



Crescent Beach Condominium Association, Inc.
April 7, 2022
Board of Directors Meeting Minutes

1. CALL TO ORDER

The meeting was called to order by Jeff Patterson at Crescent Beach Condominium Social Room at 10:00 a.m.

2. CALL OF THE ROLL

The Following Directors were in attendance:

Jeff Patterson	President	In person
Jack Hillegas	Vice President	In person
Rick Burkhardt	Treasurer	In person
Pete Brown	Secretary	By Phone
Lee Konecke	Director	In Person

Owners in Attendance:

<i>Mrs. N. Patterson, Unit 902</i>	<i>Ms. J. Parkinson, Unit 905</i>
<i>Mr. & Mrs. Tricarico, Unit 1407</i>	<i>Ms. S. Yawitz, Unit 1106</i>
<i>Mr. P. Soden, Unit 1000</i>	<i>Mr. & Mrs. Dunne, Unit 1205</i>
<i>Mr. J. Tiedeken, Unit PHI</i>	<i>Mr. & Mrs. O'Neil, Unit 1007</i>
<i>Mr. D. Schumaker, Unit 601</i>	<i>Mr. P. Frazier, Unit 506</i>
<i>Mr. H. Polsky, Unit 1206</i>	<i>Mr. S. Varsano, Unit 708</i>

3. PROOF OF NOTICE

Mgr. Pam Carey was present as well as four directors in person and one by phone. Jeff Patterson stated the 48-hour notice was posted on the lobby bulletin board as required by Florida Statutes.

4. REVIEW/APPROVE WIND INSURANCE POLICY EFFECTIVE APRIL 15, 2022

President - Jeff Patterson:

The Board has a decision to make as it relates to our Wind Insurance. We have two quotes.

i. **Gulfshore Insurance — Premium of \$305,000 - 5% deductible per occurrence**

Gulfshore has quoted a layered method to our wind insurance. Our current rate from Gulfshore for Wind Insurance is at a cost of \$205,000. They have a new quote for year 2022 to 2023 for \$305,000 which is a \$100,000. increase. This proposal includes a 5% deductible per occurrence. This means if we had more than 2 hurricanes per calendar year, we would have to pay the 5% deductible each time we file a claim before the insurer will cover the cost of damages. When asked the question how much of a reduction in premium would CB receive after the building become fully mitigated, a solid answer was not provided.

As far as rates are concerned, moving forward, there are no rate caps. It would all be determined by the market and what drives the market. There premium represents a 49% increase and obviously that exceeds our current budget for Wind Insurance.

ii. Brown & Brown — Premium of \$210,000 - 3% deductible per calendar year

The second quote that we received was from Brown and Brown. They provided our insurance for many years. They use different carriers and at one point in time, we had Citizens for our wind insurance. That is the state supported insurance company. At the present time, Citizens has become very selective and it's very difficult to qualify for their insurance coverage.

Citizens has two major deciding factors 1. Building condition and 2. The percentage of renters in the building. The higher the percentage of renters, the less likely you're going to be able to be insured by Citizens. CB is rated very high on both factors.

Their proposed rate for wind insurance for year 2022 to 2023 is \$210,000. This is \$5,000 more than what we are currently paying. It also includes a 3% deductible, per calendar year.

The other question that was asked was if we are fully mitigated, how much would Citizens reduce our premium. The answer is that they would reduce it by what is called credits. So, we could see a reduction of 25 to 40% in our insurance premium.

The other thing with Citizens since they are regulated by the Florida Department of Insurance, and by law, current law in 2023, if we decide to go with citizens, the most they can increase our rate is 11% in 2024, 12% in 2025, 13% in 2026, 14% in 2027, 15% in 2028.

Treasurer - Rick Burkhardt:

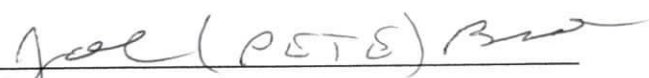
Our current carrier, Gulfshore Insurance, uses five different layered carriers which are either an A or A plus rated, but they are all non-admitted. Therefore, they are not backed by guaranteed funds. Whereas Citizens is backed by the state of Florida. It is a government run insurance organization.

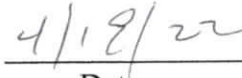
Jeff Patterson asked the board for a motion to approve Wind Insurance Policy effective April 15th 2022 with Citizens Insurance through Brown and Brown. Motion carried unanimously and approved by the board.

5. ADJOURNMENT

There being no further business brought before the Board, Jeff Patterson asked for a motion to adjourn the meeting. **Motion carried unanimously and approved by the board.**

Meeting was adjourned at 10:34am.


Secretary


Date