



Amwins Insurance Brokerage, LLC  
 10201 Centurion Parkway North  
 Suite 400  
 Jacksonville, FL 32256  
 amwins.com

Fisher Brown Bottrell Insurance, Inc.  
 7522 Front Beach Rd  
 2nd Floor  
 Panama City, FL 32407

RE: Portside Condominium Homeowner's Association, Inc.

## PROPERTY CONFIRMATION OF COVERAGE

In accordance with your instructions to bind, please find the attached Binder for Portside Condominium Homeowner's Association, Inc. which confirms that coverage is bound for your client as follows:

**DATE OF ISSUANCE:** 5/7/2024

**INSURED:** Portside Condominium Homeowner's Association, Inc.

**MAILING ADDRESS:** 600 Grand Blvd Ste 208  
 C/O Virtuous Management Group LLC  
 Miramar Beach, FL 32550

**CARRIER:** Multiple – See Participation Schedule Below

**POLICY NUMBER:** MULTIPLE

**POLICY PERIOD:** From 5/5/2024 to 5/5/2025  
 12:01 A.M. Standard Time at the Mailing Address shown above

**POLICY PREMIUM:**

Premium	\$292,828.00
TRIA	Rejected
Fees	\$1,100.00
Surplus Lines Taxes and Fees	\$14,728.40
<b>Total</b>	<b>\$308,656.40</b>

Carrier	NAIC #	Policy Number	Premium	Fees	Surplus Lines Tax	Stamping Fee	Assessments
Certain Underwriters at Lloyd's, London	AA1122000	AMR-58990-07	\$14,648.00	\$55.02	\$726.34	\$8.82	\$4.00
Indian Harbor Insurance Company	36940	AMP7545483-00	\$4,363.00	\$16.39	\$216.34	\$2.63	\$4.00
Old Republic Union Insurance Company	31143	ORAMPR001452-07	\$10,564.00	\$39.68	\$523.82	\$6.36	\$4.00
GeoVera Specialty Insurance Company	10182	GVS-12693-03	\$36,362.00	\$136.60	\$1,803.03	\$21.90	\$4.00
MS Transverse Specialty Insurance Company	41807	TSAMPR0002166-03	\$151,261.00	\$568.21	\$7,500.36	\$91.10	\$4.00
National Fire & Marine Insurance Company	20079	72AMR300442-02	\$53,814.00	\$202.15	\$2,668.40	\$32.41	\$4.00
Spinnaker Specialty Insurance Company	17045	SPI-10016-02	\$13,090.00	\$49.17	\$649.07	\$7.88	\$4.00
Everest Indemnity Insurance Company	10851	AMEI002139-24-00	\$8,726.00	\$32.78	\$432.68	\$5.26	\$4.00

<b>Total</b>	<b>\$292,828.00</b>	<b>\$1,100.00</b>	<b>\$14,520.04</b>	<b>\$176.36</b>	<b>\$32.00</b>
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## SURPLUS LINES TAX SUMMARY

HOME STATE: Florida

FEES:

Fee	Taxable	Amount
Amwins Service Fee	Yes	\$500.00
Market Inspection Fee	Yes	\$600.00
<b>Total Fees</b>		<b>\$1,100.00</b>

SURPLUS LINES TAX CALCULATION:

State	Description	Taxable Premium	Taxable Fee	Tax Basis	Rate	Tax	
Florida	Surplus Lines Tax	\$292,828.00	\$1,100.00	\$293,928.00	4.940%	\$14,520.04	
	Stamping Fee	\$292,828.00	\$1,100.00	\$293,928.00	0.060%	\$176.36	
	DEM EMP - 72AMR300442-02				Flat	\$4.00	
	DEM EMP - AMEI002139-24-00				Flat	\$4.00	
	DEM EMP - AMP7545483-00				Flat	\$4.00	
	DEM EMP - AMR- 58990-07				Flat	\$4.00	
	DEM EMP - GVS- 12693-03				Flat	\$4.00	
	DEM EMP - ORAMPR001452-07				Flat	\$4.00	
	DEM EMP - SPI- 10016-02				Flat	\$4.00	
	DEM EMP - TSAMPR0002166- 03				Flat	\$4.00	
	<b>Total Surplus Lines Taxes and Fees</b>						<b>\$14,728.40</b>

**Important Notice:** Surplus Lines Tax Rates and Regulations are subject to change which could result in an increase or decrease of the total Surplus Lines Taxes and Fees owed on this placement. If a change is required, we will promptly notify you. Any additional taxes owed must be promptly remitted.

The attached Binder from the carrier sets forth the coverage as bound. Please review carefully with your client to ensure the bound coverage matches the terms and conditions of the bind order. It is your responsibility to ensure the bound terms and conditions are accurate and consistent with the agreed bind order terms.

If after reviewing you should have any questions or requested changes, please let us know as soon as possible so we can discuss with the carrier.

Thank you for your business. We truly appreciate it.

Sincerely,

**Matt Janicki**

Executive Vice President

T 904.380.3923 | F 877.570.9323 | [Matt.Janicki@amwins.com](mailto:Matt.Janicki@amwins.com)

Amwins Insurance Brokerage, LLC

In California: Amwins Brokerage Insurance Services | License 0F19710

10201 Centurion Parkway North | Suite 400 | Jacksonville, FL 32256 | [amwins.com](http://amwins.com)

**Named Insured:** Portside Condominium Homeowners Association Inc  
**Account Number:** 1149820  
**RN of Acct Number:** 1054989  
**Binder Id :** 538008



**Term:** 5/5/2024 - 5/5/2025  
**Valid Until:** 6/4/2024

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## Binder

**To:** Iva Adams  
Amwins Insurance Brokerage, LLC  
Jacksonville FL  
[Iva.Adams@amwins.com](mailto:Iva.Adams@amwins.com)  
919-414-6960

**Named Insured:** Portside Condominium  
Homeowners Association Inc

**Effective Date:** 5/5/2024  
**Expiration Date:** 5/5/2025

**Mailing Address:** 500 Grand Blvd. Suite K-220  
Miramar Beach , FL 32550

This Binder is based on the coverage, terms and conditions listed herein, which may be different from those requested in your original submission or shown in your produced binder. It is incumbent upon you to review the terms of this Binder carefully with your insured and reconcile any differences in the terms requested in your original submission or shown in your produced binder. AmRisc, LLC disclaims any responsibility for your failure to reconcile with the insured any differences between the terms shown in this Binder and those terms requested in your original submission or shown in your Certificates of insurance or produced binder.

The Binder is based on the information submitted on the property App-SOV. In the event there is conflicting material information between that information shown on the property App-SOV and other submitted information (Acord forms/etc). the information shown on the property App-SOV shall take precedence.

**Named Insured:** Portside Condominium Homeowners Association Inc  
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**RN of Acct Number:** 1054989  
**Binder Id :** 538008



**Term:** 5/5/2024 - 5/5/2025  
**Valid Until:** 6/4/2024

**Mailing Address:** 500 Grand Blvd. Suite K-220  
 Miramar Beach, FL 32550

<b>Values(\$):</b>	Building	25,765,635
	Contents/BPP	0
	Other	444,231
	Rents	0

**Sum of TIV(\$):** 26,209,866

<b>Valuation:</b>	Coinsurance:	N/A
	Limitation, TE:	N/A
	Valuation, PD:	RCV
	Valuation, TE:	ALS

**Perils Covered:** All Risk, excluding Flood & Earth Movement

**Limits of Liability:** Limits of Liability: (as per schedule, NOT blanket)

**Total Limits of Liability:** \$26,209,866 (100.00 %) part of \$26,209,866 excess of "deductible"

**Deductibles:** (Deductibles are Per Occurrence unless stated otherwise)

AOP	\$100,000
<b>Wind/Hail</b>	<b>7.50% minimum \$250,000</b>
Eqpt Breakdown:	\$100,000
Cyber Suite	\$1,000

**Named Insured:** Portside Condominium Homeowners Association Inc  
**Account Number:** 1149820  
**RN of Acct Number:** 1054989  
**Binder Id :** 538002



**WHOLESALE**

An **AmRisC** Company

**Term:** 5/5/2024 - 5/5/2025  
**Valid Until:** 6/4/2024

**Premium(\$):**

Premium:	291,271.00
EBD Equipment Breakdown:	1,557.00
<b>Subtotal:</b>	<b>292,828.00</b>

**Taxes & Fees(\$):**

Producer is responsible for collection/payment of State taxes & related fees

Inspection Fee:	600.00
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**Total(\$):** **293,428.00**

**Minimum Earned Premium:** 35%

**Term Rate (Reference Only):** \$1.117

Surplus Lines Agent's Name: <u>Susan Brown Flemming</u>	
Surplus Lines Agent's Address: <u>1227 S. Patrick Dr., Ste 101</u> <u>Satellite Beach, FL 32937</u>	
Surplus Lines Agent's License #: <u>A085932</u>	
Producing Agent's Name: <u>Kenneth Christian</u>	
Producing Agent's Address: <u>7522 Front Beach Rd 2nd Floor</u> <u>Panama City FL 32407</u>	
This insurance is issued pursuant to the Florida Surplus Lines Law. Persons insured by surplus lines carriers do not have the protection of the Florida Insurance Guaranty Act to the extent of any right of recovery for the obligation of an insolvent unlicensed insurer.	
Premium: <u>\$292,828.00</u> Tax: <u>\$14,520.04</u> Service Fee: <u>\$176.36</u>	
EMPA Surcharge: <u>\$32.00</u> Broker Fee: <u>\$500.00</u>	
Inspection Fee: <u>\$0</u> Policy Fee: <u>\$600.00</u>	
Surplus Lines Agent's Countersignature: <u><i>Susan Flemming</i></u>	

**SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY FLORIDA REGULATORY AGENCY.**

**Named Insured:** Portside Condominium Homeowners Association Inc  
**Account Number:** 1149820  
**RN of Acct Number:** 1054989  
**Binder Id :** 538008



An AmRisc Company

**Term:** 5/5/2024 - 5/5/2025  
**Valid Until:** 6/4/2024

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## Terms and Conditions

### Specific Terms and Conditions

**Percent deductibles are per occurrence, per Building or structure.**

Limits are as per Schedule by Building, NOT blanket.

All Buildings with outstanding damage are excluded. Contact underwriter if waiver needed.

Coverage explicitly excludes all Flood including but not limited to Flood during windstorm events.

**Roof coverings to be ACV if originally installed or last fully replaced prior to 2012**

Coverage excludes all loss or damage directly or indirectly caused by any Named Storm in existence at time of written request to bind or inception of any new or additional exposure.

Cosmetic Roof Damage Restriction AR CRD applies.

### Standard Terms and Conditions

Any Additional or Return premium under \$500 shall be waived, except for new perils or coverages added.

This quote is subject to acceptance both sides with NO COVER GIVEN.

Severe cancellation penalties apply to CAT exposed property.

### Warranties

Warrant no losses last 5 years on properties to be covered unless specified in Property Application.

Warrant no known sinkhole activity at the insured Location(s) or within 1000 ft. of the insured Location(s).

### Information due at binding OR within 30 days of inception:

Signed Property Application/SOV (AR APP), Signed Flood Notice, Signed Surplus Lines Statement (Required at binding)

Signed TRIA Disclosure Notice(s)

To comply with regulatory provisions, unless the above requested information is received within 30 days, automatic NOC must be sent contingent upon receipt of information.

All quotes and binders are subject to satisfactory inspections, recommendation compliance and financials. Inspections shall be ordered by AmRisc, LLC. All Coverages are as per standard forms and endorsements in use by AmRisc, LLC at the time of binding, unless otherwise noted. Coverage shall exclude any damage due directly or indirectly from any named storm in existence at the time a Request to Bind is received by AmRisc, LLC 30 days (except 90 days if Compass)NOC, except 10 days for nonpayment of premium or material misstatement; subject to individual State requirements. Carriers' participation may change at the time of binding or throughout the coverage period.

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An AmRisC Company

**Term:** 5/5/2024 - 5/5/2025  
**Valid Until:** 6/4/2024

## Extensions and Sublimits

**Form Type (unless otherwise identified):**

Compass

**Standard Endorsements**

Compass Cat Covered Property Endt. (Compass CCP)  
 Exclusion of Certified Acts of Terrorism (AR TRIA EXCL)  
 Standard forms/endts, avail upon req.

**Extensions and Sublimits**

**Program Sublimits**

Earth Movement per occ & ann aggr for all Locations combined; subject to:	Not Covered
Earth Movement per occ & ann aggr: CA, AK & HI	Not Covered
Earth Movement per occ & ann aggr: OR & WA	Not Covered
Earth Movement per occ & ann aggr: New Madrid	Not Covered
Flood, per occ & ann aggr for all Locations combined; subject to:	Not Covered
Flood, per occ & ann aggr: Zones A & V	Not Covered
Accounts Receivable	\$1,000,000
Civil or Military Authority, the lesser of	Not Covered
Contingent Time Element; the lesser of	Not Covered
Contractors Equipment; unscheduled: owned, leased, rented or borrowed	\$100,000
Any One Item	\$25,000
Course of Construction	\$250,000
Course of Construction Soft Costs	\$25,000
Debris Removal; the lesser of	25% / \$5,000,000
Electronic Data and Media	\$100,000
Errors or Omissions	\$25,000
Extended Period of Indemnity	Not Covered
Extra Expense/Expediting Expense	\$100,000
Fine Arts	\$250,000
Fire Brigade Charges	\$100,000
Fungus, Molds, Mildew, Spores, Yeast (per occ/ann aggr)	\$15,000
Ingress/Egress	Not Covered
Leasehold Interest	\$100,000
Limited Pollution Coverage (Annual Aggregate)	\$100,000
Lock Replacement	\$25,000
Miscellaneous Unnamed Locations	\$100,000
Newly Acquired Property	60 days max \$1,000,000
Ordinance or Law:	
Coverage A:	Incl in Bldg Limit
Coverage B:	10% per bldg, max \$1.0M per occ
Coverage C:	Included with Coverage B



Coverage D:	Incl in the TE, if cov'd
Coverage E	Included in the Building Limit
Ordinary Payroll	Not Covered
Plants, lawns, trees or shrubs	\$100,000
Any one plant, lawn, tree or shrub	\$25,000
Professional Fees (Annual Aggregate)	\$100,000
Reclaiming, restoring or repairing land improvements	\$10,000
Reward Reimbursement	\$25,000
Royalties	Not Covered
Service Interruption (72 hr qualifying period)	\$100,000
Spoilage	\$25,000
Time Element Monthly Limitation	N/A
Transit	\$100,000
Underground pipes,flues & drains	\$50,000
Valuable Papers and Records	\$1,000,000
AmRisc CCP Section 2 Property - Separate 10% min \$100K d/a	\$100,000
Sinkhole Loss Extension	As Per Schedule
<b>Cyber Suite (annual aggregate)</b>	<b>\$100,000</b>
Equipment Breakdown (sublimits as per form)	As Per Schedule

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**Term:** 5/5/2024 - 5/5/2025  
**Valid Until:** 6/4/2024

## Carrier Participation

<u>Carrier</u>	<u>AM Best / S&amp;P</u>	<u>Premium(\$)</u>	<u>TRIPRA(\$)</u>	<u>Fees(\$)*</u>
Certain Underwriters at Lloyds (Lloyds)	A XV / A+	14,648	0	600
Indian Harbor Insurance Company (IndianH)	A+ XV / A+	4,363	0	0
Old Republic Union Insurance Company (ORU)	A+ XV / A+	10,564	0	0
GeoVera Specialty Insurance Company (GVS)	A VIII/na	36,362	0	0
MS Transverse Specialty Insurance Company (TSIC)	A VIII/na	151,261	0	0
National Fire & Marine Insurance Company (NFM)	A++ XV	53,814	0	0
Spinnaker Specialty Insurance Company (SPI)	A- VIII	13,090	0	0
Everest Indemnity Insurance Company (EIIC)	A+ XV	8,726	0	0

\*Fees may include inspection and/or program fees

Company Ratings stated above reflect our best efforts for updating the information, but may be out of date at the time of this quote or binder. Financial Review is the responsibility of the Insured.

<b>Lloyds - AMR-58990-07</b>	<b>Peril</b>	<b>Limit(\$)</b>	<b>Layer(\$)</b>	<b>Attachment(\$)</b>
	AR x N	1,179,444	26,209,866	0
	NW	1,179,444	26,209,866	0
	EBD	26,209,866	26,209,866	0
<b>IndianH - AMP7545483-00</b>	<b>Peril</b>	<b>Limit(\$)</b>	<b>Layer(\$)</b>	<b>Attachment(\$)</b>
	AR x N	393,148	26,209,866	0
	NW	393,148	26,209,866	0
<b>ORU - ORAMPR001452-07</b>	<b>Peril</b>	<b>Limit(\$)</b>	<b>Layer(\$)</b>	<b>Attachment(\$)</b>
	AR x N	917,345	26,209,866	0
	NW	917,345	26,209,866	0
	CYB	100,000	100,000	0
<b>GVS - GVS-12693-03</b>	<b>Peril</b>	<b>Limit(\$)</b>	<b>Layer(\$)</b>	<b>Attachment(\$)</b>
	AR x N	3,276,233	26,209,866	0
	NW	3,276,233	26,209,866	0
<b>TSIC - TSAMPR0002166-03</b>	<b>Peril</b>	<b>Limit(\$)</b>	<b>Layer(\$)</b>	<b>Attachment(\$)</b>
	AR x N	13,629,130	26,209,866	0
	NW	13,629,130	26,209,866	0
<b>NFM - 72AMR300442-02</b>	<b>Peril</b>	<b>Limit(\$)</b>	<b>Layer(\$)</b>	<b>Attachment(\$)</b>
	AR x N	4,848,825	26,209,866	0
	NW	4,848,825	26,209,866	0

<b>SPI - SPI-10016-02</b>	<b>Peril</b>	<b>Limit(\$)</b>	<b>Layer(\$)</b>	<b>Attachment(\$)</b>
	AR x N	1,179,444	26,209,866	0
	NW	1,179,444	26,209,866	0
<b>EIC - AMEI002139-24-00</b>	<b>Peril</b>	<b>Limit(\$)</b>	<b>Layer(\$)</b>	<b>Attachment(\$)</b>
	AR x N	786,296	26,209,866	0
	NW	786,296	26,209,866	0