy Year
- Employers Liability	\$ 500,000.	Each Accident
	\$ 500,000.	Disease Aggregate
	\$ 500,000.	Disease Each Employee

Note: All Underlying Carriers Must Have an A.M. Best Rating of A- VII or Better.

Policy may be Subject to Audit

Higher Limits May Be Available



PROPOSED LEGAL DEFENSE “GAP” COVERAGE

Atlantic Mutual Insurance Company

When coverage is denied, the insured is forced to find a way to pay legal expenses. In most cases, reserve funds are not enough to cover the entire cost, resulting in assessments against unit owners, homeowners and tenants. This policy provides an **UNLIMITED DEFENSE** through trial with **NO DEDUCTIBLE** for only General Liability, Directors & Officers and Property policy claims that have been denied.

Proposed Limit:

Unlimited Defense through trial

Deductible:

No Deductible

Policies Covered:

General Liability, Directors & Officers

Examples of Covered Claims:

- Claimant sues association claiming to be ill from mold forming from a faulty ventilation system, GL policy has a bacteria and mold exclusion so the claim is denied
- Condominium association holds an offsite board meeting at the local library while the clubhouse is being renovated. A member for the association trips over the association’s projector cord in the meeting room suffering a broken hip. GL policy has a designated premises exclusion so the claim is denied
- Newly elected board member signs the D&O application and does not indicate any potential pending claims. The board is sued for an ongoing feud over the association’s pet which violates the warranty on the application resulting in an uncovered D&O claim

Note: Legal services are limited to a maximum of 3 claims or lawsuits during a 12-month annual policy period

Claims Examples:

Issue	Legal Defense Costs Saved	Case Outcome	Total Savings
Breach of Contract. A Condo Association was sued for \$1 Million in a breach of contract suit by a former vendor.	\$95,000.	Case Dismissed	\$1,095,000.
Mold. A Condo Association was sued for mold damage caused by water intrusion.	\$44,600.	Case Dismissed	\$95,200.
Subrogation. A Condo Association was served with 2 subrogation suits in 1 month.	\$52,800.	Cases Dismissed	\$91,618.
ADA Violations. A Condo Association was sued in Federal Court for violating the Americans with Disabilities Act.	\$13,500.	Case Dismissed	\$58,500.

Please note that this coverage was quoted with the consensus that **The Association Has Not Been Named As A Defendant In Any Lawsuit.** If this is incorrect, the coverage will need to be requoted and a \$500 claims fee will apply.

This proposal is for illustration purposes only. Please refer to policy for specific details.



CYBER LIABILITY (Page 1 of 2) – Optional Coverage for Consideration

Coalition Insurance Company

Type of Form: Cyber Liability / Claims-Made

Retro Date – Full Prior Acts

Pending & Prior Litigation Date – Policy Inception

Limits of Coverage:

First Party Liability Coverages: Limit: Deductible:

Active Risk Control Coverages

Table with 3 columns: Coverage, Limit, Deductible. Rows include Breach Response Costs, Ransomware and Cyber Extortion, and Data Recovery & Computer Replacement Costs.

Business Interruption Coverages:

Table with 3 columns: Coverage, Limit, Deductible. Rows include Direct Business Interruption (with waiting period), Security Failure, Systems Failure, Voluntary Shutdown, Contingent Business Interruption (with waiting period), IT Provider Security Failure, IT Provider Systems Failure, Non-IT Provider Security Failure, Non-IT Provider Systems Failure, Voluntary Shutdown, Reputational Harm Loss, and Proof of Loss Preparation.

Cyber Crime Coverages:

Table with 3 columns: Coverage, Limit, Deductible. Rows include Funds Transfer Fraud & Social Engineering (with reduced FTF retention), Service Fraud Including Cryptojacking, Impersonation Repair, and Invoice Manipulation.

Third Party Liability Coverages:

Table with 3 columns: Coverage, Limit, Deductible. Rows include Network Security & Privacy Liability, Regulatory Actions, PCI Fines & Assessments, and Funds Transfer Liability.

Technology E&O and Media Liability Coverages:

Table with 3 columns: Coverage, Limit, Deductible. Rows include Media Liability, Court Attendance – Total Limit, and Criminal Reward.

Subjectivity:

Confirmation via application that there are No Known Losses or Known Circumstances that could lead to a claim or loss Revenue \$700,000

Higher Limits May Be Available

This proposal is for illustration purposes only. Please refer to policy for specific details.



CYBER LIABILITY (Page 2 of 2) – Optional Coverage for Consideration
Coalition Insurance Company

Case Study Examples:

Nonprofit Faces Data Privacy Fallout Following Widespread Software Breach:

Table with 4 columns: Industry, Event Type, Revenue, Key Coverage. Row 1: Nonprofit, Data Breach, \$50-\$100M, Breach Response

An international nonprofit organization was one of the thousands of organizations impacted by a zero-day vulnerability in a popular file-transfer tool. More than 600 unique files related to individuals from the United Kingdom, United States, Canada, Australia, Germany, and the Netherlands were exfiltrated in the event. Due to concerns about legal obligations and other regulatory requirements, the nonprofit contacted Coalition for assistance.

Coalition Incident Response1 (CIR) quickly launched a forensics investigation to review the extent of the event, as the compromised data included donor names, addresses, credit card numbers, phone numbers, email addresses, and bank account details. At the same time, we established breach counsel in each impacted region to review regulations and affected data.

CIR determined that the threat actor’s activity was limited to the server running the file-transfer software and found no evidence of lateral movement or additional malicious software on other systems. CIR’s findings were also consistent with other organizations impacted by the zero-day vulnerability and didn’t require extensive restoration on the nonprofit’s end. Here’s how one key coverage responded to this data breach: Breach Response2 covered the cost of numerous local breach counsels and a full forensic investigation. After the nonprofit paid its \$25,000 self-insure

Threat Actors Collect Fraudulent Tax Refunds After Theft From Accounting Firm

Table with 4 columns: Industry, Event Type, Revenue, Key Coverage. Row 1: Professional Services, Cyber Tax Fraud, \$1-3M, Breach Response

A small accounting firm discovered signs of a cyber event after the tax filings for nearly two dozen clients were flagged as fraudulent and blocked by the Internal Revenue Service. Months earlier, a threat actor had stolen and submitted the filings, rerouting the tax refunds to another account for financial gain. Unaware of any compromised accounts, the firm contacted Coalition to explore the matter.

After selecting to work with Coalition Incident Response1 (CIR), the firm’s tax filing software was investigated to determine if credentials had been compromised or if a threat actor had accessed the firm’s actual network. CIR discovered that illegitimate user accounts had been created within the firm’s software account and that an unauthorized computer was used to submit the fraudulent tax returns.

To avoid detection and bypass administrative permissions, the threat actor created a lookalike domain and email address to mimic the firm’s. The firm claimed the software provider should’ve flagged these actions, while the software provider claimed it sent an email alert—but there was no trace of any such communication.

Ultimately, CIR found evidence of business email compromise but was unable to connect it to the tax fraud due to the amount of time that lapsed between the event and its discovery. The firm was dismayed that the threat actor was able to operate so freely within the software platform without being noticed, but, fortunately, one key coverage came into play: Breach Response2 handled the cost of forensic investigation, as well as the notification costs and credit monitoring for clients whose data was compromised. After the accounting firm paid its \$2,500 self-insured retention, its policy covered the remaining \$31,000.

This proposal is for illustration purposes only. Please refer to policy for specific details.



SUMMARY OF PROPOSED PREMIUMS

Type Coverage	Insurance Company A.M. Best Rating/FSC Website Address	Expiring Premium	Proposed Premium
Property	Heritage Property & Casualty Not Rated www.heritagepci.com	\$217,513.00 <u>Fees \$2,475.00</u> \$219,988.00	\$137,363.00 <u>Fees \$1,557.00</u> \$138,920.00
General Liability	Southern-Owners Ins. Co. A++, XV www.auto-owners.com	\$14,642.00 <u>Fees \$146.42</u> \$14,788.42	\$16,875.00 <u>Fees \$168.75</u> *\$17,043.75
Directors & Officers	Accredited Surety and Casualty A-, IX www.accredited-inc.com	\$2,355.62 <u>Fees \$0.00</u> \$2,355.62	\$2,523.95 <u>Fees \$50.24</u> \$2,574.19
Crime	Travelers Casualty & Surety Co. A++, XV www.travelers.com	\$1,282.00 <u>Fees \$5.13</u> \$1,287.13	\$1,282.00 <u>Fees \$5.13</u> \$1,287.13
Workers' Compensation 03/20/26-03/20/27	Zenith Ins. Co. A, X www.thezenith.com	\$1,022.00 <u>Fees \$160.00</u> \$1,182.00	\$1,028.00 <u>Fees \$160.00</u> \$1,188.00
Excess Liability	Layered Program See Page 18 For Carriers	\$11,892.00 <u>Fees \$2,062.92</u> \$13,954.92	\$5,902.00 <u>Fees \$1,043.27</u> \$6,945.27
Legal Defense	Atlantic Mutual Ins. Co. Not Rated www.atlanticmutualinsurance.com	\$3,178.91 <u>Fees \$1,000.00</u> \$4,178.91	\$3,178.91 <u>Fees \$500.00</u> \$3,678.91
Total		\$257,735.00	\$171,637.25

*Please Note: Paid in Full Discount Applies

OPTIONAL COVERAGES FOR CONSIDERATION

Cyber	Coalition Ins. Co. A-, VII www.coalitioninc.com	Not Applicable	\$747.00 <u>Fees \$299.85</u> \$1,046.85
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Fees are fully earned and can include Surcharges / Assessments / Surplus Lines Taxes which are imposed by the State of Florida and vary by carrier as to the timing of implementation. Premiums proposed may have slight adjustments due to this variable. See Page 25 for itemization of fees.

This proposal is for illustration purposes only. Please refer to policy for specific details.



MARKETING SUMMARY

MARKET	RESPONSES
Property	
Heritage (Incumbent)	Alternate Deductible Options: 3% Calendar Year – Premium \$153,722.00
SRU Program	3% Named Storm – Annual Premium \$201,750.00 5% Named Storm – Annual Premium \$186,750.00
ACE	Limited to small primary layer
Balance Partners	Excess only market
Cabrillo	Declined – due to building age and lack of updates
Catalytic	Limited to small primary layer
Centauri	Declined – Due to prior loss history
Chronos	Declined – Due to loss history
Cypress	Declined – appraisal must be dated w/in 3 years and financials are needed
Endurance	Limited to \$1,000,000 primary layer
Frontline	Declined – Due to roof conditions on some roofs
GeoVera	Pending underwriter review
ICAT	Limited to small primary layer
Munich RE	Excess only market
NSM	Ineligible – No longer writing condominiums in Florida
RLI/Mt. Hawley	Limited to small wind only primary layer due to habitational exposure
RSUI	Limited to excluding wind only due to construction type
Slide	Pending underwriter review
Ventus	Unable to entertain due to building age
WKF&C	Limited to excluding wind only due to construction type
Tower Hill	Ineligible – Due to building age
General Liability / Directors & Officers / Crime	
CUMIS	Annual Premium \$46,249.35
General Liability	
Scottsdale	Ineligible – due to more than 50 units
Excess Liability	
Spinnaker (Incumbent)	\$25,000,000 Limit – Premium \$28,363.60
Assault & Battery	
Fortegra	Indication Only Limit: \$300/\$300 - \$5,750 plus fees/taxes Subject to 100% fully earned premium at inception
Pool & Spa Contamination including Environmental Impairment Liability	
First and Third-party coverage for pollution; Bacteria coverage included if not related to mold or fungi; Clean-up expenses; Legal defense expenses incurred in the investigation, adjustment, settlement and defense of a claim. Exclusions: Fines, Penalties, Punitive and Multiple Damages, Mold Matter or Bacteria, Unit/Private Storage Areas Limit Each Pollution Condition/Aggregate – \$250,000 or \$500,000 or \$1,000,000 / Deductible Each Pollution Condition – \$5,000 (Claims Made Policy) / Binding Subject to Underwriters review/approval	
Indian Harbor	\$ 250,000 Limit – Premium \$736.05 \$ 500,000 Limit – Premium \$858.90 \$1,000,000 Limit – Premium \$981.75

Marketing summary continued on next page

This proposal is for illustration purposes only. Please refer to policy for specific details.



MARKETING SUMMARY – Continued

MARKET	RESPONSES
Storage Tank Liability Insurance	
Provides coverage for third-party bodily injury and property damage from pollution conditions emanating from scheduled underground and aboveground storage tanks. Also provides coverage for corrective action and cleanup as required by applicable federal and state regulation.	
Policy Managers	Coverage may be available upon request and underwriter review
Piers and Wharves Coverage	
Covers physical loss or damage directly caused by fire, lightning, explosion, windstorm, flood, wave action, frost, theft, weight or ice and/or snow, collision with ship, vessel or floating object and contact with aircraft or object dropped therefrom. Exclusions apply per policy language. Quoting subject to underwriters review/approval. Subject to: Completed supplemental, Hard copy loss runs or loss statement (showing 5 years), Age of oldest pilings noted and Confirmation that marine contractor has inspected structural integrity of older pilings	
Marine Underwriters	Coverage may be available subject to underwriter review and approval
Active Shooter / Workplace Violence	
Covers liability and extra expenses tied to shootings, providing victim death benefits with additional medical expense benefits. The program covers a wide range of attack-types, such as knife and vehicular attacks, rather than solely deadly attacks committed with a firearm. The following are Non-Binding indications and would require fully completed applications in order to confirm and bind. Limits available \$1,000,000 / \$3,000,000 / \$5,000,000.	
McGowan	Units up to 50 Indication \$1,200-\$2,700
	Units 51-100 Indication \$1,450-\$3,250
	Units 101-150 Indication \$1,600-\$3,600
	Units 151-200 Indication \$1,800-\$4,050
	Units 201-300 Indication \$2,100-\$4,700
	Units 301-400 Indication \$2,500-\$5,600
Glass	
Unit Owner Plate Glass Coverage - \$350,000 Max Limit for any one event (\$0 deductible) Additional charges will apply for balcony railing glass & replacement impact glass coverage Impact Glass: Policy premium will be surcharged 125% for Optional Impact Glass Coverage. This option replaces impact glass with impact glass and safety glass with safety glass (Same for Same)	
USPlate	Units up to 1,200 Sq Ft - \$38 Per Unit / Balcony Railing - \$62 Per Unit
	Units 1,201 - 3,000 Sq Ft - \$45 Per Unit / Balcony Railing - \$125 Per Unit
	Units 3,001 - 5,000 Sq Ft - \$250 Per Unit / Balcony Railing - \$313 Per Unit
	Units 5,001 Sq Ft and up - \$625 Per Unit / Balcony Railing - \$500 Per Unit
	Common Area Glass - quoted subject to on-site inspection
Mold & Water/Sewer Backup	
Limited Mold and Sewer Back-up coverage as result of water damage caused by accidental discharge or leakage from a plumbing, heating, AC system or appliance or as a result of water back up and sump discharge or overflow – \$25,000 Occurrence / \$50,000 Aggregate – Deductible \$2,500 / \$5,000 / \$10,000 Each Occurrence Note: This policy is excess of any mold coverage that may be available under the property policy	
Aspen Specialty	Coverage may be available upon request and underwriter review

This proposal is for illustration purposes only. Please refer to policy for specific details.



**FEES/SURCHARGES/ASSESSMENTS/SURPLUS LINES
TAXES ITEMIZATION**

Type Coverage	Description	Amount
Property	Policy Fee	\$25.00
	Emergency Management Preparedness Assessment	\$4.00
	Fire Marshall Fee	\$139.00
	FL Insurance Guaranty Association Assessment	\$1,389.00
General Liability	FL Insurance Guaranty Association Assessment	\$168.75
Directors & Officers	State Surcharge	\$25.24
	Policy Fee	\$25.00
Crime	State Surcharge	\$5.13
Workers' Compensation	Expense Constant	\$160.00
Excess Liability	Membership Dues	\$1,003.00
	FL Insurance Guaranty Association Tax	\$40.27
Legal	Administration Fee	\$500.00
Cyber	Policy Fee	\$100.00
	Broker Fee	\$150.00
	FL Surplus Lines Tax	\$49.25
	FL Surplus Lines Service Office Service Fee	\$0.60

SUBJECT TO:

Favorable loss control inspection and compliance with any required recommendations

Review, completion and signature of all applications prior to expiration date

Legal Defense: Please note that this coverage was quoted with the consensus that **The Association Has Not Been Named As A Defendant In Any Lawsuit.** If this is incorrect, the coverage will need to be requoted and a \$500 claims fee will apply.

Cyber: Revenue used to quote is \$700,000. Any increase or decrease in that number will change the pricing and the account will need to be re-quoted

This proposal is based upon the exposures to loss made known to the Agency. Any changes in these exposures (i.e., new operations, new products, additional states of hire, etc.) need to be promptly reported to us in order that proper coverage(s) may be put into place. All policies issued, herewith, will be subject to the terms, conditions and limitations of policies in current use by the Company.

This proposal is for illustration purposes only. Please refer to policy for specific details.



Compensation Disclosure

Compensation. As a licensed insurance producer/broker/agent, Brown & Brown entities (“we”) are generally authorized by our license to confer with insurance purchasers about the benefits, terms and conditions of insurance contracts; to offer advice concerning the substantive benefits of particular insurance contracts; to sell insurance; and to obtain insurance for purchasers. Our role as an insurance producer in any ordinary transaction typically involves one or more of these activities.

We will receive compensation in the form of commission or fees for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages. Commission compensation will be based on the insurance contract you purchase and may vary depending on a number of factors including the insurance contract(s) and the insurer(s) the purchaser selects. In addition to the commissions or fees received by us for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages, other parties, such as excess and surplus lines brokers, wholesale brokers, reinsurance intermediaries, underwriting managers and similar parties, some of which may be owned in whole or in part by Brown & Brown, Inc., may also receive compensation for their role in providing insurance products or services to you pursuant to their separate contracts with insurance or reinsurance carriers. That compensation is derived from your premium payments. Additionally, it is possible that we, or our corporate parents or affiliates, may receive contingent payments or allowances from insurers based on factors which are not customer-specific, such as the performance and/or size of an overall book of business produced with an insurer. We generally do not know if such a contingent payment will be made by a particular insurer, or the amount of any such contingent payments, until the underwriting year is closed. That compensation is partially derived from your premium dollars, after being combined (or “pooled”) with the premium dollars of other insureds that have purchased similar types of coverage. We may also receive invitations to programs sponsored and paid for by insurance carriers to inform brokers regarding their products and services, including possible participation in company-sponsored events such as trips, seminars, and advisory council meetings, based upon the total volume of business placed with the carrier you select. We may, on occasion, receive loans or credit from insurance companies. Additionally, in the ordinary course of our business, we may receive and retain interest on premiums you pay from the date we receive them until the date of premiums are remitted to the insurance company or intermediary. In the event that we assist with placement and other details of arranging for the financing of your insurance premium, we may also receive a fee from the premium finance company.

If an intermediary is utilized in the placement of coverage, the intermediary may or may not be owned in whole or part by Brown & Brown, Inc. or its subsidiaries. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so. In addition to providing access to the insurance company, the Wholesale Insurance Broker/Managing General Agent may provide additional services including, but not limited to: underwriting; loss control; risk placement; coverage review; claims coordination with insurance company; and policy issuance. Compensation paid for those services is derived from your premium payment, which may on average be 15% of the premium you pay for coverage, and may include additional fees charged by the intermediary. You may obtain information about compensation expected to be received by us based in whole or part on the sale of insurance to you, and (if applicable) compensation expected to be received based in whole or part on any alternative quotes presented to you by us, by requesting such information from us.

Questions and Information Requests. If you have any questions, or require additional information, please contact your Brown & Brown team, or, if you prefer, submit your question or request online at <https://www.bbrown.com/us/contact/contact-general/>

This proposal is for illustration purposes only. Please refer to policy for specific details.



Notice of Non-Admitted Carrier

NOTICE THAT COVERAGE MAY BE PLACED WITH A NON-ADMITTED CARRIER

Policyholder: Parkway Villas Condominium Association, Inc.

Surplus Lines Carrier: Coalition

Type of Coverage: Commercial Cyber

Effective Date of Coverage: 2/28/2026

This notice confirms that upon binding instructions from the policyholder, Brown & Brown Insurance Services, Inc. will place insurance coverage with a surplus lines company and Parkway Villas Condominium Association, Inc. understands that the insurance coverage written is not subject to the protection and benefits of the Florida Insurance Guaranty Association.



HERITAGE INSURANCE COMPANY
NOTICE OF CARRIER FINANCIAL STATUS

Brown & Brown, Inc., its subsidiaries and affiliates do not certify, warrant or guarantee the financial soundness or stability of any insurance carrier or alternative risk transfer entity. We endeavor to place your coverage with insurance carriers rated “A-” or better by AM Best Company. However, we cannot predict whether a company’s financial condition will improve or deteriorate over time.

This notice is provided to allow you to make an informed decision regarding the placement of your insurance. Upon your request, we will attempt to obtain alternative quotes from insurance carriers rated “A-” or better by AM Best Company. Please note the following with regard to the placement of the insurance indicated below and with regard to any subsequent renewal of such insurance:

- Insurance coverage is being quoted with/provided by Heritage Insurance Company which is currently not rated by AM Best Company
- The financial condition of insurance companies may change rapidly, and such changes are beyond our control.
- Financial information for this carrier can be found in one or more of the following: A State Department of insurance website, AM Best Company website, carrier website or via request to the carrier. We encourage you to review the financial information for this carrier with your accountant, legal counsel and/or other advisors before proceeding.

Date of Notice: 02/20/26
Named Insured: Parkway Villas Condominium Association, Inc.
Line of Coverage(s): Property
Policy Number(s): To Be Determined
Policy Period(s): 02/28/26-02/28/27

This proposal is for illustration purposes only. Please refer to policy for specific details.



ATLANTIC MUTUAL INSURANCE COMPANY
NOTICE OF CARRIER FINANCIAL STATUS

Brown & Brown Insurance Services Inc, Inc. and its parent company Brown & Brown, Inc. (collectively “Brown & Brown”) do not certify, warrant, or guarantee the financial soundness or stability of any insurance carrier, alternative risk transfer entity, or legal expense insurance. For you to make an informed decision regarding Atlantic Mutual Insurance Company, Inc. (Legal Defense), we are providing you with the following information about its financial status.

- Legal Defense coverage is being renewed through Atlantic Mutual Insurance Company, which is a corporation organized under Fla. Stat. Ch. 642. Unlike some other insurance companies, Atlantic Mutual Insurance Company financial stability is not reviewed by AM Best, which is a global credit rating agency specializing in the insurance industry.
- Chapter 642 outlines certain financial requirements for entities authorized to engage in the legal insurance business in Florida. To ensure the faithful performance of the entity’s obligations in the event of insolvency, Florida law requires the entity to deposit and maintain with the Florida Department of Financial Services securities or bonds based on the amount of gross written premium by the entity. For more information about the required deposit or bonds, please see Section 642.023 of the Florida Statutes.
- Atlantic Mutual Insurance Company is authorized to do business in Florida and is presumably in compliance with the State’s minimum financial requirements to do business here. However, we are unable to independently evaluate its financial stability due to the absence of publicly available financial statements, which are typically provided by insurance carriers with an AM Best rating.
- To learn more about Atlantic Mutual Insurance Company, we encourage you to visit its website at www.atlanticmutualinsurance.com.
- Brown & Brown may have other options for your insurance placement, including quotations with insurance carriers holding an “A-” or better rating from A.M. Best Company or who are admitted carriers in Florida and have the limited protections of the Florida Insurance Guaranty Fund. These quotes may be available upon your request.
- By signing below, you are acknowledging that you have had an opportunity to consider the financial stability condition of Atlantic Mutual Insurance Company and that you are willing to assume the financial risk of placing insurance with it.

By: [NAME OF AUTHORIZED REPRESENTATIVE OF INSURED]

Date of Notice: 02/20/26
Named Insured: Parkway Villas Condominium Association, Inc.
Line of Coverage(s): Legal Defense
Policy Number(s): To Be Determined
Policy Period(s): 02/28/26-02/28/27

* AM Best Rating Guide: Rating for Stability: A++ to F = Highest to lowest rating
 Financial Size Category: XV to I - Largest to smallest rating

This proposal is for illustration purposes only. Please refer to policy for specific details.



**Risk Management
Recommendations**



Accounts Receivable

This coverage is used to reimburse you for customer accounts that are rendered uncollectible because of loss by a covered peril.

Automobile Rental Reimbursement

This is an extension of the Physical Damage coverage which provides coverage for the daily cost of renting a vehicle should a covered vehicle on the auto policy experience a loss.

Business Interruption/Extra Expense

Provides coverage for loss of income to your business (including continuing expenses) due to a covered cause of loss that prohibits you from continuing your normal operations. The Extra Expense provides coverage for expenses over and above your normal expenses that you may incur for trying to resume your operations.

Coverage for Operation of Building Laws

COVERAGE A

Value of “undamaged” portion: If ordinance requires undamaged portion of structure to be demolished, as a result of a covered loss, building coverage is extended to include loss to the undamaged portion of the building.

COVERAGE B

Demolition Cost: A separate limit of insurance is chosen for demolition cost for the undamaged portion of the building.

COVERAGE C

Increased Costs of Construction: A separate limit of insurance is chosen for increased costs of construction that become necessary to comply with current building, zoning or land use laws or ordinances. e.g. elevated buildings, fully sprinklered buildings.

Crime

This coverage provides against loss due to criminal acts of others. Several types of exposures can exist which require consideration when analyzing your Crime Protection Insurance.

Cyber Liability (1st Party)

Cyber liability coverage is insurance for liability that arises out of use of, or access to, electronic data or software within a network or business. (System breach, data loss, virus attack, extortion, business interruption, content liability arising from a blog or website, etc.)

Cyber Liability (3rd Party)

Depending on the insured’s business, they may also need Third-party Cyber Liability. This covers claims brought against the insured by a third party for the insured’s negligence in preventing data breach, virus transmission, or other claims that result in financial loss to the third party. Policies may also cover notification costs to affected parties and regulatory fines/penalties brought against the insured for allowing the loss to occur.

Directors & Officers Liability Insurance

Provides coverage for the Directors and Officers of your organization for allegations of wrongful acts or negligence of duties while in their capacities.

EDP/Computer Coverage

Covers direct physical loss or damage to electronic data processing property caused by a covered cause of loss.

This proposal is for illustration purposes only. Please refer to policy for specific details.



Employee Benefits Liability

This coverage protects your business from acts or errors &/or omissions in representing employee benefits to your staff.

Equipment Breakdown

Covers your equipment against sudden and accidental breakdown of: (1) Any mechanical or electrical machine or apparatus used for the generation, transmission, or utilization of mechanical or electrical power. (2) Any fired or unfired pressure vessel subject to vacuum or internal pressure other than static pressure of contents, (3) Any refrigerating or Air Conditioning system piping and it's accessory equipment, (4) Boilers.

ERISA Bond

Provides coverage for benefit plan participants under the Employee Retirement Income Security Act – 1974. The Limit carried must be a minimum of 10% of the value of the plan.

Fiduciary Liability Insurance

Coverage is provided for suits brought against an organization for allegations of mishandling pension, employee savings and other benefit programs that have been purchased by the company for their employees.

Flood and/or Flood Gap Insurance

Flood insurance is available to protect your property, including building(s) and contents from flooding. This coverage is specifically excluded from most commercial package policies.

Garagekeeper's Insurance (Valet Parking)

Garagekeeper's Insurance is designed to protect your business from claims arising as a result of damage to members/guest's vehicles while in the care, custody and control of a valet parking service.

Group Life, Health, Disability, Hospitalization, Cancer Insurances

Many different programs exist today for your employees, including but not limited to the above. Additionally, pension and welfare plans are available to even the smallest of employers to provide these benefits to their employees. Some of the programs are available at little or no out of pocket expense to the employer and can be handled through payroll deduction.

Hired Automobile Liability

This coverage is used to protect against claims arising out of the use of vehicles leased, hired, rented or borrowed by you, or your employees, while in the course of your business.

Intellectual Property

Provides coverage for infringement of intellectual property rights (IPR) such as copyright, trademarks, trade dress, and in some jurisdictions trade secrets.

Key Man Life Insurance

This provides life insurance for the key people, including owners, partners and others whose untimely demise would seriously affect the continued existence of the organization.

Key Man Disability/Individual Disability Income

Like life insurance, this disability insurance provides for the income of those individuals in your organization whose services would need to be replaced should the individual(s) become disable and unable to continue in their same capacity but whom payroll expenses would continue.

This proposal is for illustration purposes only. Please refer to policy for specific details.



Lease Requirements

If you are a tenant it is important that you are meeting the requirements of your lease with the landlord. A thorough review of your lease requirements are necessary in order to arrange the coverage to comply with same.

Non-Owned Automobile Liability

This coverage is used to provide liability protection for autos used in your business that are not owned, leased, hired, rented or borrowed. This includes autos of employees that are used on your behalf.

Off-Premises Power Failure Coverage

See Utility Service Interruption Coverage

Pollution (Environmental Impairment) Liability

Covers bodily injury and property damage and environmental damage arising from claims alleging pollution incidents ensuing from your location, whether from a sudden, accidental or gradual emission is available. Upon completion of a specific application, we can obtain a premium quotation for your consideration.

Pollution (Environmental Impairment) - Tanks

Covers bodily injury/property damage and environmental damage arising from claims alleging pollution incidents ensuing from an insured location, whether from a sudden, accidental or gradual emission nature. Florida Financial Responsibility Law now requires (1/1/95) owners and operators of Aboveground Storage Tanks (AST) to adhere to Florida Administrative Code 17-762-480. **YOUR GENERAL LIABILITY DOES NOT PROVIDE THIS COVERAGE!**

Signs

This provides coverage for scheduled neon, fluorescent, automatic or mechanical electrical signs or lamps listed in the policy.

Social Engineering

The term “Social Engineering Fraud” is defined as the act of “deceptively gaining confidence of an employee to induce him or her to willingly part with money or securities”

Student or Child Care Accident/Health Insurance

This provides coverage for accident medical expense on either a primary or excess basis. Coverage can also include accidental death and dismemberment coverage.

Terrorism

Per the Terrorism Risk Insurance Act, as amended in 2015 and extended through December 31, 2020. The Act provides a federal government insurance backstop in the event of acts of international terrorism. If losses are expected to meet this minimum threshold, then the event must also be officially certified as an "act of terrorism." This certification is determined by the U.S. Secretary of the Treasury in concurrence with the Attorney General of the United States and—new under TRIPRA 2015—the U.S. Secretary of Homeland Security.

Umbrella Policy

This form provides a higher limit of coverage that is excess over scheduled underlying policies. It is used in one of three ways: (1) To provide additional limits of protection over the coverage listed in your underlying schedule, (2) To act as primary coverage if your underlying limits are exhausted, and (3). To provide coverage for some risks, subject to a retention, when your primary coverage does not.

This proposal is for illustration purposes only. Please refer to policy for specific details.



Utility Service Interruption Coverage

Coverage for loss due to lack of incoming electricity caused by damage from a covered cause (such as a fire or windstorm) to property away from the insured’s premises – usually the utility generating station. Also referred to as “off-premises power failure coverage”. This coverage is not provided in a standard property insurance policy, but available by endorsement. Utility service interruption coverage endorsements vary widely as to what utility services are included, whether both direct damage and time element loss are covered, and whether transmission lines are covered.

Valuable Papers

This provides coverage of valuable papers and records including books, maps, films, drawings, abstracts, deeds and manuscripts, either on a blanket or scheduled basis. Coverage includes the actual cost of materials and any additional expenses necessary to reproduce these records.

Workers’ Compensation

This coverage is used to comply with the Workers’ Compensation coverages required under your state laws. Under this requirement, an employee can be compensated if they are injured while working for you, regardless of your negligence as an employer.

Actual claims examples including Volunteers:

	<i>Total Paid:</i>
• Volunteer fell and landed on head	\$24,500.
• Volunteer injured back while lifting stove in clubhouse	\$19,264.
• Board Member fell while hanging picture (broken ribs)	\$252,931.
• Maintenance Worker fell while picking up trash	\$15,710.
• Volunteer fell off ladder and injured knee	\$62,972.
• Maintenance Worker fell from ladder (broke both ankles)	\$24,000.
• Manager developed hernia while pushing dumpster	\$11,677.

This proposal is for illustration purposes only. Please refer to policy for specific details.



CURRENT GUIDE TO A.M. BEST'S RATINGS

Table with 2 columns: Rating Categories and Rating Symbols. Rows include Superior (A+ to A++), Excellent (A to A-), Good (B+ to B++), Fair (B to B-), Marginal (C+ to C++), Weak (C to C-), and Poor (D).

These rating classifications reflect AM BEST's opinion of the relative position of each company in comparison with others, based upon averages within the Property-Casualty insurance industry. They are reflective of overall company services and standing within the industry.

Table with 3 columns: Rating Modifiers. Rows include u = Under Review, s = Syndicate, and pd = Public Data.

Table with 1 column: Not Rated Categories. Rows include NR-1 = Insufficient Data, NR-2 = Insufficient size and or operating expense, NR-3 = Rating procedure inapplicable, NR-4 = Company Request, and NR-5 = Not Formally Followed.

Table with 2 columns: Financial Size Category. Columns are Class and Range (\$ in Thousands). Rows range from Class I (Up-\$1,000) to Class XV (\$2,000,000-Greater).

The Financial Size Category is an indication of the size of an Insurer and is based on reported Policyholder's surplus conditional or Technical reserve Funds, such as mandatory securities valuation reserve, or other investments and operating contingency funds and/or miscellaneous voluntary reserves in liabilities (\$ in Thousands)

This information has been provided to you so that consideration is given to the financial condition of our proposed carriers. The financial information disclosed is the most recent available to Brown & Brown. Brown & Brown does not guarantee financial condition of the insurers listed above.

This proposal is for illustration purposes only. Please refer to policy for specific details.