

# INSURANCE PROPOSAL PREPARED FOR:

**INTERNATIONAL VILLAGE ASSOCIATION, INC.**  
3700 INVERRARY DRIVE  
LAUDERHILL, FL., 33319

## PRESENTED BY:

ALAN ADAMS  
THE ARTHUR J. GALLAGHER & CO. INSURANCE AGENCY  
2255 GLADES ROAD #240  
BOCA RATON, FL., 33434  
(561)245-3456

5/1/2025

REPRESENTING INDUSTRY LEADERS FOR OVER 50 YEARS

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**BERKSHIRE HATHAWAY INC.**

DISCLAIMER - THE ABBREVIATED OUTLINES OF COVERAGE'S USED THROUGHOUT THIS PROPOSAL ARE NOT INTENDED TO EXPRESS ANY LEGAL OPINION AS TO THE NATURE OF COVERAGE. THEY ARE ONLY VISUALS TO A BASIC UNDERSTANDING OF COVERAGE'S. PLEASE READ YOUR POLICY FOR SPECIFIC DETAILS OF COVERAGE'S

PREMIUM SUMMARY 2025-2026

Line of Business	Company	Limits	2024	2025
Property Wind Policy	SRU	\$ 10,000,000	\$731,060.95	\$642,872.95
Property Policy Secondary	SRU	\$ 5,000,000	\$332,850.00	N/A
Xwind Property	Wilshire	\$143,365,009	\$139,129.00	\$273,844.00
General Liability	Berkley	\$ 1,000,000 / 2,000,000	\$ 285,967.50	\$146,022.00
Crime	Hanover	\$ 1,000,000	\$ 1,618.02	\$1,060.50
Directors & Officers	Travelers Surety	\$1,000,000 Limit	\$ 34,343.03	\$38,898.13
Umbrella	McGowan	\$1,000,000	Not Taken for 2024	\$22,627.50
Boiler & Machinery	Wilshire	\$ 143,365.00	Not Taken for 2024	Included
Equipment Floater	Evanston	\$ 35,794.00	\$ 1,524.60	\$1,588.65
Workman's Compensation	PMA-CAIS	\$500,000	\$ 565.00	\$ 509.00
Defense GAP Policy	Bold Legal	Unlimited/Zero Deductible	\$ 10,282.80	\$4,559.00
Glass Policy	US PLate	\$350k per building Including Clubhouse	\$34,172.00	Declined
Total Premium Due 5/1/2025				\$1,085,366.45
<b>Annual Prem.</b>			\$1,376,490.90	\$1,131,981.73

# PROPERTY POLICY WIND ONLY

Insurance Company: **SRU Program/Certain Underwriters at Lloyds**

A.M. Best Rated A XV

Policy Term: 5.1.2025 to 5.1.2026

Location of Premises:

Limits of \$10,000,000 Coverage:

3700 Inverrary Drive

3650-3760 Inverrary Drive – Lauderdale, Florida 33319 ( 11 buildings)		\$ 136,918,3312
3700	ClubHouse Building	\$ 5,576,277
3700	Clubhouse BPP	\$ 100,000
3700	Maintenace Building	\$ 169,350
3700	Maintenance BPP	\$ 50,000
3700	Guard House Building	\$ 28,090
3700	Spa & Equipment	\$ 26,540
3700	Pool & Equipment	\$ 374,420
3650-3750	Building Personal Property- All Habitational (\$10,000 each)	\$ 110,000
3700	Open Sided Gazebo	\$ 8,920
3700	Spa Shelter	\$ 3,100
Total TIV:		<b>\$ 143,365,009</b>

Policy Limit for All perils: \$10,000,000 Primary Layer: SRU Wind Only

**Deductibles:**

Named Storm Per Occurrence

\$100,000 All other Wind Perils/Hail

\$250,000 Minimum Wind Damage

Coinsurance: Agreed Amount

Replacement Cost Coverage. Roofs over 12 yrs old at ACV

Ordinance & Law: Included- Full Limits A and B & C Combined at \$250,000

Machinery: Excluded

Actual Cash Value on Roofs over 12 years old.

<b>Program Sub-limits of Liability:</b>		All are per "occurrence" (unless shown as in the aggregate) and are part of, not in addition to, the Limit of Liability.	
<b>Property Damage Coverage - Extensions of Coverage</b>			
1.	Accounts Receivable	\$25,000	
2.	Debris Removal	\$25,000	
3.	Electronic Data Processing Equipment Breakdown	No Coverage	
4.	"Electronic Data Processing Media" Breakdown	No Coverage	
5.	Expediting Expense	\$10,000	
6.	Fine Arts	\$2,500	
7.	Fire Department Service Charge	\$1,000	
8.	Limited Coverage for "Fungus". Wet Rot, Dry Rot and "Bacteria"	No Coverage	
9.	Miscellaneous Unnamed Locations	No Coverage	
10.	Newly Acquired Property	\$100,000	
11.	Ordinance or Law	I. Included	II. & III. \$250,000 (combined)
12.	Outdoor Property	as reported on Schedule of Values on file with the company	
13.	Pollutant Clean Up and Removal	No Coverage	
14.	Preservation of Property	\$25,000	
15.	Professional Fees	\$25,000	
16.	Property Off-Premises	\$25,000	
17.	Property in Transit	No Coverage	
18.	Service Interruption	\$25,000	
19.	Valuable Papers and Records	\$25,000	
<b>Time Element Coverage</b>			
1.	Business Income	No Coverage	
2.	Extra Expense	No Coverage	
3.	Leasehold Interest	No Coverage	
4.	Rental Value	No Coverage	
<b>Time Element Coverage - Extensions of Coverage</b>			
1.	Civil Authority	No Coverage	
2.	Contingent Business Income	No Coverage	
3.	Extended Period of Indemnity	No Coverage	
4.	Ingress or Egress	No Coverage	
5.	Newly Acquired Property	No Coverage	
6.	Service Interruption	No Coverage	
<b>Endorsement - Extensions of Coverage</b>			
1	Earthquake	No Coverage	
2	Flood	No Coverage	

**Forms:**

**Common forms: Primary**

- SRU-001 0519 Property Declarations – Participating
- SRU-003 0125 Amwins Special Risk Underwriters Property Form
- SRU-046 0123 Named Perils Exclusion
- SRU-004 0124 CAT Minimum Earned Premium
- SRU-005 0710 Electronic Date Recognition Exclusions
- SRU-008 0710 Land, Water And Air Exclusion
- SRU-009 0710 Seepage And/or Pollution And/or Contamination Exclusion
- SRU-011 0710 Asbestos Endorsement
- SRU-012 0120 Property Cyber and Data Exclusion
- SRU-013 1220 Mold Exclusion
- SRU-014 1017 Flood Exclusion
- SRU-020 0216 Earth Movement Exclusion
- SRU-016 0710 Occurrence Limit Of Liability – Stated Value
- SRU-022 0710 Equipment Breakdown Exclusion
- SRU-023 0123 Contract Allocation
- SRU-033 0123 Condominium Association Changes
- SRU-040 0312 Policy Changes Endorsement
- SRU-059 1220 U.S. Treasury Department's Office Of Foreign Assets Control (OFAC) Advisory Notice To Policyholders
- SRU-068 0917 Pre-Existing Damage Exclusion Endorsement
- SRU-072 0123 - Coverage Territory Limitation Redefined
- SRU-074 0125 General Property Conditions
- SRU-077 0125 Named Storm Percentage Deductible
- SRU-079 1024 Actual Cash Value - Roof or roof coverings
- SRU-081 0124 EIFS Exclusion Endorsement
- SRU-082 1024 Cosmetic Loss or Damage Exclusion Endorsement

**Forms applicable to Certain Underwriters at Lloyd's**

- Certain Underwriter's At Lloyd's Syndicate List

The following forms shall apply to the indicated Insurer(s) provided that Insurer is participating on the policy:

**Certain Underwriters at Lloyd's, HDI Global Specialty, General Security Indemnity Company of Arizona, Western World Insurance Company, The Princeton Excess and Surplus Lines Insurance Company, Palomar Excess and Surplus Insurance Company, Evanston Insurance Company, National Fire & Marine Insurance Company, Trisura Specialty Insurance Company, Gotham Insurance Company, Covington Specialty Insurance Company, Superior Specialty Insurance Company, Obsidian Specialty Insurance Company, Partner Re Insurance Solutions of Bermuda Ltd., Ironshore Specialty Insurance Company, Dellwood Specialty Insurance Company, QBE UK Limited**

- LMA5393 Communicable Disease Endorsement
- SRU-006 0710 Biological Or Chemical Materials Exclusion
- SRU-007 0710 Radioactive Contamination Exclusion Clause Physical Damage – Direct (U.S.A.)

**Carrier Participation:**

**Carrier Participation / No. of policies being issued**

Carriers participation may change at time of binding or throughout the coverage period.

<b>Peril Legend</b>						
ADP - All Other Perils	EBD - Equipment Breakdown	W/H – Wind/Hail Only				
FL - Flood Only	NW - Named Wind Storm	NW CYHD* - Named Wind Storm (Calendar Year Hurricane Deductible)				
EQ - Earthquake/Earthquake Sprinkler Leakage or Earth Movement/Earth Movement incl Sprinkler Leakage (as described in the policy form)						
Peril	Limit		Layer		Attachment	
	W/H	\$10,000,000	\$10,000,000		Deductible(s)	
Company	Unique Market Reference	Policy Number	Participation	Premium		TRIA
Certain Underwriters at Lloyd's	B123025AWS1637		18.9000%	\$113,400		\$0
Certain Underwriters at Lloyd's	B123022AWS1641		2.7000%	\$16,200		\$0
Certain Underwriters at Lloyd's	B123025AWS1457		5.6250%	\$33,750		\$0
Certain Underwriters at Lloyd's	B123025AWS1643		15.5250%	\$93,150		\$0
HDI Global Specialty SE	B123025AWS1638		0.9000%	\$5,400		\$0
Partner Re Insurance Solutions of Bermuda Ltd.			2.7000%	\$16,200		\$0
Covington Specialty Insurance Company			13.5000%	\$81,000		\$0
Superior Specialty Insurance Company			5.4000%	\$32,400		\$0
Western World Insurance Company			7.8750%	\$47,250		\$0
Certain Underwriters at Lloyd's	B123025AWS1646		4.2750%	\$25,650		\$0
Evanston Insurance Company			6.7500%	\$40,500		\$0
National Fire & Marine Insurance Company			10.0000%	\$60,000		\$0
Obsidian Specialty Insurance Company			1.8000%	\$10,800		\$0
Ironshore Specialty Insurance Company			1.3500%	\$8,100		\$0
Certain Underwriters at Lloyd's	B123025AWA1463		1.3500%	\$8,100		\$0
Dellwood Specialty Insurance Company			1.3500%	\$8,100		\$0

# PROPERTY POLICY X-WIND ONLY

Insurance Company: **IAT/Wilshire Group**

A.M. Best Rated A XV

Policy Term: 5.1.2025 to 5.1.2026



Location of Premises:

Limits of \$143,365,009 Coverage:

3700 Inverrary Drive

3650-3760 Inverrary Drive – Lauderdale, Florida 33319 ( 11 buildings)	\$ 136,918,3312
3700 ClubHouse Building	\$ 5,576,277
3700 Clubhouse BPP	\$ 100,000
3700 Maintenance Building	\$ 169,350
3700 Maintenance BPP	\$ 50,000
3700 Guard House Building	\$ 28,090
3700 Spa & Equipment	\$ 26,540
3700 Pool & Equipment	\$ 374,420
3650-3750 Building Personal Property- All Habitational (\$10,000 each)	\$ 110,000
3700 Open Sided Gazebo	\$ 8,920
3700 Spa Shelter	\$ 3,100

Total TIV:

**\$ 143,365,009**

Deductibles & Coverage elements:

AOP Deductible: \$10,000

Water Damage or sprinkler leakage: \$25,000

Equipment Breakdown Included: YES

Ordinance & Law: \$250,000 Schedule A/B/C

Sewer Back up Damage limit: \$25,000 per occurrence.

Sewer Back up Deductible: \$25,000

## Wilshire Forms:

<b>FORMS AND ENDORSEMENTS</b>	
Form Number/Edition Date	Form Title
PIL30011118	COMMERCIAL LINES POLICY JACKET
PIL20160121	CLAIM REPORTING POLICYHOLDER NOTICE
PIL00100521	COMMON POLICY DECLARATIONS
PIL10100818	SCHEDULE OF FORMS AND ENDORSEMENTS
IL00171198	COMMON POLICY CONDITIONS
PCP00010521	COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS
CP00170607	CONDOMINIUM ASSOCIATION COVERAGE FORM
CP00900788	COMMERCIAL PROPERTY CONDITIONS
PCP32151119	EQUIPMENT BREAKDOWN COVERAGE
CP10300607	CAUSES OF LOSS - SPECIAL FORM
CP10320808	WATER EXCLUSION ENDORSEMENT
CP10540607	WINDSTORM OR HAIL EXCLUSION
CP10751220	CYBER INCIDENT EXCLUSION
PCP32681120	EXISTING DAMAGE EXCLUSION
PCP32750921	ORDINANCE OR LAW COVERAGE
CP01400706	EXCLUSION OF LOSS DUE TO VIRUS OR BACTERIA
PCP32840423	COVERED PROPERTY AMENDMENT ENDORSEMENT
PCP32870524	DISCHARGE FROM SEWER, DRAIN OR SUMP COVERAGE (NOT FLOOD-RELATED)
PCP32900723	WATER DAMAGE AND SPRINKLER LEAKAGE DEDUCTIBLE
PCP32910723	WINDSTORM OR HAIL EXCLUSION SCHEDULE
PCP32990324	MINIMUM EARNED PREMIUM ENDORSEMENT
CP01250223	FLORIDA CHANGES
IL09350702	EXCLUSION OF CERTAIN COMPUTER-RELATED LOSSES
IL09520115	CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM
IL09851220	DISCLOSURE PURSUANT TO TERRORISM RISK INSURANCE ACT
ILP0010104	U.S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC) ADVISORY NOTICE TO POLICYHOLDERS
PIL10121021	SERVICE OF SUIT ENDORSEMENT
PIL20150820	NOTICE OF DISCLOSURE FOR AGENT BROKER & MANAGING GENERAL AGENCY COMPENSATION
PIL20211220	TERRORISM COVERAGE NOTICE
PIL20221220	POLICYHOLDER DISCLOSURE AND REJECTION OF TERRORISM INSURANCE COVERAGE
PRNotice0118	NOTICE OF PRIVACY POLICY
IL01121118	FLORIDA CHANGES - MEDIATION OR APPRAISAL (COMMERCIAL RESIDENTIAL PROPERTY)
IL01750907	FLORIDA CHANGES - LEGAL ACTION AGAINST US
IL02551224	FLORIDA CHANGES - CANCELLATION AND NONRENEWAL
IL04010212	FLORIDA - SINKHOLE LOSS COVERAGE

## Definitions:

### *Commercial Property Coverage Outline*

Property Insurance is any type of insurance that indemnifies an insured party who suffers a financial loss because property has been damaged or destroyed. Property is considered to be any item that has a value. Property can be classified as real property or personal property. Real property is land and the attachments to the land, such as buildings. Personal Property is all property that is not real property. The Building and Personal Property coverage form is the form used to insure almost all types of commercial property. The insuring agreement in the Building and Personal Property coverage form promises to pay for direct physical loss or damage to covered property at the premises described in the policy when caused by or resulting from a covered cause of loss. The following is a brief outline of coverage's and how they are used within the Commercial Building and Personal Property coverage form.

### *Buildings and Business Personal Property*

Coverage for the building includes the building and structures, completed additions to Covered buildings, outdoor fixtures, permanently installed fixtures, machinery and equipment. The building material used to maintain and service the insured's premises is also insured. Business Personal Property owned by the insured and used in the insured's business is covered for direct loss or damage. The coverage includes furniture and fixtures, stock, and several other similar business property items when not specifically excluded from coverage. The policy is also designed to protect the insured against loss or damage to the personal property of others while in the insured's care, custody or control.

### *Causes of Loss*

The term peril is used when discussing losses. A peril is a cause of loss. Basic property insurance policies are written to cover the perils of fire, lightning, explosion, windstorm, hail, smoke, aircraft or vehicle damage, riot or civil commotion, vandalism, sprinkler leakage, sinkhole collapse, and volcanic action. Other property insurance policies, often referred to as the broad form policy, add coverage's for water damage, weight of snow, ice or sleet, breakage of glass and coverage for falling objects. The broadest coverage is the special form, which is best known as the all risk form. All risk covers all causes of loss, except those specifically excluded from coverage. It is possible for a commercial property policy to have more than one cause of loss form.

### *Coinsurance*

Most building and business personal property policies have a coinsurance clause which requires the insured to carry insurance equal to at least a specified percentage of the actual cash value of the property. If a loss occurs, and it is determined that the amount of insurance carried is less than the amount required, a penalty could be placed on the insured.

*Ordinance and Law Description:*

Coverage A: Contingent Liability. Coverage to loss to undamaged portion of the building due to a consequence of enforcement of an ordinance or law that requires demolition of undamaged parts of the same building.

Coverage B: Demolition Cost Coverage: With respect to the building that has sustained covered direct physical damage, we will pay the cost to demolish and clear the site of undamaged parts of the same building, as a consequence of enforcement of an ordinance or law that requires demolition of such undamaged property.

Coverage C: Increased Cost of Construction: With respect to the building that has sustained covered direct physical damage, we will pay the increased cost to: 1. Repair and reconstruct damaged portions of the building and/or; Reconstruct or remodel undamaged portions of that building whether or not demolition is required- when the increased cost is a consequence of enforcement of the minimum requirements of the ordinance or law

## Marketing Efforts: Property & Wind

Carrier	Premium	Notes
Lloyds -QBE- Sompo package	\$1,613,000	50k AOP, 5% NS, Full Limits 143,369,009
Sompo Primary	Decline	Out of guides, pricing. Will go in package, not Primary.
Axis Wind	\$334,000	Wind QS @50% of 5M x of 5
Lloyds of London	Decline	Part of quota share layer
Heritage	Decline	Age, Roofs, 50 yr recertification
American Coastal	Decline	Age, Roofs, Recert
CITIZENS	Decline	Roofs and 50 yr recertification
Axis Xwind	\$291,000	Indication
IAT X-Wind	\$247k	\$143M TIV
Aspen/Coastal	Decline	Too Large of Limit schedule
SRU	642k	Wind \$10M Limit
Slide	Decline	Roofs/50 yr recert/Panels
Frontline	Decline	Roof age and 50 yr recert/Panels
CAIRE	Decline	Roof age & 50 yr recert./Value

# GENERAL LIABILITY POLICY

Insurance Company: **Berkley Aspire Insurance Company**

A.M. Best Rated A XV

Policy Term: 5.1.2025 to 2.1.2026



Location of Premises:  
3650-3750 Inverrary Blvd  
3700 Clubhouse

Limits of Coverage:  
\$1,000,000/\$2,000,000

General Liability Limits of Insurance	Deductible
General Aggregate	\$2,000,000
Products / Completed Operations Aggregate	\$2,000,000
Personal & Advertising Injury (any one person or organization)	\$1,000,000
Each Occurrence	\$1,000,000
Damage to Premises Rented to You (any one premises)	\$100,000
Medical Expenses (any one person)	EXCLUDED

**Forms:**

**FORMS AND ENDORSEMENTS**

Form Title	Form Type
Schedule of Forms and Endorsements	Common Policy
Economic or Trade Sanctions Endorsement	Common Policy
U.S. Treasury Department's Office of Foreign Assets Control (OFAC) Advisory Notice to Policyholders	Common Policy
Common Policy Conditions	Common Policy
Service of Suit	Common Policy
Minimum Earned Premium Endorsement	Common Policy
<b>Minimum Earned Premium Percent: 25%</b>	
Privacy Notice	Common Policy
Florida Changes - Cancellation and Nonrenewal	State
Commercial General Liability Coverage Form (Occurrence Version)	GL
Additional Insured - Club Members	GL
Limitation of Coverage to Designated Premises, Project or Operation	GL
<b>Designated Premises: See locations on File</b>	
Employment-Related Practices Exclusion	GL
Exclusion of Certified Acts of Terrorism	GL
Silica or Silica-Related Dust Exclusion	GL
Nuclear Energy Liability Exclusion Endorsement (Broad Form)	GL
Exclusion - Medical Payments	GL
Amendment of Definitions - Insured Contract (Limited Form)	GL
Exclusion - Punitive or Exemplary Damages	GL
Exclusion - Toxic Metals	GL
Exclusion - Microorganisms, Biological Organisms, Bioaerosols or Organic Contaminants	GL
Total Pollution Exclusion - With Hostile Fire Exception	GL

## Forms Continued:

Exclusion - All Hazards In Connection With Ongoing Operations and Your Work	GL
Exclusion - Designated Hazards or Operations	GL
Exclusion - Unmanned Aircraft, Other Than Unmanned Aircraft, Auto or Watercraft (Limited)	GL
Exclusion - Communicable or Infectious Disease	GL
Changes - Civil Union Or Domestic Partnership	GL
Limitation of Coverage to Designated Premises	GL
Amendment of Conditions - Premium Audit	GL
Total Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS) Exclusion	GL
Exclusion - Human Trafficking	GL
Exclusion - Biometric Information	GL
Additional Insured - Condominium Owners' Association Members	GL
Deductible Liability Insurance (Including Supplementary Payments)	GL

### **BI PD Deductible Per Claim: \$2,500**

Lost Key Coverage	GL
Exclusion - Cross Suits	GL
Amendment of Liquor Liability Exclusion	GL
Exclusion - Directors and Officers Liability	GL
Coverage Extension - Security And Patrol Agency Professional Liability	GL
Exclusion - Asbestos	GL

# EXCESS LIABILITY POLICY

Insurance Company: **Century Surety Insurance Company**

A.M. Best Rated A X Excellent

Policy Term: 5.1.2025 to 2.1.2026

Location of Premises:  
3650-3750 Inverrary Blvd  
3700 Clubhouse

Limits of Coverage:  
\$1,000,000

## Forms:

X	CIL 1500b	(02/02)	Schedule of Forms and Endorsements
X	CCP 2010	Current	Service of Suit Clause
X	CSCP 1000	Current	Policy Jacket - Century Surety Company
X	PRIV 0001	Current	Policy Holder Notice - Privacy Statement
X	CX 0001	(04/13)	Commercial Excess Liability Coverage Form
X	CXL 1100	Current	Century Surety Company - Commercial Excess Liability Coverage Declarations
X	CXL 1100a	Current	Controlling Underlying Insurance Schedule
X	IL P 001	(01/04)	U.S. Treasury Department's Office of Foreign Assets Control (OFAC) Advisory Notice To Policyholders
X	XUPN 0001	(02/13)	Notice to Policyholders Regarding Duties in the Event of an Occurrence, Offense, Claim or Suit
X	PNCC 0001a	Current	Policyholder Notice - Claims Reporting

### STANDARD ENDORSEMENTS

	Form No.	Edition	Name
X	CX 2101	(09/08)	Nuclear Energy Liability Exclusion Endorsement (Broad Form)
X	CX 2119	(04/13)	Exclusion - Employment-Related Practices
X	CX 2700	(09/08)	Underlying Claims-Made Coverage
X	CXL 1101	(02/22)	Special Exclusions and Limitations Endorsement
X	CXL 1103	(08/13)	Amendment of Retained Limit Definition
X	CXL 1113	(10/10)	Exclusion - Total Pollution
X	CXL 1173	(08/17)	Exclusion - Punitive, Exemplary, Treble Damages or Multipliers of Attorneys' Fees

### TERRORISM ENDORSEMENTS

	Form No.	Edition	Name
X	TRIA 0001	(09/20)	Policyholder Disclosure Notice of Terrorism Insurance Coverage
X	CX 2131	(01/15)	Exclusion of Other Acts of Terrorism Committed Outside the United States; Cap on
X	CX 2132	(01/15)	Conditional Exclusion of Terrorism
X	CX 2135	(01/15)	Exclusion of Certified Acts of Terrorism and Exclusion of Other Acts of Terrorism
X	CX 2136	(01/15)	Exclusion of Punitive Damages Related to a Certified Act of Terrorism
X	CX 2145	(01/15)	Exclusion of Certified Nuclear, Biological, Chemical, Radiological Acts of Terrorism
X	CX 2156	(09/08)	Auto Coverage - Exclusion of Terrorism

### STATE AMENDATORY ENDORSEMENTS

	Form No.	Edition	Name
X	CIL 0003	(02/20)	Calculation of Premium
X	CIL 1504	(05/14)	Florida Changes - Cancellation and Nonrenewal

X	CXL 1115	(02/21)	Amendatory Endorsement - Coverage Territory
X	CXL 1137	(05/13)	Exclusion - Electronic Data
X	CXL 1174MOa	(01/21)	Exclusion - State of Missouri
X	CXL 1174WA	(01/21)	Limitation - State of Washington
X	CXL 1196	(10/13)	Exclusion - Access or Disclosure of Confidential or Personal Information
X	CXL 1213	(12/19)	Absolute Exclusion - Cyber Multi-Media or Internet
X	CXL 2011	(02/22)	Amendatory Endorsement - Additional Insured

# GLASS POLICY

Insurance Company: **US Plate Insurance Company**

A.M. Best Rated A XV

Policy Term: 5.1.2025 to 5.1.2026

Location of Premises:  
3650-3750 Inverrary Blvd  
3700 Clubhouse

Limits of Coverage:  
\$ 350,000 X 11 Structures  
\$ 350,000

**PROGRAM TYPE: CONDOMINIUM**

**Summary of Coverages, Limits of Liability and Premiums**

**Location 1:** Property Location  
3650 Inverrary Dr  
Lauderhill, FL 33319-5992

ITEM	ANNUAL PREMIUM	FORM OF COVERAGE*	LIMIT**
<b>CONDOMINIUM UNIT GLASS</b> - 75 Condominium Units - Pre-existing Impact Glass - Balcony Railing Glass - Fire Option Supplemental coverage for Board-up, Frame Damage, Obstruction Removal***	\$2,850	Zero Deductible  (see form of coverage definitions in notes below this table)	Replacement at Market Cost not to exceed \$350,000 per loss  <b><u>Condo Unit Sub-Limits</u></b> <u>Supplemental (per unit / per loss):</u> \$250 Board-up, \$250 Frame Damage, and \$250 Obstruction Removal
	excluded		
	excluded		
	excluded		
	included		
<b>SUBTOTAL</b>	<b>\$2,850</b>		

**ITEM SPECIFICATIONS:**

\* Form of Coverage: Condominium Unit Glass: Coverage is Zero Deductible, USPlate pays 100% of covered losses.

\*\* Glass coverage is for Market Cost (as defined in Policy Form USP 1195) not to exceed limit(s) listed above.

\*\*\* Refer to the Supplemental Coverages section of your Policy Form (USP 1195) to see when supplemental coverages apply.

<b>COVERAGE SUMMARY</b>	
<b>FORM OF COVERAGE:</b>	Condo Units are zero deductible. Coverage for Common Area may differ. We may quote more than one form of coverage. (Insureds must report claims to USPlate.)
<b>PRIMARY COVERAGES:</b>	Glass breakage and sudden chemical damage. STANDARD GLASS REPLACEMENT: limited to Safety glass prices for all units and townhouses. BALCONY RAILING GLASS: Coverage for Balcony Railing Glass excluded.
<b>SUPPLEMENTAL COVERAGES:</b>	BOARD-UP/SECURITY (per unit): Max \$250 per occurrence WINDOW FRAME DAMAGE (per unit): Max \$250 per occurrence
<b>CATASTROPHIC COVERAGES INCLUDED WITH THE POLICY:</b>	Terrorism, Hurricane, Tornado, Windstorm, Earthquake & Earth Movement, Hail & Flood

## Compensation Disclosures

1. Gallagher Companies are primarily compensated from the usual and customary commissions, fees or, where permitted, a combination of both, for brokerage and servicing of insurance policies, annuity contracts, guarantee contracts and surety bonds (collectively "insurance coverages") handled for a client's account, which may vary based on market conditions and the insurance product placed for the client.

2. In placing, renewing, consulting on or servicing your insurance coverages, Gallagher companies may participate in contingent and supplemental commission arrangements with intermediaries and insurance companies that provide for additional compensation if certain underwriting, profitability, volume or retention goals are achieved. Such goals are typically based on the total amount of certain insurance coverages placed by Gallagher with the insurance company, not on an individual policy basis. As a result, Gallagher may be considered to have an incentive to place your insurance coverages with a particular insurance company. If you do not wish to have your commercial insurance placement included in consideration for additional compensation, contact your producer or service team for an Opt-out form.

3. Gallagher Companies may receive investment income on fiduciary funds temporarily held by them, or from obtaining or generating premium finance quotes, unless prohibited by law.

4. Gallagher Companies may also access or have an ownership interest in other facilities, including wholesalers, reinsurance intermediaries, captive managers, underwriting managers and others that act as intermediaries for both Gallagher and other brokers in the insurance marketplace some of which may earn and retain customary brokerage commission and fees for their work.

If you have specific questions about any compensation received by Gallagher and its affiliates in relation to your insurance placements, please contact your Gallagher representative for more details.

# Compensation Disclosure Schedule

International Village Association, Inc.

COVERAGE(S)	CARRIER NAME(S)	WHOLESALER, MGA, OR INTERMEDIARY NAME <sup>1</sup>	EST. ANNUAL PREMIUM <sup>2</sup>	GALLAGHER U.S. OWNED WHOLESALER, MGA, OR INTERMEDIARY % AND/OR FEE
Property	SRU	Amwins	\$642,872.00	N/A
Property	IAT/Wilshire	Amwins	\$273,844.00	N/A
Crime				N/A
Machinery				N/A
Directors				N/A
Excess	Century	McGowan	\$22,344.00	N/A
CGL	Berkley	Berkley	\$146,022.00	N/A
				N/A

<sup>1</sup> We were able to obtain more advantageous terms and conditions for you through an intermediary/ wholesaler.

<sup>2</sup> If the premium is shown as an indication: The premium indicated is an estimate provided by the market. The actual premium and acceptance of the coverage requested will be determined by the market after a thorough review of the completed application.

\* A verbal quotation was received from this carrier. We are awaiting a quotation in writing.

**Note:** When placing business with insurance companies, Gallagher Companies receive commission based on negotiated contractual terms with those carriers. The commission rate is a percentage of the premium excluding taxes and fees. Major lines of coverage, and their typical range of commissions are listed below. If you wish to receive more details on actual compensation paid to Gallagher Companies, please contact your Gallagher representative.

- **Accident & Health:** 15-25%
- **Casualty:** 14-15%
- **Package / Business Owners Package:** 15-16.8%
- **Aviation:** 14-15%
- **Commercial Auto:** 12.5-15%
- **Professional Liability:** 12-16.5%
- **All Other Commercial:** 10-20%
- **Inland Marine:** 20-22.5%
- **Property:** 15-22%
- **Bonds/Surety:** 30-35%
- **Ocean Marine:** 15-17.5%
- **Workers Compensation:** 8-11%
- **Builders Risk:** 15-18%

**Compensation to Gallagher may also be disclosed in a Client Services Agreement or Consulting Services Agreement.**

**Include if applicable:** Gallagher Companies receive additional compensation from the carrier for services performed on behalf of the carrier which would normally be considered part of the carrier's operating expenses. These services include but are not limited to underwriting, rating and policy issuance



# Client Authorization to Bind Coverage

After careful consideration of Gallagher's proposal dated 05/01/2025, we accept the following coverage(s). Please check the desired coverage(s) and note any coverage amendments below:

	Coverage/Carrier	TRIA	Description/Major Differences
<input checked="" type="checkbox"/> Accept <input type="checkbox"/> Reject	Property/Wilshire	<input type="checkbox"/> Accept <input checked="" type="checkbox"/> Reject	
<input checked="" type="checkbox"/> Accept <input type="checkbox"/> Reject	GL/Berkley	<input type="checkbox"/> Accept <input checked="" type="checkbox"/> Reject	
<input checked="" type="checkbox"/> Accept <input type="checkbox"/> Reject	Wind/SRU	<input type="checkbox"/> Accept <input checked="" type="checkbox"/> Reject	
<input checked="" type="checkbox"/> Accept <input type="checkbox"/> Reject		<input type="checkbox"/> Accept <input checked="" type="checkbox"/> Reject	
<input checked="" type="checkbox"/> Accept <input type="checkbox"/> Reject	Excess/Century	<input type="checkbox"/> Accept <input checked="" type="checkbox"/> Reject	

\*For this coverage, TRIA cannot be rejected

Please note the recommendations and considerations summarized in this section are not intended to identify all potential exposures. Gallagher is not an expert in all aspects of your business and assumes no responsibility to independently investigate the risks your business faces. Gallagher has relied upon the information you provided in making our insurance Proposals. If you are interested in pursuing additional coverages other than those listed above, please list the additional coverages in the Client Authorization to Bind.

### Additional Recommended Coverages

Gallagher recommends that you purchase the following additional coverages for which you have exposure. By checking the box(es) below, you are requesting that Gallagher provide you with a Proposal for this coverage. By not requesting a Proposal for this coverage, you assume the risk of any uncovered loss.

### Other Coverages to Consider

- Excess Liability
- Machinery
- Pollution
- Cyber

The above coverage(s) does not necessarily represent the entirety of available insurance products. If you are interested in pursuing additional coverages other than those listed in the Additional Recommended Coverages, please list below:

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Coverage Amendments and Notes:

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**Exposures and Values**

You confirm the payroll, values, schedules, and any other information pertaining to your operations, and submitted to the underwriters, were compiled from information provided by you. If no updates were provided to Gallagher, the values, exposures and operations used were based on the expiring policies. You acknowledge it is your responsibility to notify Gallagher of any material change in your operations or exposures.

**Additional Terms and Disclosures**

Gallagher is not an expert in all aspects of your business. Gallagher's Proposals for insurance are based upon the information concerning your business that was provided to Gallagher by you. Gallagher expects the information you provide is true, correct and complete in all material respects. Gallagher assumes no responsibility to independently investigate the risks that may be facing your business, but rather have relied upon the information you provide to Gallagher in making our insurance Proposals.

Gallagher's liability to you arising from any of Gallagher's acts or omissions will not exceed \$20 million in the aggregate. The parties each will only be liable for actual damages incurred by the other party, and will not be liable for any indirect, special, exemplary, consequential, reliance or punitive damages. No claim or cause of action, regardless of form (tort, contract, statutory, or otherwise), arising out of, relating to or in any way connected with the Proposal, any of Gallagher's services or your relationship with Gallagher may be brought by either party any later than two (2) years after the accrual of the claim or cause of action.

Gallagher has established security controls to protect Client confidential information from unauthorized use or disclosure. For additional information, please review Gallagher's Privacy Policy located at <https://www.ajg.com/privacy-policy/>.

You have read, understand and agree that the information contained in the Proposal and all documents attached to and incorporated into the Proposal, is correct and has been disclosed to you prior to authorizing Gallagher to bind coverage and/or provide services to you. By signing below, or authorizing Gallagher to bind your insurance coverage through email when allowed, you acknowledge you have reviewed and agree with terms, conditions and disclosures contained in the Proposal.

By: \_\_\_\_\_

Print Name (Specify Title)

\_\_\_\_\_  
Company

\_\_\_\_\_  
Signature

Date: \_\_\_\_\_