

MARILYN PINES UNIT II CONDOMINIUM ASSOCIATION, INC.
INSURANCE PROGRAM: EFFECTIVE 5/15/2025 – 5/15/2026

Coverage	2024 Premium	2025 Renewal	Carrier
Property (Special Form)	\$86,454.51 <		

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ORDINANCE & LAW

- Coverage A – Coverage for loss to the undamaged portion of the building.
- Coverage B – Demolition cost of the undamaged portion of the building.
- Coverage C – Pays for the increased cost of construction to conform with current building laws or ordinances.

TERMS & CONDITIONS

- Premium financing is available with 7.40% APR and ACH installment option.
- Coverage limits for Mold and Sewer Back-Up are subject to company availability.
- See policies for exact terms, conditions, and exclusions.

OPTIONAL COVERAGES	PREMIUM	DETAILS
Cyber Liability	\$500.00 (Estimate)	@ \$100,000 / \$5,000 Deductible; Additional limits available upon request. Coverage extends to the management company in regard to the Associations cyber data.
Environmental Impairment Liability	\$518.70 (Estimate)	@ \$250,000 / \$5,000 Deductible; Additional limits available upon request. Most commercial General Liability policies exclude clean-up and defense for 1st and 3rd party pollutant and bacteria liability conditions. To avoid significant financial loss that could be suffered by your association, this policy provides coverage for 1st and 3rd party pollution conditions, bacteria coverage if not related to mold or fungi, clean-up expenses, and legal defense expenses. <u>CLAIMS EXAMPLES</u> <ol style="list-style-type: none"> Contractor incorrectly connects the clubhouse intake/outtake lines of the HVAC system causing a release of pollutants which cause bodily injury. The temperature of the hot water heating system was not kept at the proper amount and as a result bacteria caused owners to contract an illness. A welding contractor performing work at the association using a gas-powered generator. The fumes and carbon monoxide entrained the building's air intake causing bodily injury. Contaminants from neighboring properties, such as a golf course, cause an EPA investigation.
Equipment Breakdown	\$1,450.05 (Estimate)	\$5,000 Deductible
Flood	\$TBD	Quote available upon request; Zone X.
Legal Defense "Gap" Liability	\$1,213.76 (Estimate)	<p>What will this policy cover? <u>Unlimited legal defense only</u> in a situation where your General Liability policy denies the initial claim. No indemnity will be issued. Note: For this policy to respond, <u>a lawsuit must be present</u>.</p> <p>"Legal Hotline" 12 hours of free access to the program attorneys during the policy term.</p> <p>Is there a deductible? No</p> <p>*3 Claims/Lawsuits Per Term</p> <p>Claim Scenarios:</p> <ul style="list-style-type: none"> - Claimant sues association to be ill from mold forming from a faulty ventilation system. GL policy has a bacteria and mold exclusion, so the claim is denied. - Claimant sues the association for medical expenses after being affected with legionnaire's disease contracted from the association's spa. GL policy has a bacteria and mold exclusion, so the claim is denied. - Subrogation claim from a sewer backup loss in a unit. GL carrier denies using the pollution exclusion, since it is wastewater.

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