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

Coverage	2024 Premium	2025 Renewal	Carrier
Coverage Property (Special Form)	2024 Premium         \$86,454.51         \$86,454.51         \$200 Provide Limit Breakout         Total Insured Value \$5,995,068         *Values Per Carrier         Deductibles:         5% (\$300K) Hurricane Per Occurrence         5% (\$300K) Named Storm Per Occurrence         5% (\$300K) Named Storm Per Occurrence         1% (\$60K) All Other Wind/Hail         \$5,000 CGCC         \$5,000 All Other Perils         Ordinance & Law:         Full A; 10% B&C Combined         Equipment Breakdown: Included	2025 Renewal         \$85,828.71         Building C (2-Units): \$302,205         Building D (28-Units): \$3,393,067         Building E (18-Units): \$2,043,567         Carport (1-Stall): \$3,900         Carport (1-Stall): \$3,900         Carport (2-Stall): \$7,800         Carport (2-Stall): \$7,800         Carport (2-Stall): \$7,800         Carport (3-Stall): \$11,700         Carport (4-Stall): \$15,600         Carport (4-Stall): \$15,600         Carport (6-Stall): \$23,400         Carport (8-Stall): \$31,200         Total Insured Value \$5,855,839         *Values Per 2022 Appraisal         Deductibles:         3% (\$176K) Hurricane Per Calendar Yr       \$5,000 Named Storm Per Occurrence         \$5,000 All Other Wind/Hail       \$5,000 CGCC         \$5,000 All Other Perils       Ordinance & Law:         Ordinance & Law:         \$500,000 A/B/C Combined       Equipment Breakdown: N/A	Carrier Trident (Admitted)
	Carrier: Topa (Non-Admitted) Non-Renewed (Program Discontinued)	OPTION: *5% (\$293K) Hurricane Per Calendar Yr; (-\$7,481.29 = \$78,347.42)	
General Liability \$1,000,000 Per Occurrence \$2,000,000 Policy Limit \$1,000,000 Non-Owned Auto Deductible \$0 48 Units Swimming Pool	\$8,529.15	\$8,759.10	CUMIS
Crime @\$100,000 / Ded \$0 Financials: <i>Pending</i>	Included w/GL	Included w/GL	Specialty
Directors & Officers @\$1,000,000 / Ded \$5,000	Included w/GL	Included w/GL	
Workers Compensation @\$500,000	\$509.00	\$503.00	Zenith
Umbrella @\$5,000,000	\$1,350.00	\$1,281.00	Midvale
TOTAL PREMIUM:	\$96,842.66	\$96,371.81	
PREMIUM DIFFERNCE:		(-\$470.85)	

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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)	<ul><li>@\$100,000 / \$5,000 Deductible; Additional limits available upon request.</li><li>Coverage extends to the management company in regard to the Associations cyber data.</li></ul>	
Environmental Impairment Liability	\$518.70 (Estimate)	<ul> <li>@\$250,000 / \$5,000 Deductible; Additional limits available upon request.</li> <li>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.</li> <li><u>CLAIMS EXAMPLES</u></li> <li>1. Contractor incorrectly connects the clubhouse intake/outtake lines of the HVAC system causing a release of pollutants which cause bodily injury.</li> <li>2. 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.</li> <li>3. 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.</li> <li>4. Contaminants from neighboring properties, such as a golf course, cause an EPA investigation.</li> </ul>	
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)	<ul> <li>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>.</li> <li>"Legal Hotline" 12 hours of free access to the program attorneys during the policy term. Is there a deductible? No</li> <li>*3 Claims/Lawsuits Per Term</li> <li>Claim Scenarios: <ul> <li>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.</li> <li>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.</li> <li>Subrogation claim from a sewer backup loss in a unit. GL carrier denies using the pollution exclusion, since it is wastewater.</li> </ul> </li> </ul>	

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