



**Grand Panama Beach Resort Owners Association, Inc.
11800 Front Beach Road, Panama City Beach, FL 32407**

Notice of: Board of Directors Meeting

Date: Friday, June 21, 2024
Time: 03:00 PM CST
Location: Grand Panama Tower 2 Board Room & Zoom Teleconference
11800 Front Beach Road
Panama City Beach, FL 32407

Join Zoom Meeting

<https://us06web.zoom.us/j/87828325285?pwd=kUui4rLj9Aq0gEQvDny9EpTDe1ESA2.1>

Meeting ID: 878 2832 5285
Passcode: 872198

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Agenda

1. Call to Order and Determine Quorum
2. Proof of Notice
3. Approval of Meeting Agenda
4. Approval of the May 17, 2024 BOD Meeting Minutes
5. Management Report
6. Treasurer's Financial Report
7. Old Business
 - A. None
8. New Business
 - A. GL, Umbrella, Crime, D&O Insurance Renewal – Coastal Community
 - B. Ratification of Cavinder Proposal for Tower 1 #2 Elevator Car Governor, Tail sheave assembly & Rope
Ratification of Cavinder Proposal for Tower 1 #2 Elevator Car Aluminum Sill Floor 2
 - C. RFPs – Crossover Bridge Survey Proposals Discussion & Vote
9. Adjournment

GRAND PANAMA BEACH RESORT OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

May 17, 2024, 03:00 PM CT

Zoom Teleconference & GP Tower 2 Board Room, 11800 Front Beach Road

DRAFT MINUTES

- A. **CALL TO ORDER:** The meeting was called to order at 03:00 PM CT by Board President Glenn Holliday.
- B. **ESTABLISH QUORUM:** Quorum was established with Glenn Holliday, James Eagleson, Nancy Stovall, Charles "Chuck" Knoll, Jarod Triplett and JPorter Share participating either in person or via Zoom teleconference. William "Ron" Kibble was not present. Derek Gilbert (CAM) was present in person on behalf of RCAM Florida Association Management and Stephen Kilcumings, RCAM Florida, as the Building Maintenance Supervisor. Derek Gilbert recorded the minutes.

ALSO IN ATTENDANCE: Unit Owners in person (3) Three. On Zoom: Unknown number of Unit Owners present via Zoom teleconference.

- C. **PROOF OF NOTICE:** Derek Gilbert (CAM) verified Proof of Notice was posted according to Florida Statutes and Association Documents.
- D. **MEETING GROUND RULES:** Derek read as attached.
- E. **APPROVAL OF MEETING AGENDA:** On a **motion** by Nancy Stovall and a second by Jarod Triplett to **approve** the meeting agenda, the motion carried unanimously.
- F. **APPROVAL OF THE APRIL 19, 2024 BOD MEETING MINUTES:** On a **motion** by Nancy Stovall and a second by Jarod Triplett, the meeting minutes were **approved**. Motion carried unanimously.

APPROVAL OF THE APRIL 29, 2024 BOD MEETING MINUTES: On a **motion** by Nancy Stovall and a second by JPorter Share, the meeting minutes were **approved**. Motion carried unanimously.

- G. **MANAGEMENT REPORT:** Derek provided a list of ongoing property updates dating back to May that he advised would also be emailed to Owners at the earliest opportunity and placed on the Owner website
- H. **TREASURER'S FINANCIAL REPORT:** Chuck noted reserve cash as the end of April 2024 to be \$2,507,660.39, operating cash as \$385,779.89, insurance funds as \$27,179.71 and total cash as \$2,920,619.99. Per the income statement, it was noted the month to date actual of total Owner income was \$309,383.15 and month to date budget was \$319,872.80. He added that security reimbursement was almost \$11,000.00 under budget but the peak months are ahead so that would be expected to change. It was also added that actual total income and total expenses were almost the same with \$320,115.68 and \$320,062.65, respectively and a net income of \$53.00. Derek added that the most recent financials for April month-end are available in the shared portion of Appfolio and on the Owner website www.grandpanamacoa.com in the Financials section.

I. **OLD BUSINESS:** None

J. **NEW BUSINESS:**

- A. RFPs – Property Insurance Appraisal Discussion & Vote:** Derek stated that there were two insurance appraisal proposals for presentation to the Board of Directors for Stone Appraisal Group and Sedgwick and that these were the ones as recommended by the Association's agent of record, Anthony Dubose with Coastal Community

Insurance, in the local market. Stone Appraisal Group's proposal was for \$4,650.00 with an on-site inspection and 1-month lead time to complete and Sedgwick was \$1,500.00 with \$450.00 of the cost for any additional items or any additions, an on-site inspection and an 8-week time turnaround from signing of the proposal. He advised the selected vendor would complete the insurance appraisal by February 2025 to be in line with Florida Statutes requirement of every 3 years for an insurance appraisal and the last appraisal date being February 2022. On a **motion** by Chuck Knoll and a second by Jarod Triplett to select the Sedgwick proposal for \$1,500.00, the motion carried unanimously.

- B. RFPs – Tower 2 Elevator #2 Belts Replacement Discussion & Vote:** Derek brought three proposals to the Board of Directors for the Tower 2 #2 elevator belts to be replaced from Cavinder, Oracle and Otis. He advised Oracle had provided their proposal with \$39,000.00 labor cost to be waived if the Association renewed the service agreement or an estimated \$50,000.00-\$55,000 material cost and the \$39,000.00 labor cost if not moving into a new service agreement. He noted Otis had provided a bid for \$39,060.00 materials and labor and Cavinder's bid was for \$46,675.00 materials and labor. Derek noted that the Association had elected previously to begin a service agreement with Cavinder as of June 1 while terminating the agreement with Oracle and Otis had been a prior vendor for the Association before Oracle. He also noted that the belts were the only item referenced on the annual elevator inspection that were not able to be repaired as part of the service agreement.

The discussion was opened up to the Board of Directors. Glenn inquired about the speed governor on Tower 1 #2 elevator and its status. Derek advised that Oracle had stated they were not able to complete a diagnostic check on the governor but they attributed the elevator faulting to be that of the governor. Oracle could only recommend a full replacement of the governor for \$4,800.00 whereas Cavinder indicated they could do the diagnostic check and make the necessary adjustments to get it functional. Derek added that Cavinder repaired the governor and was set to reinstall it soon. Glenn noted concerns with Oracle that they have not been able to repair the elevators properly, are unable to test certain equipment and how the warranty might be affected on the belts if Oracle were to install them but have Cavinder maintaining them. Board discussion continued related to pricing, warranty concerns and comparison of the quotes for what is included. The Board noted that Otis wouldn't install a new belt monitor and the customer pays the local inspection fee whereas Cavinder would include a new belt monitor and covers for the local inspection fee. Glenn added that the belts replacement cost would come from the Reserves budget. On a **motion** by Jarod Triplett and a second by James Eagleson to accept the bid by Cavinder for belts replacement on Tower 2 #2 elevator for \$46,675.00 to be funded through Reserves, the motion passed unanimously.

- C. Trailers Discussion:** Glenn noted that a Board meeting was held previously to come up with a solution regarding trailers with a 72-hour window for a trailer as long as the Owner contacts Owner Services and security about the trailer beforehand and obtains a band for the trailer hitch. The trailer would be located only in the back lot northwest of Tower 2. He noted the restrictions for trailers doesn't apply to non-residential units and isn't specific as to non-residential Owners or units. He added the documents state in the way they are worded that the Owners own the non-residential units. The Board of Directors continued discussion with considerations made to raising the price for trailer usage to \$50 per trailer from the current price of \$15, renewals every 7 days, depending on availability, and consistency in enforcement and as part of the violation process. No further discussion was made and the Board advised they would communicate via email together to come up with some options to present to the Owners. Some questions were

raised by Owners with the Board of Directors tasked of getting responses back to the Owners.

K. **ADJOURNMENT:** Chuck Knoll **motioned** and a second by Jarod Triplett to adjourn at approximately 04:20 PM CT. The motion was **approved** and carried unanimously.

Respectfully Submitted,

Derek Gilbert, LCAM



Meeting Ground Rules

Condo Board meetings provide an opportunity for Board members to make decisions on behalf of the Association and to keep residents informed about important news and issues affecting the Association. To ensure the meetings are conducted efficiently and to respect everyone's time, the following rules will be enforced:

Agenda will include: Financial Report by the Treasurer with discussion to be open to Board members.

Decision items: The item will be presented and discussed by the Board members. Once a motion and second is made, it can be opened to questions from Owners. This is up to the Board to decide. After being recognized by the Board or management by each Owner raising his/her hand whether in person or on Zoom with the Owner identifying his/herself and unit, he/she may speak. The Owner will be allowed no longer than three minutes to ask any questions but must be limited to the agenda item.

Discussion items: The Board or management will discuss each item and since no decision is being made, if time allows (max 2 hours for meeting) after all agenda items have been discussed, each Owner, after being recognized by the Board or management and identifying his/herself and unit, will be allowed no longer than three minutes to ask any questions but must be limited to the agenda items discussed.

Please keep in mind if this is not adhered to, that that Owner will be muted for the remainder of the meeting if on the call and if in person, the Owner will be asked to exit the conference room.

Management Report 06.21.24

- **Diamond Landscape Management** – Tower 2 irrigation except for the pool deck is inoperable and is attributed to damaged solenoids which open the valves and faulty wiring. Proposals have been requested from Diamond Landscape for boring/rewiring of the system and another option for battery powered nodes which would bypass the wiring setup. An inquiry has also been made to the city of PCB for an irrigation request to tap into the city line and have an irrigation meter installed which would stop the current setup of water usage from the pump and intake from the retention pond adjacent to the northwest lot. The grounds areas are being manually watered until further notice and any areas of sod that did not survive the last install are not being replaced at this time until the irrigation can be rectified. The Association is scheduled to have the palm trees pruned on Friday 06/21/24 and Saturday 06/22/24 by Diamond Landscape.
- **Cavinder Elevator Company**– Tower 2 Elevator #2 belts arrived with Cavinder on 06.19.24 and Cavinder is currently working on a date to schedule the install. Once installed, the elevator will need to be state inspected with a passing grade before it can be placed back into service. Tower 1 Elevator #2 has been back in service for the past couple of weeks now after reinstallation of the speed governor, tail sheave and aluminum sill on Floor 2. Tower 1 Elevator #3's fan has failed and the Association is working on a cost estimate for replacement. The fans in the elevators are specialty and are not covered under the service agreement with Cavinder.

- **Florida Power & Light/Mastec** – The 33 foot black tapered LED poles have been installed surrounding Tower 2 and the northwest back lot.
- **Tower 1 & 2 Bollards** – Tower 2 traffic bollards are complete. Tower 1 black light bollards are also still set to be sanded and painted in-house with the remaining ones left located inside the pool area.
- **Hiller** – Annual in-unit sprinkler repairs have been completed for Towers 1 and 2 for the exception of about 10-15 units that were unable to be accessed for various reasons. Those units will be rescheduled for a later date with Hiller and the unit Owners will be contacted individually. Common area sprinkler repairs were being done this week and the 5-year inspection is set to be scheduled soon. Annual backflow inspections are set for July 8 for Tower 1 & 2. The water will be turned off for short periods on this day while the inspections are completed. Notification was sent out previously. The Association is working with the city of PCB to possible reschedule future inspections to the offseason in December or January.
- **Marquee sign repair** – Triple H completed a repair to the marquee sign that was damaged by an impaired driver on 03.01.24. The affected area of the sign will be painted by the Association maintenance team at the earliest opportunity. They are working on matching the existing surface.
- **BE-CI Exterior Condition Survey for Tower 1 stacks 1 & 9 and Tower 2 stacks 7 & 8** – The inspection survey was completed on Wednesday 05.15.24 with the official report having come in on 6/13/24. The Association will begin reaching out to a number of vendors to obtain bids for the permanent repair.

- **Tower 2 compactor wench** – The gear assembly is busted and will need to be rebuilt. The Association is obtaining cost estimates with AAG if it is determined to not be under warranty.
- **Tower 1 pool shower** – Repaired on 05.28.24
- **Bench for Tower 1 beach access bridge** – Installed 05.28.24
- **Panhandle rear door** – New lock assembly installed for each door with Larry's Lock and Key 06.18.24

EOM Balance Sheet

Portfolios: Grand Panama

As of: 05/31/2024 (End of Last Month)

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Reserve Cash	2,398,492.58
Operating Cash	197,848.07
Insurance Funds	227,482.56
Total Cash	2,823,823.21
Allowance for Doubtful Accounts	-1,375.42
Accounts Receivable: Owner Balances	29,665.84
Prepays	
Prepaid Insurance	106,379.15
Total Prepays	106,379.15
Other Asset	
Fixed Asset	2,349,820.00
Accumulated Depreciation	-226,744.00
Total Other Asset	2,123,076.00
Utility Deposits	
Electricity Deposit	9,979.86
Total Utility Deposits	9,979.86
TOTAL ASSETS	5,091,548.64
LIABILITIES & CAPITAL	
Liabilities	
Liabilities	
Trade Accounts Payable	106,109.30
Loan Payable	2,021,655.21
Prepaid Dues	94,544.64
Unamortized Debt Costs	-14,934.57
Total Liabilities	2,207,374.58
Total Liabilities	2,207,374.58
Capital	
Equity	
Reserve Equity	2,371,155.08
Insurance Equity	610,643.48
Prior Year Retained Earnings	-307,775.25
Total Equity	2,674,023.31
Calculated Retained Earnings	153,000.23
Calculated Prior Years Retained Earnings	57,150.52
Total Capital	2,884,174.06
TOTAL LIABILITIES & CAPITAL	5,091,548.64

EOM Income Statement

Portfolios: Grand Panama

As of: May 2024

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget	Note
Income									
4000	Owner Income								
4001	Assessment Income	273,872.58	273,872.80	-0.22	1,369,362.90	1,369,364.00	-1.10	3,286,473.54	
4003	Finance Charge Income	553.11	0.00	553.11	2,480.03	0.00	2,480.03	0.00	
4004	Security Reimbursement	58,093.97	52,000.00	6,093.97	143,308.20	153,000.00	-9,691.80	450,000.00	
	Total Owner Income	332,519.66	325,872.80	6,646.86	1,515,151.13	1,522,364.00	-7,212.87	3,736,473.54	
4100	Miscellaneous Income								
4102	Vending Income	1,398.33	0.00	1,398.33	2,852.23	0.00	2,852.23	0.00	
4103	Miscellaneous Income	30.00	0.00	30.00	159.53	0.00	159.53	0.00	
4104	Interest Income: Operating	1,445.47	0.00	1,445.47	11,524.62	0.00	11,524.62	0.00	
4113	Storage Rental	280.00	0.00	280.00	75,435.00	74,820.00	615.00	74,820.00	
4114	Rental Income	46,225.00	14,975.00	31,250.00	81,125.00	74,875.00	6,250.00	179,700.00	Tiki Revenue in Jun & Jul
4116	Beach Service Income	0.00	0.00	0.00	0.00	0.00	0.00	85,000.00	
	Total Miscellaneous Income	49,378.80	14,975.00	34,403.80	170,896.38	149,695.00	21,201.38	339,520.00	
	Total Operating Income	381,898.46	340,847.80	41,050.66	1,686,047.51	1,672,059.00	13,988.51	4,075,993.54	
Expense									
6000	Salaries & Wages								
6010	Maintenance Payroll	6,944.00	4,880.00	-2,064.00	25,538.82	24,400.00	-1,138.82	58,560.00	
6011	Maintenance Payroll Overtime	1,404.90	600.00	-804.90	3,817.77	3,000.00	-817.77	7,200.00	
6050	Owner Services Payroll	4,277.25	3,179.25	-1,098.00	15,451.57	15,896.26	444.69	38,151.01	
6070	Bonus	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	
6080	Contract Labor	29,072.52	33,536.69	4,464.17	152,498.02	154,038.87	1,540.85	375,065.15	Jan & Apr: 5 Pay Weeks
6085	Contract Labor Overtime	189.56	250.00	60.44	874.12	1,250.00	375.88	3,000.00	
6090	Payroll Burden	2,904.01	1,976.73	-927.28	10,259.88	9,721.05	-538.83	23,379.98	
	Total Salaries & Wages	44,792.24	44,422.67	-369.57	208,240.18	208,306.18	66.00	507,356.14	
6100	Contracts								
6110	Management Fee	12,864.15	12,864.16	0.01	64,320.75	64,320.80	0.05	154,369.85	
6120	Elevator Service	2,633.00	6,049.19	3,416.19	13,165.00	17,364.37	4,199.37	34,728.75	
6130	Pest Control	325.00	325.00	0.00	1,625.00	1,625.00	0.00	3,900.00	
6150	Security Camera	2,771.30	2,771.30	0.00	13,856.50	13,856.50	0.00	33,255.60	
6160	Security	26,481.43	22,608.67	-3,872.76	104,423.73	102,637.82	-1,785.91	242,001.47	Jan & Mar: 5 Pay Weeks
6180	Landscape	4,678.00	2,213.33	-2,464.67	9,223.00	11,068.69	1,843.69	26,580.00	May: Includes Pinestraw & Annual Planting
6190	Miscellaneous Contracts	116.45	112.50	-3.95	617.65	562.50	-55.15	1,350.00	
	Total Contracts	49,869.33	46,944.15	-2,925.18	207,231.63	211,433.68	4,202.05	496,165.67	
6200	Utilities								
6210	Cable	7,559.19	7,822.48	263.29	37,940.95	39,112.40	1,171.45	93,869.75	
6220	Electric	10,898.69	13,000.00	2,101.31	55,570.83	63,436.62	7,865.79	154,436.62	
6230	Internet	10,448.50	10,201.15	-247.35	51,908.89	51,005.75	-903.14	122,413.80	
6240	Gas	2,694.33	3,000.00	305.67	28,044.49	27,000.00	-1,044.49	48,000.00	
6250	Telephone	452.82	511.33	58.51	2,306.98	2,556.65	249.67	6,135.96	
6260	Garbage	6,451.55	4,760.68	-1,690.86	23,984.25	23,803.30	-180.95	57,127.90	
6270	Water	0.00	0.00	0.00	50,428.86	50,000.00	-428.86	179,468.71	
	Total Utilities	38,505.08	39,295.62	790.54	250,183.25	256,914.72	6,731.47	661,452.74	
6300	Insurance & Bonds	67,920.35	86,992.19	18,071.84	287,523.75	305,596.19	18,072.44	907,541.50	
6400	Inspections								
6430	Elevator Inspection	0.00	0.00	0.00	450.00	450.00	0.00	1,050.00	
6440	Fire Alarm Inspection	0.00	0.00	0.00	0.00	6,216.70	6,216.70	6,216.70	
6450	Fire Extinguisher Inspection	0.00	0.00	0.00	0.00	1,225.16	1,225.16	1,225.16	
6460	Fire Sprinkler & Backflow Inspection	0.00	0.00	0.00	0.00	7,057.30	7,057.30	7,057.30	
	Total Inspections	0.00	0.00	0.00	450.00	14,949.16	14,499.16	15,549.16	
6500	Licenses								
6510	Annual Elevator License	0.00	0.00	0.00	0.00	0.00	0.00	450.00	
6520	Annual Condo Fee	0.00	0.00	0.00	1,196.00	1,196.00	0.00	1,196.00	
6530	Corporate Annual Filing	0.00	0.00	0.00	61.25	61.25	0.00	61.25	
6540	Pool License	0.00	0.00	0.00	0.00	0.00	0.00	1,875.00	
6550	Other Licenses	170.00	0.00	-170.00	539.70	645.00	105.30	645.00	
	Total Licenses	170.00	0.00	-170.00	1,196.95	1,902.25	705.30	4,227.25	
7100	Administrative								
7110	AppFolio	214.20	244.80	30.60	1,071.00	1,224.00	153.00	2,937.60	
7120	Copier	10.10	55.17	46.07	142.50	280.85	138.35	674.00	
7125	Postage	57.64	180.83	123.19	2,153.93	904.19	-1,249.74	2,170.00	
7130	Meeting	0.00	0.00	0.00	429.87	650.00	220.13	650.00	
7135	Office Supplies	111.07	500.00	388.93	664.87	2,500.00	1,835.13	6,000.00	
7140	Parking Passes & Wristbands	1,359.71	2,000.00	640.29	5,592.78	7,750.00	2,157.22	9,000.00	
7150	Website Hosting / IT Expense	125.00	308.33	183.33	1,217.50	1,541.69	324.19	3,700.00	
7155	Uniforms	0.00	166.67	166.67	416.92	833.35	416.43	2,000.00	
	Total Administrative	1,877.72	3,456.80	1,579.08	12,689.37	15,684.08	2,994.71	27,131.60	
7200	Legal & Professional								
7210	Accounting & Audit	0.00	0.00	0.00	8,000.00	10,000.00	2,000.00	10,000.00	
7220	Legal: Association Business	0.00	416.67	416.67	2,530.00	2,083.35	-446.65	5,000.00	
7260	Sales Tax	3,104.73	2,625.00	-479.73	14,772.30	13,125.00	-1,647.30	31,500.00	
7270	Property Tax	0.00	0.00	0.00	79.16	0.00	-79.16	8,500.00	
	Total Legal & Professional	3,104.73	3,041.67	-63.06	25,381.46	25,208.35	-173.11	53,000.00	
7300	Repairs & Maintenance: Building								
7305	R&M Air Conditioning	0.00	1,250.00	1,250.00	8,574.95	6,250.00	-2,324.95	15,000.00	
7310	R&M Building Plumbing	0.00	1,000.00	1,000.00	5,561.85	5,000.00	-561.85	12,000.00	Feb: Water Heater Replacement in Tiki Bar & Gas Leak Repair
7315	R&M Door Locks	245.00	250.00	5.00	6,891.69	1,250.00	-5,641.69	3,000.00	Feb: 15 Schlage Locks
7320	R&M Doors	0.00	1,000.00	1,000.00	2,345.11	5,000.00	2,654.89	12,000.00	
7325	R&M Electrical	160.24	250.00	89.76	1,875.91	1,250.00	-625.91	3,000.00	
7330	R&M Elevator	4,672.86	833.33	-3,839.53	12,615.36	4,166.69	-8,448.67	10,000.00	Jan: Service Calls (4); Feb: Service Calls (2); May: Service Calls (10) & Governor Assembly 50%
7335	R&M Exterior	102.92	250.00	147.08	404.94	1,250.00	845.06	3,000.00	Mar: MISC Leak Investigation
7340	R&M Gym	0.00	41.67	41.67	0.00	208.35	208.35	500.00	
7345	R&M Interior	0.00	500.00	500.00	500.00	2,500.00	2,000.00	6,000.00	
7350	R&M Miscellaneous	0.00	833.33	833.33	2,984.74	4,166.69	1,181.95	10,000.00	Jan: Tiki Awning
7365	R&M Roof	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00	
7370	R&M Cleaning	4,552.92	4,166.67	-386.25	18,168.76	20,833.35	2,664.59	50,000.00	
7375	R&M Supplies	263.94	666.67	402.73	5,039.44	3,333.35	-1,706.09	8,000.00	
	Total Repairs & Maintenance: Building	9,997.88	11,125.00	1,127.12	64,963.75	55,625.12	-9,338.63	133,500.00	

7400	Repairs & Maintenance: Pools								
7405	R&M Pool Area Maintenance	1,300.00	250.00	-1,050.00	1,428.09	1,250.00	-178.09	3,000.00	May: Replaced Pickets
7410	R&M Pool Area Painting	0.00	41.67	41.67	0.00	208.35	208.35	500.00	
7415	R&M Pool Chemicals	3,614.44	2,916.67	-697.77	11,777.76	14,583.35	2,805.59	35,000.00	
7420	R&M Pool Equipment	1,945.30	1,250.00	-695.30	14,097.30	6,250.00	-7,847.30	15,000.00	Jan: Pool Heater & Hot Tub Heater Install
7425	R&M Pool Furniture	374.24	625.00	250.76	374.24	3,125.00	2,750.76	7,500.00	
7430	R&M Pool Gates	500.00	104.17	-395.83	808.59	520.85	-287.74	1,250.00	
7435	R&M Grill Area	0.00	291.67	291.67	241.84	1,458.35	1,216.51	3,500.00	
7445	R&M Pool Plumbing	2,900.00	416.67	-1,583.33	3,070.50	2,083.35	-987.15	5,000.00	May: Protect Plumbing Components
7450	R&M Pool Supplies	343.16	416.67	73.51	562.98	2,083.35	1,520.37	5,000.00	
7495	R&M Pool Miscellaneous	0.00	0.00	0.00	102.72	0.00	-102.72	0.00	
	Total Repairs & Maintenance: Pools	10,077.14	6,312.52	-3,764.62	32,464.02	31,562.60	-901.42	75,750.00	
7500	Repairs & Maintenance: Equipment								
7510	R&M Fire Alarm & Monitoring	2,250.49	1,968.67	-281.82	7,608.92	8,333.35	724.43	20,000.00	
7520	R&M Fire Sprinkler & Backflow	0.00	1,250.00	1,250.00	12,719.53	6,250.00	-6,469.53	15,000.00	Feb: Service Call
7530	R&M Security Cameras	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00	
7540	R&M Fitness Equipment	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00	
7550	R&M Floor Machine	0.00	208.33	208.33	4,426.47	1,041.69	-3,384.78	2,500.00	Jan & Mar: Service Calls (4)
7560	R&M Generator	691.09	166.67	-524.42	691.09	833.35	142.26	2,000.00	
7570	R&M Small Tools	215.85	416.67	200.82	2,613.00	2,083.35	-529.65	5,000.00	Feb: Vac, Drill, Pressure Washer
7595	R&M Equipment Miscellaneous	0.00	1,875.00	1,875.00	8,161.32	9,375.00	1,213.68	22,500.00	Jan: Luggage Carts
	Total Repairs & Maintenance: Equipment	3,157.43	5,750.00	2,592.57	36,220.33	28,750.12	-7,470.21	69,000.00	
7600	Repairs & Maintenance: Grounds								
7610	R&M Irrigation	1,871.00	250.00	-1,621.00	4,295.00	1,250.00	-3,045.00	3,000.00	May: Irrigation Repairs
7620	R&M Gates and Fences	1,700.00	166.67	-1,533.33	1,700.00	833.35	-866.65	2,000.00	May: Gate Install for Water Heater
7630	R&M Lighting	2,154.28	833.33	-1,320.95	7,896.76	4,166.69	-3,730.07	10,000.00	
7655	R&M Parking Lot/Garage	0.00	166.67	166.67	1,276.46	833.35	-443.11	2,000.00	
7660	R&M Property Signage	624.68	208.33	-416.35	1,653.34	1,041.69	-611.65	2,500.00	
7695	R&M Grounds Miscellaneous	6,890.51	1,250.00	-5,640.51	11,759.76	6,250.00	-5,509.76	15,000.00	Mar: Plant Package; May: Protective Barrier & Sod
	Total Repairs & Maintenance: Grounds	13,240.47	2,875.00	-10,365.47	28,582.32	14,375.08	-14,207.24	34,500.00	
7900	Miscellaneous								
7920	Loan Expense	0.00	0.00	0.00	0.00	0.00	0.00	88,553.16	
7930	Loan Interest	6,707.85	6,938.25	230.40	35,472.30	34,691.25	-781.05	83,259.00	
7940	Contingency Contribution	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00	
7950	Reserve Contribution	62,850.00	62,850.00	0.00	314,250.00	314,250.00	0.00	754,200.00	
7975	Assessment Expense	5,514.36	5,400.61	-113.75	27,571.80	27,003.05	-568.75	64,807.32	
7980	Other Miscellaneous	0.00	0.00	0.00	26.17	0.00	-26.17	0.00	
	Total Miscellaneous	75,072.21	75,188.86	116.65	377,320.27	375,944.30	-1,375.97	1,890,819.48	
	Total Operating Expense	317,784.58	324,404.48	6,619.90	1,533,047.28	1,546,251.83	13,204.55	4,075,993.54	
	Total Operating Income	381,898.46	340,847.80	41,050.66	1,686,047.51	1,672,059.00	13,988.51	4,075,993.54	
	Total Operating Expense	317,784.58	324,404.48	6,619.90	1,533,047.28	1,546,251.83	13,204.55	4,075,993.54	
	NOI - Net Operating Income	64,113.88	16,443.32	47,670.56	153,000.23	125,807.17	27,193.06	0.00	
	Other Expense								
9000	Non Recurring								
9030	Reserve Expense	27,337.50	0.00	-27,337.50	407,381.41	0.00	-407,381.41	0.00	
9040	Reserve Reimbursement	-27,337.50	0.00	27,337.50	-407,381.41	0.00	407,381.41	0.00	
9050	Expense Covered by Insurance	0.00	0.00	0.00	16,839.08	0.00	-16,839.08	0.00	
9060	Insurance Reimbursement	0.00	0.00	0.00	-16,839.08	0.00	16,839.08	0.00	
	Total Non Recurring	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	Total Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	Total Income	381,898.46	340,847.80	41,050.66	1,686,047.51	1,672,059.00	13,988.51	4,075,993.54	
	Total Expense	317,784.58	324,404.48	6,619.90	1,533,047.28	1,546,251.83	13,204.55	4,075,993.54	
	Net Income	64,113.88	16,443.32	47,670.56	153,000.23	125,807.17	27,193.06	0.00	

EOM Income Statement

Portfolios: Grand Panama

As of: May 2024

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Summary View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
4000	Owner Income	332,519.66	325,872.80	6,646.86	1,515,151.13	1,522,364.00	-7,212.87	3,736,473.54
4100	Miscellaneous Income	49,378.80	14,975.00	34,403.80	170,896.38	149,695.00	21,201.38	339,520.00
	Total Operating Income	381,898.46	340,847.80	41,050.66	1,686,047.51	1,672,059.00	13,988.51	4,075,993.54
Expense								
6000	Salaries & Wages	44,792.24	44,422.67	-369.57	208,240.18	208,306.18	66.00	507,356.14
6100	Contracts	49,869.33	46,944.15	-2,925.18	207,231.63	211,433.68	4,202.05	496,165.67
6200	Utilities	38,505.08	39,295.62	790.54	250,183.25	256,914.72	6,731.47	661,452.74
6300	Insurance & Bonds	67,920.35	85,992.19	18,071.84	287,523.75	305,596.19	18,072.44	907,541.50
6400	Inspections	0.00	0.00	0.00	450.00	14,949.16	14,499.16	15,549.16
6500	Licenses	170.00	0.00	-170.00	1,796.95	1,902.25	105.30	4,227.25
7100	Administrative	1,877.72	3,456.80	1,579.08	12,689.37	15,684.08	2,994.71	27,131.60
7200	Legal & Professional	3,104.73	3,041.67	-63.06	25,381.46	25,208.35	-173.11	53,000.00
7300	Repairs & Maintenance: Building	9,997.88	11,125.00	1,127.12	64,963.75	55,625.12	-9,338.63	133,500.00
7400	Repairs & Maintenance: Pools	10,077.14	6,312.52	-3,764.62	32,464.02	31,562.60	-901.42	75,750.00
7500	Repairs & Maintenance: Equipment	3,157.43	5,750.00	2,592.57	36,220.33	28,750.12	-7,470.21	69,000.00
7600	Repairs & Maintenance: Grounds	13,240.47	2,875.00	-10,365.47	28,582.32	14,375.08	-14,207.24	34,500.00
7900	Miscellaneous	75,072.21	75,188.86	116.65	377,320.27	375,944.30	-1,375.97	1,090,819.48
	Total Operating Expense	317,784.58	324,404.48	6,619.90	1,533,047.28	1,546,251.83	13,204.55	4,075,993.54
	Total Operating Income	381,898.46	340,847.80	41,050.66	1,686,047.51	1,672,059.00	13,988.51	4,075,993.54
	Total Operating Expense	317,784.58	324,404.48	6,619.90	1,533,047.28	1,546,251.83	13,204.55	4,075,993.54
	NOI - Net Operating Income	64,113.88	16,443.32	47,670.56	153,000.23	125,807.17	27,193.06	0.00
Other Expense								
9000	Non Recurring	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Income	381,898.46	340,847.80	41,050.66	1,686,047.51	1,672,059.00	13,988.51	4,075,993.54
	Total Expense	317,784.58	324,404.48	6,619.90	1,533,047.28	1,546,251.83	13,204.55	4,075,993.54
	Net Income	64,113.88	16,443.32	47,670.56	153,000.23	125,807.17	27,193.06	0.00



Proposal Number: 1123031
Effective Dates: 07/01/2024 12:01 AM through 07/01/2025 12:01 AM
Named Insured: GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC
Address: 11807 FRONT BEACH RD P C BEACH, FL 32407

Additional Interested Parties:

Type	Name	Address
Additional Insured - Property Manager	RCAM FLORIDA	495 RICHARD JACKSON BLVD PANAMA CITY BEACH FL 32407

Coverage: General Liability

Insurance Carrier: Superior Specialty Insurance Company (SSIC)
AM Best Rating: A(Excellent) X

General Aggregate: \$2,000,000
Products & Completed Operations Aggregate: \$2,000,000
Personal Injury: \$1,000,000
Per Occurrence Limit: \$1,000,000
Terrorism: Excluded
Damage to Premises Rented to You Limit (Any One Premises): \$50,000
Medical Expenses, Any one person: \$5,000
Deductible: \$0 Per Claim

Property Damage Subrogation:
Self-Insured Retention: \$15,000 each property damage subrogation claim or suit
SIR does not apply if the association's governing documents prohibits subrogation by the unit owner against the association

Endorsement: Unit owners included as additional insureds.
Hired/Non-Owned Auto: \$1,000,000
Rating Basis (Subject to Audit):

Code	Classification	Exposure
62003	Condominium Residential	299
62000	Condominium Commercial	6610 Sq. Ft.
48925	Swimming Pool	2
10105	Boat/Dock Facility	0
44311	Fitness Center	Included
46671	Playground	0

General Liability Coverage Extension Endorsement Included:

- Association Owned Units
- Knowledge of Incidents, Claims or Suits by Board or Manager Only Enhancement
- Revised Notice of Occurrence Duties
- Blanket Additional Insured When Required by Contract
- Additional Insured – Committee, Organization, and Subsidiary
- Additional Insured – Manager or Lessors of Premise
- Unintentional Failure to Disclose Hazards
- Revised Waiver or Transfer of Rights of Recovery
- Property Damage to Borrowed Property

Mold Liability Coverage

- Fungi and Bacteria Liability Limit (Each fungi or bacteria incident and Aggregate): \$500,000
- Fungi and Bacteria Liability Self-Insured Retention Amount (Each fungi or bacteria incident): \$25,000
- Retroactive date is Inception Date
- Claims Made Coverage

Premium: Included

Coverage: Crime/Employee Theft

Insurance Carrier: Superior Specialty Insurance Company (SSIC)
AM Best Rating: A(Excellent) X

Employee Theft Coverage Form: Discovery Form
Crime Coverage Options
Employee Theft Limit: \$2,000,000 Deductible: \$0.00

Guaranteed Compliance Employee Theft

Blanket Crime Limit for Employee Theft, Money & Securities, Forgery & Alteration, Money Order & Counterfeit Currency, Funds Transfer Fraud, and Computer Fraud

Covered Employees: Management Company
 Directors and Trustees
 Non-Compensated Officers
Premium: Included

Coverage: Directors & Officers and Employment Practices Liability

Insurance Carrier: Superior Specialty Insurance Company (SSIC)
AM Best Rating: A(Excellent) X
Limit: \$1,000,000 Each Claim & Aggregate
Deductible: \$2,500 per claim
Full Prior Acts: Included. Subject to Warranty Statement on application
Prior & Pending Litigation Date: Policy Inception Date

Continuity Of Coverage Premium: Included in Total Premium
 This endorsement will pick up any prior unknown And unreported incidents on the D&O, And use the warranty statement from the prior application.
 Underwriting will need to see 3 years currently valued D&O loss runs And confirm there has been continuous D&O coverage from the requested date through the date we are writing the policy.

Policy Features: Gold

- * Full prior acts coverage included (subject to warranties)
- * Named insured entity coverage included
- * Any current, past, or future duly elected or appointed directors, officers, or trustees as insureds
- * Spouses, committee members, volunteers, estates, employees, or leased employees included as insureds
- * Property management employees included as insureds
- * D&O coverage extended for insureds serving on outside not for profit boards with written approval(i.e. CAI board)
- * Non-monetary and monetary damages included
- * Defense cost outside the limit
- * No insured versus insured exclusion
- * Defense and Settlement Provision 70%/30% with insured (Soft Hammer Clause) included
- * Defense cost included for contractual liability
- * Oral or written publication of material unless published with knowledge of falsity
- * Defense cost included for failure to maintain insurance
- * Criminal final adjudication Language
- * Pay on behalf wording
- * Duty to defend form
- * As soon as practical claim reporting language
- * Full severability for innocent insured (severability for each insured)
- * Punitive damages included when insurable
- * Consideration of insured's choice of defense attorney
- * Sixty days basic extended reporting period for claims not reported
- * Five year basic extended reporting period for previous reported prior claims at no additional premium
- * 12 & 36 month supplemental extended reporting period available for an additional premium
- * Broad definition of claim including civil and criminal proceedings
- * No exclusion for noise or interference with quiet enjoyment

- * Broad EPLI definition (23 affirmative perils)
- * Property manager entity coverage
- * See Policy Form for exact policy terms, conditions, Limitations, definitions, and exclusions

Total Premium

Excluding Terrorism Coverage

Premium:	\$84,221.00
Policy Fee:	\$900.00
Surplus Lines Tax:	\$4,204.98
SLSO Service Fee:	\$51.07
Total Premium & Fees:	\$89,377.05

Including Terrorism Coverage

Premium:	\$228,647.00
Policy Fee:	\$900.00
Surplus Lines Tax:	\$11,339.62
SLSO Service Fee:	\$137.73
Total Premium & Fees:	\$241,024.35

25.00% Minimum Earned Premium

This is a premium indication only

Premium indications are subject to change based on underwriting criteria and Loss History.

Premium indication is good for 30 days or until effective date; whichever is earlier.

See policy for exact terms, conditions, exclusions, and definitions

POLICY FORMS

Form Number	Form Date	Form Description
CIU0100FL	03/08	Surplus Lines Statement
SSIC CIU IL 001	06/24	Minimum Earned Premium Endorsement
IL0003	09/08	Calculation of Premium
IL0017	11/98	Common Policy Conditions
SSIC CIU IL 005	06/24	Service of Suit Clause
TRIA Disclosure	06/24	Policyholder Disclosure Notice of Terrorism Insurance Coverage And Cap On Losses
SSIC CIU IL 031	06/24	Cancellation And Nonrenewal Endorsement
SSIC CIU IL 0719	06/24	Trade Or Economic Sanctions
SSIC CIU IL 034	05/24	Cyber Exclusion Clause
SSIC CIU CP 019	06/24	Special Activity Exclusion
CG0001	12/07	Commercial General Liability Coverage Form
CG0300	01/96	Deductible Liability Insurance
CG2004	11/85	Additional Insured - Condominium Unit Owners
CG0067	03/05	Exclusion - Violation of Statutes that Govern E-mails, Fax, Phone Calls or Other Methods of Sending Material or Information
CG2147	12/07	Exclusion - Employment Related Practices Exclusion
CG2165	12/04	Exclusion - Total Pollution Exclusion With A Building Heating, Cooling, And Dehumidifying Equipment Exception And A Hostile Fire Exception
SSIC CIU GL 004	06/24	General Liability Coverage Extension Endorsement - Community Association
CG2160	09/98	Exclusion - Year 2000 Computer-Related And Other Electronic Problems
CG2196	03/05	Silica or Silica Related Dust Exclusion
CG2186	12/04	Exclusion - Exterior Insulation and Finish Systems
SSIC CIU IL 018	06/24	Nuclear, Biological or Chemical Terrorism Exclusion
SSIC CIU IL 019	06/24	Terrorism Exclusion
CG2426	07/04	Amendment of Insured Contract Definition
CG2026	07/04	Additional Insured - Designated Person or Organization
SSIC CIU GL 002	06/24	Exclusion - Lead Paint
SSIC CIU GL 003	06/24	Exclusion - Asbestos
IL0021	09/08	Nuclear Energy Liability Exclusion Endorsement (Broad Form)
SSIC CIU GL 026	05/24	PFAS And Related Chemicals Exclusion Endorsement
SSIC CIU GL 006	06/24	Hired and Non-Owned Auto Liability
SSIC CIU GL 023	06/24	Limited Fungi Or Bacteria Coverage
SSIC CIU GL 025	06/24	Communicable Disease Exclusion
SSIC CIU GL 024	06/24	Property Damage Subrogation Self-Insured Retention Endorsement
SSIC CIU DO 001	06/24	Condominium Directors, Officers and Employment Practices Liability Insurance Policy
SSIC CIU DO 012	06/24	Property Manager Entity Coverage Endorsement
SSIC CIU DO 016	06/24	Increased Consent To Settle Clause Coverage Endorsement
SSIC CIU DO 019	06/24	Bodily Injury / Physical Damage Exclusion Endorsement
SSIC CIU DO 021	06/24	Catastrophic Event Preparedness And Response Exclusion
SSIC CIU DO 022	06/24	Failure To Obtain Or Maintain Insurance Exclusion

SSIC CIU DO 002	06/24	Continuity of Coverage Endorsement
CR0020	11/15	Commercial Crime Policy (Discovery Form)
SSIC CIU CR 003	06/24	Guaranteed Compliance Coverage Endorsement
CR2508	10/10	Include Specified Non-Compensated Officers
CR2506	10/10	Include Chairman and Member of Specified Committees
CR2502	10/10	Include Designated Agents as Employees
CR0151	08/07	Florida Changes - Legal Action Against Us

Rate Breakout Analysis

11.00% Commission of Base Premium Only

General Liability:

GL Rate: \$213.29 / unit

Minimum Rental Period: Less than a week

Commercial Units: \$1,367.23

GL:

Swimming Pool: \$2,803.13

Playground: N/A

Boat/Dock Facility: N/A

Fitness Center: \$654.06

Community Association Extension Endorsement: \$504.00

Employee Benefits Liability: N/A

Garagekeepers Auto Physical Damage: N/A

Mold Liability Coverage: \$2,793.78

EIL Coverage: N/A

Additional Insured: \$37.38

General Liability Premium: \$71,933.00

HNOA:

HNOA Premium: \$280.00

Crime:

Crime Coverage:

Employee Theft Endorsement: \$4,368.62

No Deductible Option: \$218.00

Guarantee Compliance Employee Theft Option: \$305.80

Blanket Crime: \$436.86

Crime Premium: \$5,330.00

Director & Officers:

Coverage forms available (premium excludes taxes/fees):

Coverage Form
Gold

Director & Officers Premium: \$6,678.00

Minimum Premium of \$2,070.00 without Property Coverage. Minimum Premium of \$4,140.00 with property coverage. These premiums may supercede the above average rates.



For binder consideration, please upload the following documents:

- **Surplus Lines Diligent Effort Form**
- **Premium Indication**
- **Annual Premium to be remitted within 10 days (Premium Finance Draft Acceptable)**
- **Signed and Completed Supplemental Applications (Must be signed by an applicant/board member)**
- **Signed TRIA Policyholder Disclosure Form**
- **Profit & Loss Statement (Income Statement) and Balance Sheet(s) are required**

****Coverage is not bound until written notice from Coastal Insurance Underwriters, Inc. is received.****

SUPERIOR SPECIALTY INSURANCE COMPANY

POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE AND CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM

Coverage for acts of terrorism is included in your policy. You are hereby notified that under the Terrorism Risk Insurance Act (the "Act") effective December 26, 2007, the definition of act of terrorism has changed. Terrorism is defined as any act certified by the Secretary of the Treasury, in concurrence with the Secretary of State and the Attorney General of the United States, to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of an air carrier or vessel or the premises of a United States Mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

Under your coverage, any losses resulting from certified acts of terrorism may be partially reimbursed by the United States Government under a formula established by the Act. However, your policy may contain other exclusions which might affect your coverage, such as exclusion for nuclear events. Under the formula, the United States Government generally reimburses 85% of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage.

The portion of your annual premium that is attributable to coverage for acts of terrorism is \$72,213.00, and does not include any charges for the portion of losses covered by the United States government under the Act.

If your policy provides commercial property insurance in a jurisdiction that has a statutory standard fire policy, the premium shown above includes an amount attributable to the insurance provided pursuant to that statutory standard fire policy, which cannot be rejected.

That amount is \$ 151,647.30

If aggregate insured losses attributable to terrorist acts certified under the Act exceed \$100 billion in a Program Year (January 1 through December 31) and we have met our insurer deductible under the Act, we shall not be liable for the payment of any portion of the amount of such losses that exceeds \$100 billion, and in such case insured losses up to that amount are subject to pro rata allocation in accordance with procedures established by the Secretary of the Treasury.

Under the Act, you have thirty (30) days from the date of this notice to consider whether or not you wish to maintain insurance for terrorism losses covered by the Act.

If you elect not to maintain this insurance, please so indicate by placing an "X" in the space provided on the next page, sign and return this disclosure notice to your agent or broker as soon as possible. By electing not to maintain this insurance, you agree that we may attach a terrorism exclusion or sublimits to your policy. If you do not sign and return this disclosure notice, you will be deemed to have decided to maintain this insurance, subject to the next paragraph.

If you elect to maintain this insurance, you must pay the premium disclosed above, otherwise we will avail ourselves of our normal remedies for nonpayment of premium, including cancellation of your policy in accordance with its terms.

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SUPERIOR TRIA DISCLOSURE

Ed. 06/2024

Page 1 of 2

REJECTION OF FEDERAL TERRORISM INSURANCE COVERAGE

- I hereby elect to purchase the federal terrorism insurance coverage for the premium of \$ 151,647.30
- I hereby reject this offer of the federal terrorism insurance coverage and elect to have a terrorism exclusion, sublimit or other limitation included in my policy. I understand that I will have no, or limited, coverage for losses arising from acts of terrorism under my policy.

Applicant/Named Insured
Signature or
Authorized Signature

Title

UNASSIGNED

Policy Number

Date

BY RECEIPT OF THIS NOTICE YOU HAVE BEEN NOTIFIED, UNDER THE ACT THAT COVERAGE UNDER THIS POLICY FOR ANY LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT AND MAY BE SUBJECT TO A \$100 BILLION CAP THAT MAY REDUCE YOUR COVERAGE. YOU HAVE ALSO BEEN NOTIFIED OF THE PORTION OF YOUR PREMIUM ATTRIBUTABLE TO SUCH COVERAGE.

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General Applicant Information

Line of Business:

Property GL EIL Crime D&O/EPLI Umbrella

Agency Name: AmWINS Brokerage Of Florida, Inc.

Agency Address: 111 WEST OAK AVENUE, SUITE 200, TAMPA, FL 33602

Producing Agent's Name: AMWINS INSURANCE BROKERAGE License # A085932

Named Insured: GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

Location Address: 11807 FRONT BEACH RD, P C BEACH, FL 32407

Mailing Address: 495 RICHARD JACKSON BLVD, PANAMA CITY BEACH, FL 32407

Inspection Contact: Name: DEREK GILBERT Phone #: 4044088103 Email: DEREKG@RCAMFLORIDA.COM

Prior Carrier:

Loss

History: None

Condominium Association Supplemental Application

1. Name of Association: GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC
2. Effective Date: 7/1/2024
3. Is there any existing damage to the building? Yes ___ No X
4. Any aluminum wiring in the building? Yes ___ No X
5. Do you have armed security guards? Yes ___ No X
6. Are any buildings undergoing major structural renovations? Yes ___ No X
7. Has the association had any engineering studies or any engineering report done on any of the buildings (40 years or older) in the last 5 years?? Yes ___ No ___ N/A X
8. Are there any unresolved issues as a result of the engineering report? Yes ___ No ___ N/A X

UNDERWRITING QUESTIONS - PROPERTY

9. Any cast iron, galvanized or polybutylene pipes? Yes ___ No X N/A ___

UNDERWRITING QUESTIONS – GENERAL LIABILITY

10. Is pool fenced with self-latching gate? Yes X No ___ N/A ___
11. Is there a diving board or slide? Yes ___ No X N/A ___
12. Does the association own any davit(s) or boatlift(s)? Yes ___ No X N/A ___

UNDERWRITING QUESTIONS – ENVIRONMENTAL IMPAIRMENT LIABILITY

13. In the last 5 years, have you been subject to formal third party complaints, claims or violations for the release of hazardous substances, hazardous wastes, or any other pollutants into the environment, including indoor air quality or outbreaks of legionella pneumophila? Yes ___ No ___ N/A X
14. Are you aware of any circumstances that could rise to a pool/spa contamination or environmental liability claim under this policy? Yes ___ No ___ N/A X
15. Does the account have a water maintenance/ management plan in place for pool, spa and other common areas (this can include maintenance/management by third party providers)? Yes ___ No ___ N/A X

UNDERWRITING QUESTIONS – CRIME

16. Are banks accounts reconciled by someone not authorized to deposit or withdraw? Yes X No ___ N/A ___

UNDERWRITING QUESTIONS – DIRECTORS & OFFICERS/ EPLI

17. Has any suit or legal action been filed by or on behalf of the Applicant against any member of the Applicant (excluding liens or collection claims) or against any third party including without limitation the builder/developer? Yes ___ No X N/A ___

18. Does the Applicant know of any instances of construction defects, faulty designs, earth movement and/or soil subsidence?

Yes___ No N/A___

19. Have any employment-related claims, administrative proceedings, hearings, demands or lawsuits been made against the Applicant or any person proposed for this insurance during the past three years, whether or not insured?

Yes___ No N/A___

20. Is there pending, any claim, counter-claim or lawsuit, against the applicant or any person in their capacity as director, trustee officer, employee, committee member, or volunteer of the Applicant within the past three years?

Yes___ No N/A___

21. Has the Applicant ever put any prior carrier(s) of similar insurance on notice of claim or possible claim within the past three years?

Yes___ No N/A___

22. Has the Association's current D&O policy been cancelled or non-renewed?

Yes___ No N/A___

23. Does the Applicant or any person proposed for this insurance have any knowledge or information on any fact, circumstance or situation, which may give rise, or result in any claim or suit against the association or any of its board members?

Yes___ No N/A___

X _____

Agreed Signature of Applicant

_____ Date

SUPERIOR SPECIALTY INSURANCE COMPANY

POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE AND CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM

Coverage for acts of terrorism is included in your policy. You are hereby notified that under the Terrorism Risk Insurance Act (the "Act") effective December 26, 2007, the definition of act of terrorism has changed. Terrorism is defined as any act certified by the Secretary of the Treasury, in concurrence with the Secretary of State and the Attorney General of the United States, to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of an air carrier or vessel or the premises of a United States Mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

Under your coverage, any losses resulting from certified acts of terrorism may be partially reimbursed by the United States Government under a formula established by the Act. However, your policy may contain other exclusions which might affect your coverage, such as exclusion for nuclear events. Under the formula, the United States Government generally reimburses 85% of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage.

The portion of your annual premium that is attributable to coverage for acts of terrorism is \$72,213.00 , and does not include any charges for the portion of losses covered by the United States government under the Act.

If your policy provides commercial property insurance in a jurisdiction that has a statutory standard fire policy, the premium shown above includes an amount attributable to the insurance provided pursuant to that statutory standard fire policy, which cannot be rejected.

That amount is \$ 151,647.30

If aggregate insured losses attributable to terrorist acts certified under the Act exceed \$100 billion in a Program Year (January 1 through December 31) and we have met our insurer deductible under the Act, we shall not be liable for the payment of any portion of the amount of such losses that exceeds \$100 billion, and in such case insured losses up to that amount are subject to pro rata allocation in accordance with procedures established by the Secretary of the Treasury.

Under the Act, you have thirty (30) days from the date of this notice to consider whether or not you wish to maintain insurance for terrorism losses covered by the Act.

If you elect not to maintain this insurance, please so indicate by placing an "X" in the space provided on the next page, sign and return this disclosure notice to your agent or broker as soon as possible. By electing not to maintain this insurance, you agree that we may attach a terrorism exclusion or sublimits to your policy. If you do not sign and return this disclosure notice, you will be deemed to have decided to maintain this insurance, subject to the next paragraph.

If you elect to maintain this insurance, you must pay the premium disclosed above, otherwise we will avail ourselves of our normal remedies for nonpayment of premium, including cancellation of your policy in accordance with its terms.

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REJECTION OF FEDERAL TERRORISM INSURANCE COVERAGE

- I hereby elect to purchase the federal terrorism insurance coverage for the premium of \$ 151,647.30
- I hereby reject this offer of the federal terrorism insurance coverage and elect to have a terrorism exclusion, sublimit or other limitation included in my policy. I understand that I will have no, or limited, coverage for losses arising from acts of terrorism under my policy.

Applicant/Named Insured
Signature or
Authorized Signature

Title

UNASSIGNED

Policy Number

Date

BY RECEIPT OF THIS NOTICE YOU HAVE BEEN NOTIFIED, UNDER THE ACT THAT COVERAGE UNDER THIS POLICY FOR ANY LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT AND MAY BE SUBJECT TO A \$100 BILLION CAP THAT MAY REDUCE YOUR COVERAGE. YOU HAVE ALSO BEEN NOTIFIED OF THE PORTION OF YOUR PREMIUM ATTRIBUTABLE TO SUCH COVERAGE.

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

amwins.com

June 20, 2024

Anthony DuBose
Coastal Community Insurance Agency of NW FL
12129 Panama City Beach Parkway
Panama City Beach, FL 32407

RE: Grand Panama Beach Resort Condominium Association, Inc.

EXCESS LIABILITY QUOTATION

Dear Anthony:

Please find the attached quotation for Grand Panama Beach Resort Condominium Association, Inc.. Here is a summary of the terms and conditions:

INSURED: Grand Panama Beach Resort Condominium Association, Inc.

MAILING ADDRESS: 495 Richard Jackson Blvd
c/o Lee Waller
Panama City Beach, FL 32407

CARRIER: Richmond National Insurance Company (Non-Admitted)

PROPOSED POLICY PERIOD: From 7/1/2024 to 7/1/2025
12:01 A.M. Standard Time at the Mailing Address shown above

POLICY PREMIUM:	Premium	\$34,991.00
	TRIA	Optional
	Fees	\$900.00
	Surplus Lines Taxes and Fees	\$1,794.55
	Total	\$37,685.55

MINIMUM EARNED PREMIUM: 25%

COMMISSION: 11.000% of premium excluding fees and taxes

SURPLUS LINES TAX SUMMARY

HOME STATE: Florida

FEES:

Fee	Taxable	Amount
Amwins Service Fee	Yes	\$750.00
Market Policy Fee	Yes	\$150.00
Total Fees		\$900.00

SURPLUS LINES TAX CALCULATION:

State	Description	Taxable Premium	Taxable Fee	Tax Basis	Rate	Tax
Florida	Surplus Lines Tax	\$34,991.00	\$900.00	\$35,891.00	4.940%	\$1,773.02
	Stamping Fee	\$34,991.00	\$900.00	\$35,891.00	0.060%	\$21.53
Total Surplus Lines Taxes and Fees						\$1,794.55

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 Quotation from the carrier sets forth the coverage terms and conditions being offered. Please review carefully with your client as terms and conditions may differ from those requested in your submission. It is your responsibility to ensure the quoted coverage terms and conditions are sufficient to meet your client's coverage needs.

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 prior to the effective date of coverage.

Thank you for the opportunity to provide this Quotation and I look forward to hearing from you.

Sincerely,

Hayden Horner

Marketing Broker

T 904.996.0007 | F 877.570.9323 | hayden.horner@amwins.com

Amwins Insurance Brokerage, LLC

10201 Centurion Parkway North | Suite 400 | Jacksonville, FL 32256 | amwins.com

On behalf of,

Matt Faust

Senior Vice President

T 201.563.1964 | F 877.570.9323 | matt.faust@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



Excess Casualty Quote

3951 WESTERRE PARKWAY, SUITE 200, RICHMOND, VA 23233

Quotes are valid for 30 days from the quote date, or expiration date, whichever is later. Quote is subject to all conditions listed below. For a complete description of the terms and conditions of coverage, please refer to the policy itself including all endorsements. Written confirmation to bind coverage is required.

Named Insured Information

Grand Panama Beach Resort Condominium Association, Inc
495 Richard Jackson Blvd
Panama City Beach, FL 32407

Producer Name & Information

Amwins Insurance Brokerage, LLC
10201 Centurion Pkwy North
Suite 400,
Jacksonville, FL 32256
Hayden Homer
hayden.horner@amwins.com

Insuring Company:
Richmond National Insurance Company A- VII
Quote Number:
RN-2-1179677-01

Renewal of Policy Number:
RN-7-0326753

Terms & Conditions

Coverage	
Coverage Form:	Occurrence
Policy Period:	07/01/2024 - 07/01/2025 12:01 A.M. standard time at the address of the First Named Insured as shown above
Business Description:	Condo Association

Option 1

Limits of Insurance	
Each Occurrence:	\$5,000,000
Annual Aggregate:	\$5,000,000
Policy Premium:	\$34,991
Terrorism:	\$1,750
Total Premium:	\$36,741
Company Fee:	\$150

SCHEDULE OF UNDERLYING INSURANCE:

General Liability

Carrier:	Superior Specialty Insurance Company
Policy Period:	07/01/2024 - 07/01/2025
Policy Number:	As on file with carrier

Limits of Insurance

Each Occurrence:	\$1,000,000
Annual Aggregate:	\$2,000,000
Products And Completed Operations Aggregate:	\$2,000,000
Personal And Advertising:	\$1,000,000
Hired & Non-owned Auto:	\$1,000,000

FORMS AND ENDORSEMENTS: Please read the policy form and endorsements carefully.

Form Number	Form Title	Comments
<u>RNIL 1006 FL 0822</u>	FLORIDA POLICY HOLDER NOTICE	
<u>RNIL 1025 FL 0822</u>	IMPORTANT INFORMATION FOR FLORIDA POLICYHOLDERS	
<u>RNIL 1008 1021</u>	PRIVACY NOTICE	
<u>RNIL 1009 0424</u>	NOTICE HOW TO REPORT A CLAIM	
<u>RNIL 1005 1021</u>	EXCLUSION - OFAC AND OFAC RELATED LIABILITY	
<u>RNXC 1000 0923</u>	COMMERCIAL EXCESS POLICY COVERAGE FORM	
<u>RNXC 1006 0124</u>	MINIMUM EARNED PREMIUM	
<u>RNXC 1001 1122</u>	COMBINED POLICY EXCLUSION	
<u>RNXC 1009 1021</u>	FOREIGN LIABILITY EXCLUSION	
<u>RNXC 1010 1021</u>	ELECTRONIC, FACSIMILE, TELEPHONIC EXCLUSION	
<u>RNXC 1013 1021</u>	UNIMPAIRED AGGREGATE LIMIT ENDORSEMENT	
<u>RNXC 1016 1021</u>	ANTI-STACKING OF LIMITS ENDORSEMENT	
<u>RNIL 1002 0424</u>	EXCLUSION - VIRUS, DISEASE, INFECTIOUS AGENTS	
<u>RNIL 1001 1021</u>	EXCLUSION - MOLD, FUNGUS, BACTERIA, VIRUS AND ORGANIC PATHOGENS	
<u>RNIL 1003 1021</u>	EXCLUSION - NUCLEAR ENERGY LIABILITY	
<u>RNIL 1004 1222</u>	EXCLUSION - PFAS AND RELATED CHEMICALS	
<u>RNIL 1012 1021</u>	EXCLUSION - ACCESS TO OR DISCLOSURE OF CONFIDENTIAL OR PERSONAL INFORMATION AND DATA-RELATED LIABILITY	
<u>RNIL 1013 1021</u>	SERVICE OF SUIT	
<u>RNIL 1011 1021</u>	EXCLUSION - ABSOLUTE POLLUTION, SILICA, ASBESTOS, LEAD AND RELATED LIABILITY	
<u>RNIL 1030 1122</u>	EXCLUSION - PUNITIVE DAMAGES	
<u>RNXC 1085 0622</u>	LIQUOR LIABILITY EXCLUSION	
<u>RNIL 1019 0923</u>	EXCLUSION - ASSAULT, BATTERY, ABUSE AND RELATED CONDUCT	

<u>RNXC 1021 1022</u>	CONSTRUCTION ACTIVITIES EXCLUSION	
<u>RNXC 1023 1021</u>	LIMITATION OF COVERAGE TO DESIGNATED PREMISES, PROJECT, OR EVENT	11800 and 11807 Front Beach Rd, Panama City Beach, FL 32407
<u>RNXC 1030 0822</u>	HEALTH CARE EXCLUSION	
<u>RNXC 1084 1022</u>	DIRECTORS AND OFFICERS LIABILITY EXCLUSION	
<u>RNXC 1092 1022</u>	LIMITED COVERAGE FOR SWIMMING POOLS AND SPAS - EXCLUDING DIVING BOARDS, PLATFORMS, SLIDES OR SIMILAR APPARATUS	
<u>RNXC 1088 0822</u>	PASSENGER TRANSPORTATION, DELIVERY AND VALET SERVICES LIABILITY EXCLUSION	
<u>RNXC 1093 0423</u>	OWNED AUTOMOBILE EXCLUSION	
<u>RNIL 1023 1021</u>	CONFIRMATION OF REJECTION OF TERRORISM COVERAGE PURSUANT TO THE TERRORISM RISK INSURANCE ACT	
<u>CG 21 75 01 15</u>	EXCLUSION OF CERTIFIED ACTS OF TERRORISM AND EXCLUSION OF OTHER ACTS OF TERRORISM COMMITTED OUTSIDE THE US	
<u>RNIL 1000 1021</u>	WAR AND TERRORISM EXCLUSION	
<u>CG 21 84 01 15</u>	EXCLUSION OF CERTIFIED NUCLEAR, BIOLOGICAL, CHEMICAL OR RADIOLOGICAL ACTS OF TERRORISM; CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM	
<u>CG 21 76 01 15</u>	EXCLUSION OF PUNITIVE DAMAGES RELATED TO A CERTIFIED ACT OF TERRORISM	

**THIS QUOTATION IS SUBJECT TO RECEIPT AND ACCEPTABLE REVIEW OF THE FOLLOWING INFORMATION
WITHIN THE NOTED TIMEFRAME:**

1. Copies of all underlying policies scheduled. Required within 90 days of binding.
2. Signed and dated application. Required within 10 days of binding.
3. Signed and dated terrorism form. Required at binding.
4. HNOA Supplemental Application. Required prior to binding.

STANDARD TERMS AND CONDITIONS:

1. Flat cancellations are not permitted.
2. Premium, terms and conditions are subject to change upon receipt of outstanding conditions or based on subsequent information received prior to binding.
3. Subject to 25% minimum earned premium upon binding.

POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, you have a right to purchase insurance coverage for losses resulting from acts of terrorism. As defined in Section 102(1) of the Act: The term "act of terrorism" means any act or acts that are certified by the Secretary of the Treasury—in consultation with the Secretary of Homeland Security, and the Attorney General of the United States—to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

YOU SHOULD KNOW THAT WHERE COVERAGE IS PROVIDED BY THIS POLICY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM, SUCH LOSSES MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. HOWEVER, YOUR POLICY MAY CONTAIN OTHER EXCLUSIONS WHICH MIGHT AFFECT YOUR COVERAGE, SUCH AS AN EXCLUSION FOR NUCLEAR EVENTS. UNDER THE FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES 80% BEGINNING ON JANUARY 1, 2020, OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE. THE PREMIUM CHARGED FOR THIS COVERAGE IS PROVIDED BELOW AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS THAT MAY BE COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

YOU SHOULD ALSO KNOW THAT THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A \$100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABILITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS \$100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED \$100 BILLION, YOUR COVERAGE MAY BE REDUCED.

Acceptance or Rejection of Terrorism Insurance Coverage

	I hereby elect to purchase terrorism coverage for a prospective premium of \$_____.
	I hereby decline to purchase terrorism coverage for certified acts of terrorism. I understand that I will have no coverage for losses resulting from certified acts of terrorism.

Richmond National Insurance Company

Policyholder/Applicant's Signature	Insurance Company
------------------------------------	-------------------

Print Name	Policy Number
------------	---------------

Date

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

amwins.com

June 20, 2024

Anthony DuBose
Coastal Community Insurance Agency of NW FL
12129 Panama City Beach Parkway
Panama City Beach, FL 32407

RE: Grand Panama Beach Resort Condominium Association, Inc.

EXCESS LIABILITY QUOTATION

Dear Anthony:

Please find the attached quotation for Grand Panama Beach Resort Condominium Association, Inc.. Here is a summary of the terms and conditions:

INSURED: Grand Panama Beach Resort Condominium Association, Inc.

MAILING ADDRESS: 495 Richard Jackson Blvd
c/o Lee Waller
Panama City Beach, FL 32407

CARRIER: Houston Specialty Insurance Company (Non-Admitted)

PROPOSED POLICY PERIOD: From 7/1/2024 to 7/1/2025
12:01 A.M. Standard Time at the Mailing Address shown above

POLICY PREMIUM:	Premium	\$25,399.00
	TRIA	Optional
	Fees	\$750.00
	Surplus Lines Taxes and Fees	\$1,307.45
	Total	\$27,456.45

MINIMUM EARNED PREMIUM: 25%

COMMISSION: 11.000% of premium excluding fees and taxes

SURPLUS LINES TAX SUMMARY

HOME STATE: Florida

FEES:

Fee	Taxable	Amount
Amwins Service Fee	Yes	\$750.00
Total Fees		\$750.00

SURPLUS LINES TAX CALCULATION:

State	Description	Taxable Premium	Taxable Fee	Tax Basis	Rate	Tax
Florida	Surplus Lines Tax	\$25,399.00	\$750.00	\$26,149.00	4.940%	\$1,291.76
	Stamping Fee	\$25,399.00	\$750.00	\$26,149.00	0.060%	\$15.69
Total Surplus Lines Taxes and Fees						\$1,307.45

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 Quotation from the carrier sets forth the coverage terms and conditions being offered. Please review carefully with your client as terms and conditions may differ from those requested in your submission. It is your responsibility to ensure the quoted coverage terms and conditions are sufficient to meet your client's coverage needs.

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 prior to the effective date of coverage.

Thank you for the opportunity to provide this Quotation and I look forward to hearing from you.

Sincerely,

Hayden Horner

Marketing Broker

T 904.996.0007 | F 877.570.9323 | hayden.horner@amwins.com

Amwins Insurance Brokerage, LLC

10201 Centurion Parkway North | Suite 400 | Jacksonville, FL 32256 | amwins.com

On behalf of,

Matt Faust

Senior Vice President

T 201.563.1964 | F 877.570.9323 | matt.faust@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

Coverage Terms: Coverage is per the policy form currently in use by the Insurer indicated above with the following additional terms:

Forms:

Form Name	Form Number
SCHEDULE OF FORMS AND ENDORSEMENTS	FORMS - SCHED 08 12
CW SERVICE OF SUIT CLAUSE	SOS HSIC CW 09 13
COMMERCIAL EXCESS LIABILITY COVERAGE FORM	CX 00 01 04 13
NUCLEAR ENERGY LIABILITY EXCLUSION ENDORSEMENT (BROAD FORM)	CX 21 01 09 08
EXCLUSION - EMPLOYMENT-RELATED PRACTICES	CX 21 19 04 13
CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM	CX 21 30 01 15
EXCLUSION OF CERTIFIED ACTS OF TERRORISM AND EXCLUSION OF OTHER ACTS OF TERRORISM COMMITTED OUTSIDE THE UNITED STATES	CX 21 35 01 15
EXCLUSION OF PUNITIVE DAMAGES RELATED TO A CERTIFIED ACT OF TERRORISM	CX 21 36 01 15
COMMERCIAL EXCESS LIABILITY DECLARATIONS	HSIC EX DS 01 10 12
EXCLUSION - FUNGI OR BACTERIA	CX 21 13 04 13
EXCLUSION - SILICA OR SILICA-RELATED DUST	CX 21 16 04 13
EXCLUSION - COMMUNICABLE DISEASE	CX 21 17 04 13
EXCLUSION - UNMANNED AIRCRAFT	CX 21 71 06 15
SKYWARD PRIVACY NOTICE	DS PN Annual (02-2022)
EXCLUSION - PUNITIVE DAMAGES	HSIC CX ES 01 23 04 21
CARE, CUSTODY OR CONTROL EXCLUSION	HSIC CX ES 01 55 04 21
EXCLUSION - AUTO NO-FAULT AND SIMILAR LAWS	HSIC CX ES 01 60 04 21
ELECTRONIC DATA CYBER EXCLUSION	HSIC CX ES 01 61 04 21
EXCLUSION - RECORDING AND DISTRIBUTION OF MATERIAL OR INFORMATION IN VIOLATION OF LAW	HSIC CX ES 01 68 04 21
EXCLUSION OF COVERAGE SUBJECT TO SUBLIMITS OR OTHER REDUCED LIMITS IN UNDERLYING INSURANCE	HSIC CX ES 01 80 04 21
UNIMPAIRED RETAINED LIMIT	HSIC CX ES 01 88 04 21
DISCLOSURE PURSUANT TO TERRORISM RISK INSURANCE ACT	IL 09 85 12 20
MINIMUM AND DEPOSIT PREMIUM ENDORSEMENT	HSIC CX ES 02 06 12 21
HSIC JACKET-POLICY A (07-2021)	HSIC JACKET-POLICY A (07-2021)
EXCLUSION - HUMAN TRAFFICKING	HSIC CX ES 02 12 07 22
EXCLUSION - PERFLUOROALKYL AND POLYFLUOROALKYL SUBSTANCES	HSIC CX ES 02 14 08 22
HOW TO REPORT A CLAIM	HSIC IL ES PN 002 01 23

Conditions:

Coverage offered hereunder is subject to the following conditions:

**The acceptance of this proposal constitutes the agreement to receipt of electronic copies of the policy.

- Quote is valid for 30 days from the date of this quotation, not to extend beyond the effective date of this quote.
- TRIA acceptance or rejection form signed and dated by insured prior to binding.
- If TRIA is accepted, the premium for TRIA is 100% fully-earned at inception.

- Completed, signed, and dated applications by the insured and producer
- If the price per million for any layer above our layer is more than the price per million charged under this quote/policy, our pricing is not valid and we reserve the right to requote.
- Copies of all underlying binders at time of Binding
- Copies of all underlying policies within 60 days of Binding

PREMIUM PAYMENT IS DUE WITHIN 30 DAYS FROM EFFECTIVE DATE.

TERRORISM INSURANCE COVERAGE SELECTION/REJECTION

You are hereby notified that under the federal Terrorism Risk Insurance Act, as amended, you have the right to purchase insurance coverage for losses resulting from acts of terrorism, as defined therein. Generally, the term "act of terrorism" means any act that is certified by the U.S. Secretary of Treasury, in concurrence with the U.S. Secretary of Homeland Security and the U.S. Attorney General, to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion. Where coverage is afforded for losses resulting from certified acts of terrorism, such losses may be partially reimbursed by the United States government under a formula established by federal law. Your policy may contain other exclusions which might affect your coverage.

A. Disclosure of Premium

In accordance with the federal Terrorism Risk Insurance Act, we are required to provide you with a notice disclosing the portion of your premium, if any, attributable to coverage for terrorist acts certified under the Terrorism Risk Insurance Act. The portion of your premium attributable to such coverage is shown in the in the policy Declarations.

B. Disclosure of Federal Participation in Payment of Terrorism Losses

The United States Government, Department of the Treasury, will pay a share of terrorism losses insured under the federal program. The federal share equals a percentage of that portion of the amount of such insured losses that exceeds the applicable insurer retention. Based on the most recent renewal of TRIA, the federal share percentage is set at 80%.

However, if aggregate insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance Act exceed

\$100 billion in a calendar year, the Treasury shall not make any payment for any portion of the amount of such losses that exceeds \$100 billion.

C. Cap on Insurer Participation in Payment of Terrorism Losses

If aggregate insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance Act exceed \$100 billion in a calendar year and the company has met its insurer deductible under the Terrorism Risk Insurance Act, the Company shall not be liable for the payment of any portion of the amount of such losses that exceeds \$100 billion, and in such case insured losses up to that amount are subject to pro rata allocation in accordance with procedures established by the Secretary of the Treasury.

OPTION TO PURCHASE COVERAGE FOR ACTS OF TERRORISM AS DEFINED IN THE ACT

Optional coverage for Acts of Terrorism, as defined by the Act, is only available as part of the enclosed quotation. This form must be signed and returned with written request to bind coverage.

- I hereby elect to purchase terrorism coverage for the prospective premium of **\$2,540.00** as indicated on the insurance proposal.
- I hereby decline to purchase terrorism coverage for CERTIFIED ACT(S) OF TERRORISM. I understand that I will have no coverage for losses resulting from CERTIFIED ACT(S) OF TERRORISM.

Applicant's/Responsible Person's Signature _____ **Date** _____

Print Name _____ **Date** _____



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

amwins.com

June 21, 2024

Melissa Ann Griffin
Coastal Community Insurance Agency of NW FL
12129 Panama City Beach Parkway
Panama City Beach, FL 32407

RE: Grand Panama Beach Resort Condominium Association, Inc.

EXCESS LIABILITY QUOTATION

Dear Melissa Ann:

Please find the attached quotation for Grand Panama Beach Resort Condominium Association, Inc.. Here is a summary of the terms and conditions:

INSURED: Grand Panama Beach Resort Condominium Association, Inc.
MAILING ADDRESS: 495 Richard Jackson Blvd
c/o Lee Waller
Panama City Beach, FL 32407
CARRIER: Kinsale Insurance Company (Non-Admitted)
PROPOSED POLICY PERIOD: From 7/1/2024 to 7/1/2025
12:01 A.M. Standard Time at the Mailing Address shown above

POLICY PREMIUM:	Premium	\$18,106.00
	TRIA	Optional
	Fees	\$1,000.00
	Surplus Lines Taxes and Fees	\$955.30
	Total	\$20,061.30

MINIMUM EARNED PREMIUM: 25%

COMMISSION: 10.000% of premium excluding fees and taxes

SURPLUS LINES TAX SUMMARY

HOME STATE: Florida

FEES:

Fee	Taxable	Amount
Amwins Service Fee	Yes	\$750.00
Market Policy Fee	Yes	\$250.00
Total Fees		\$1,000.00

SURPLUS LINES TAX CALCULATION:

State	Description	Taxable Premium	Taxable Fee	Tax Basis	Rate	Tax
Florida	Surplus Lines Tax	\$18,106.00	\$1,000.00	\$19,106.00	4.940%	\$943.84
	Stamping Fee	\$18,106.00	\$1,000.00	\$19,106.00	0.060%	\$11.46
Total Surplus Lines Taxes and Fees						\$955.30

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 Quotation from the carrier sets forth the coverage terms and conditions being offered. Please review carefully with your client as terms and conditions may differ from those requested in your submission. It is your responsibility to ensure the quoted coverage terms and conditions are sufficient to meet your client's coverage needs.

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 prior to the effective date of coverage.

Thank you for the opportunity to provide this Quotation and I look forward to hearing from you.

Sincerely,

Hayden Horner

Marketing Broker

T 904.996.0007 | F 877.570.9323 | hayden.horner@amwins.com

Amwins Insurance Brokerage, LLC

10201 Centurion Parkway North | Suite 400 | Jacksonville, FL 32256 | amwins.com

On behalf of,

Matt Faust

Senior Vice President

T 201.563.1964 | F 877.570.9323 | matt.faust@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

Kinsale Insurance Company

A.M. Best Company Rating: A (Excellent)
Financial Size Category: X

AmWINS Access Ins. Services, LLC - Jacksonville, FL - Hayden Horner

QUOTE

RE: Grand Panama Beach Resort Condominium
Association Inc
495 Richard Jackson Blvd
Panama City Beach, FL 32407

Submission #:04932323
Quote Letter #:17789122

Renewal of Policy:0100197499-1

We are pleased to offer the following quote. This quote is valid until 07/01/2024 unless extended and agreed to in writing by us. Please read carefully as the terms and conditions of coverage may differ from those requested. **THIS IS NOT A BINDER OF INSURANCE.**

Company: KINSALE INSURANCE COMPANY

Policy Term: 07/01/2024 - 07/01/2025
Retro Date: N/A

Limits of Liability:

\$5,000,000 Each Occurrence
\$5,000,000 Annual Aggregate

Business Description:

Condominium Association

Schedule of Underlying Insurance:

General Liability

Carrier:	Trisura Specialty Insurance Company	Each Occurrence	\$1,000,000
		General Aggregate	\$2,000,000
Policy Term:	07/01/2024 - 07/01/2025	Products / Completed Operations	\$2,000,000
Coverage Form:	Occurrence	Personal and Advertising Injury Limit	\$1,000,000

Lead Excess

Carrier:	Richmond National	Each Occurrence	\$5,000,000
Policy Term:	07/01/2024 - 07/01/2025	General Aggregate	\$5,000,000
Coverage Form:	Occurrence		

Other Excess

Carrier:	Houston Specialty Insurance Company	Each Occurrence	\$5,000,000
		General Aggregate	\$5,000,000
Policy Term:	07/01/2024 - 07/01/2025		
Coverage Form:	Occurrence		

Locations

1. 11800 Front Beach Rd, Panama City Beach, FL 32407
2. 11807 Front Beach Rd, Panama City Beach, FL 32407
3. 900 Grand Panama Blvd, Panama City Beach, FL 32407

Premium:	\$18,106	Minimum Earned Premium: 25.00%
Terrorism Premium	\$905	
<i>(Optional):</i>		
Total Premium:	\$18,106	
Company Fees:	\$250	
Total Amount Due:	\$18,356	

Premium is 100.00% minimum and deposit.
Company Fees, if applicable, are fully earned.

If this quote indicates the policy would be subject to audit, the initial premium charged is estimated and considered a deposit premium, the final premium charged for the policy will be determined by audit based on the actual risk exposure during the policy term. Audit will take place at the end of the policy term or upon policy cancellation.

This quote is subject to the specified conditions and may be withdrawn at any time prior to acceptance and in no event will it remain open beyond the quote expiration date unless extended by us in writing. Changes in classifications, operations, exposure or risk specific information require notification to us and may result in changes to this quote. Coverage may not be bound without written confirmation from us. By accepting this quote, you consent to receiving the policy electronically. You agree that such electronic delivery satisfies any legal requirement that such delivery be in writing. Once bound, coverage cannot be cancelled flat. If you cancel coverage or the policy, the greater of the minimum earned premium or the 10% short-rate penalty will apply.

Contingencies:

This Quote is subject to our receipt and acceptance of the following items:

- 1) Subject to receipt of completed and signed TRIA form - prior to binding.

If the Underlying General Liability Carrier is listed as TBD, this risk is being quoted before receiving the current inforce General Liability information which will be required prior to binding. Requirements of the underlying quote are:

- Acceptably rated carrier (minimum A.M. Best rating of B+ VII, no captives or risk retention groups)
- Acceptable primary limits. All risks require a minimum of \$1,000,000 occurrence limit and a \$2,000,000 aggregate. Many risks also require a \$2,000,000 products/completed operations limit.
- If this quote is claims made, we may not be willing to consider this risk on an occurrence form. Please ask your underwriter if you have coverage form questions.

Please forward the underlying General Liability quote as soon as it is available. Upon receipt of underlying terms, the underwriter will review to see if any changes will be made to excess pricing and terms and then provide you with an updated quote.

Comments:

If CAX2001 Conditions - Premium Audit Is on this quote, the excess policy is AUDITABLE.

Exclusions and Endorsements:

- CAX1000-0521 - Commercial Excess Liability Declarations
- ADF9013-0524 - Notice - Where to Report a Claim
- ADF4001-0110 - Schedule of Forms
- CAX1001-0224 - Schedule of Underlying Insurance
- CAX0001-0817 - Commercial Excess Liability Policy
- ADF2000-0622 - Policy Amendment - Extrinsic Evidence

CAX2005-0418 - General Liability - Limitation of Coverage to Designated Location or Project or Event
CAX4001-0110 - Defense Within Limits of Insurance
CAX4008-0822 - Additional Policy Provisions - Premium - Fully Earned Policy
CAX4014-1211 - Non-Drop Down Provision
CAX4026-0622 - Limitation - Commercial Tenants Or Lessees Of Your Premises
ADF3002-0110 - Exclusion - Terrorism
ADF3003-0922 - Exclusion - Absolute Pollution and Pollution Related Liability
ADF3012-0910 - Exclusion - Infestation
ADF3017-0622 - Exclusion - Biometric Information Privacy Laws
CAX3008-0110 - Exclusion- Subsidence
CAX3019-0110 - Exclusion- Named Insured vs. Named Insured
CAX3022-0222 - Exclusion- Employers' Liability
CAX3035-0820 - Exclusion- Animals
CAX3037-0911 - Exclusion- Liquor Liability
CAX3045-0110 - Exclusion- Punitive Damages
CAX3066-0321 - Absolute Exclusion - Motorized Vehicles
CAX3068-0713 - Exclusion - Personal and Advertising Injury Liability
CAX3072-0814 - Exclusion - Access or Disclosure of Confidential or Personal Information and Data-Related Liability
CAX3077-0523 - Exclusion - Water Hazard
CAX3084-0718 - Exclusions - Eviction and Failure to Maintain
CAX3088-0623 - Exclusion - Fire or Fire-Related Injury or Damage
CAX3107-0524 - Exclusion - Pathogen and Related Hazards
CAX3113-0519 - Exclusion - Cancer
CAX3115-0623 - Exclusion - Interior Building Collapse
CAX3145-1220 - Exclusion - Human Trafficking
CAX3158-0621 - Absolute Exclusion - Injury To Independent Contractors Or Subcontractors
CAX3161-0921 - Absolute Exclusion - All Construction And Land Preparation
CAX3162-1121 - Absolute Exclusion - Firearms
CAX3166-0921 - Exclusion - Designated Ongoing Operations (The rental of any beach equipment (including but not limited to chairs, umbrellas, surfboards, boogie boards, paddleboards, water ski or tubing equipment, skim boards, towels, or toys), jet skis, motorized vehicles, bicycles)
CAX3167-0122 - Exclusion - Water-Related Bodily Injury And Property Damage
CAX3177-0324 - Absolute Exclusion - Perfluoroalkyl And Polyfluoroalkyl Substances (PFAS)
CAX3178-0322 - Exclusion - Assault, Battery, Abuse, Or Molestation
CAX5001-0420 - Additional Insured As Required By Written Contract
ADF9023-0812 - Florida Changes - Cancellation and Non-Renewal
ADF9004-0110 - Signature Endorsement
ADF9009-0110 - U.S. Treasury Department's Office of Foreign Assets Control (OFAC) Advisory Notice to Policyholders
CAX3207-0324 - Exclusion - Opioids and Narcotics

NOTICE-OFFER OF TERRORISM COVERAGE AND DISCLOSURE OF PREMIUM

You are hereby notified that under the federal Terrorism Risk Insurance Act, as amended ("the Act"), you have a right to purchase insurance coverage for losses arising out of acts of terrorism, as defined in Section 102(1) of the Act: The term "act of terrorism" means any act that is certified by the Secretary of the Treasury, in consultation with the Secretary of Homeland Security, and the Attorney General of the United States to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of an air carrier or vessel or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

YOU SHOULD KNOW THAT WHERE COVERAGE IS PROVIDED BY THIS POLICY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM, SUCH LOSSES MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. HOWEVER, YOUR POLICY MAY CONTAIN OTHER EXCLUSIONS WHICH MIGHT AFFECT YOUR COVERAGE. UNDER THE FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES 85% THROUGH 2015; 84% BEGINNING ON JANUARY 1, 2016; 83% BEGINNING ON JANUARY 1, 2017; 82% BEGINNING ON JANUARY 1, 2018; 81% BEGINNING ON JANUARY 1, 2019 AND 80% BEGINNING ON JANUARY 1, 2020 OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE. THE PREMIUM CHARGED FOR THIS COVERAGE IS PROVIDED BELOW AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS THAT MAY BE COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

YOU SHOULD ALSO KNOW THAT THE ACT, AS AMENDED, CONTAINS A \$100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT, AS WELL AS INSURERS' LIABILITY FOR LOSSES, RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS \$100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED \$100 BILLION, YOUR COVERAGE MAY BE REDUCED.

COVERAGE FOR "INSURED LOSSES" AS DEFINED IN THE ACT IS SUBJECT TO THE COVERAGE TERMS, CONDITIONS, AMOUNTS AND LIMITS IN THIS POLICY APPLICABLE TO LOSSES ARISING FROM EVENTS OTHER THAN ACTS OF TERRORISM.

YOU SHOULD KNOW THAT UNDER FEDERAL LAW, YOU ARE NOT REQUIRED TO PURCHASE COVERAGE FOR LOSSES CAUSED BY CERTIFIED ACTS OF TERRORISM.
The Act provides that a separate premium is to be charged for insurance for an "act of terrorism" covered by the Act.

REJECTION OR SELECTION OF TERRORISM INSURANCE COVERAGE

If you choose not to purchase coverage for certified acts of terrorism, you must check the Terrorism Coverage Rejection box below and sign and date in the space provided.

If you choose to purchase coverage for certified acts of terrorism, you must check the Terrorism Coverage Selection box below, sign and date in the space provided and remit the quoted premium amount indicated below.

<input type="checkbox"/>	TERRORISM COVERAGE REJECTION I hereby acknowledge that I have been notified of my right to purchase coverage for certified acts of terrorism and that I voluntarily elect not to purchase such coverage. I understand that I will have no coverage for losses arising from acts of terrorism as defined above.
<input type="checkbox"/>	TERRORISM COVERAGE SELECTION I hereby elect to purchase coverage for certified acts of terrorism for a premium of \$ _____

Note: If you do not pay the premium as noted above, you will not have Terrorism Coverage under this policy, as defined in the Act. Failure to sign this form will neither grant nor invalidate coverage.

Applicant's Name

Insurance Company

Authorized Signature

Date

Print Name

Policy Number/Effective Date

PREMIUM COMPARISON

GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION, INC
7/1/24 - 7/1/25

	2023-2024	2024-2025
COMMERICAL PROP/WIND/EQUIPMENT BREAKDOWN	\$565,093.00	\$565,093.00
COMMERCIAL GENERAL LIABILITY/CRIME/D&O	\$78,523.20	\$89,377.05
COMMERCIAL UMBRELLA (\$15MILLION)	\$65,307.90	\$81,365.55
FLOOD INSURANCE TOWER 1	\$66,249.00	\$77,748.00
FLOOD INSURANCE TOWER 2	\$21,914.00	\$25,459.00
FLOOD INSURANCE DETACHED PARKING GARAGE	\$1,275.00	\$1,275.00
	\$798,362.10	\$840,317.60

The umbrella total was updated with the Revised Richmond umbrella quote; premium was lowered to \$33,847.80 6/21/24 (11:28am)



REPAIR PROPOSAL

TO: Grand Panama Beach Resort Condominium Association Inc.
c/o RCAM Florida
11800 Front Beach Road
Panama City Beach, FL 32407

DATE: May 16, 2024
CONTRACT #: FL 1335
Cavinder Elevator Company Inc
316 S. County Highway 83
Bonito Bldg A & B
Santa Rosa Beach, FL 32459
(850) 812-4299

Re: Governor assembly replacement: Car 2 Tower I

CAVINDER ELEVATOR COMPANY, INC. proposes to furnish the necessary labor and materials to perform the following repairs:

- 1. Furnish labor and materials to install One (1) governor, tail sheave assembly and rope.
2. State inspection included
3. Full load testing included

TOTAL COST.....\$1,500.00

(ONE THOUSAND FIVE HUNDRED 00/100 dollars)

50% deposit required

50% upon completion

Downtime 1-2 days

Acceptance: The foregoing proposal and contract is hereby accepted and signed in duplicate.

By Nancy Stovall

Title Board Secretary

Date 05/16/24

Respectfully submitted for:

CAVINDER ELEVATOR COMPANY, INC.

By [Signature]

Matt Cavinder
Vice President

Date 5/16/2024



REPAIR PROPOSAL

TO: Grand Panama Beach Resort Condominium Association Inc.
c/o RCAM Florida
11800 Front Beach Road
Panama City Beach, FL 32407

DATE: May 28, 2024
CONTRACT #: FL 1340
Cavinder Elevator Company Inc
316 S. County Highway 83
Bonito Bldg A & B
Santa Rosa Beach, FL 32459
(850) 812-4299

Re: Aluminum Hoistway sill replacement: Car 2 Tower I floor #2

CAVINDER ELEVATOR COMPANY, INC. proposes to furnish the necessary labor and materials to perform the following repairs:

- 1. Furnish labor and materials to remove and install One (1) new aluminum hoistway sill for the second floor of Tower 1 car 2.

TOTAL COST.....\$2,449.00

(Two Thousand Four Hundred Forty Nine 00/100 dollars)

50% deposit required

50% upon completion

Downtime 1 day

Acceptance: The foregoing proposal and contract is hereby accepted and signed in duplicate.

By Nancy Stwall

Title Board Secretary

Date 05/28/24

Respectfully submitted for:

CAVINDER ELEVATOR COMPANY, INC.

By _____

Matt Cavinder
Vice President

Date _____



Building Envelope
Consultants & Structural Engineers

RJH & Associates, Inc.
12590 Emerald Coast Parkway Unit B
Miramar Beach, FL 32550
Tel: (850) 608-6221

June 7, 2024

Derek Gilbert, LCAM
RC Association Management Team
495 Richard Jackson Boulevard
Panama City Beach, FL 32407

Reference: Crossover Bridge Assessment
Grand Panama Beach Resort
11807 Front Beach Road
Panama City Beach, FL 32407

Dear Mr. Gilbert,

RJH & Associates, Inc. (RJH) is pleased to submit this Proposal to provide Engineering services for the above-mentioned property. We understand that you want RJH to perform a site visit to assess the crossover bridge's condition and provide a report. RJH proposes to perform the following services in a professional manner and in accordance with standard principles and practices.

SCOPE OF WORK
Crossover Bridge Assessment

RJH will provide construction consulting to include an on-site assessment at the above-mentioned crossover bridge at the property as discussed with Mr. Gilbert. It is our understanding that the crossover has experienced leaks and is exhibiting some signs of corrosion and failure. RJH will perform our visual review, review of documents provided, and provide a report with photos that includes our conclusions and recommendations for any repairs that may be needed. This review does not include any destructive investigation or testing. RJH will need to use a drone to assist in our review from the exterior of the bridge crossover.

PROPOSED FEE

RJH additional work will be performed for the lump sum fee of:

Work described for the **Crossover Bridge Assessment** will be performed for the Fee of Eight Thousand Nine Hundred and Seventy-five dollars (\$8,975.00)

Extra Services will be performed under our hourly fee schedule plus expenses to include travel

(portal to portal) requested by the client in reference to this project:

- \$325 per hour for Principal Partner,
- \$265 per hour for Senior Associates,
- \$205 per hour for Senior Project Managers,
- \$185 per hour for Associates/Project Managers,
- \$160 per hour for Project Coordinators,
- \$135 per hour for Field Technician,
- \$100 per hour for any drafting services,
- \$80 per hour for administrative services,
- \$0.75 per mile
- Expenses (food, lodging, etc.) at cost

We plan to provide our services in accordance with the proposed Standard Terms and Conditions of the contract. We trust this Proposal is satisfactory, and we look forward to assisting you.

AUTHORIZATION AND SCHEDULE

RJH will begin work on the project immediately upon receipt of your written authorization. RJH will need to schedule the site visit based on our availability. We trust this Proposal is satisfactory, and we look forward to assisting you. All coordination will be between RJH and Mr. Gilbert or an authorized representative.

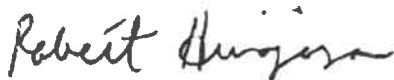
STANDARD TERMS AND CONDITIONS

1. RJH is being engaged by the CLIENT to render professional services involving aspects of design, construction observation and consulting.
2. RJH will perform its services in accordance with the standard of care normally practiced by recognized professional firms in performing services of similar nature. The CLIENT expressly acknowledges that RJH makes no other warranties or guarantees, expressed or implied, regarding the services set forth herein.
3. RJH will provide CLIENT with a report in connection with the services performed. The report will present such findings and conclusions as RJH may reasonably make with the information gathered while performing its services. In preparing the work product, RJH may review and interpret certain information provided by the CLIENT or by third parties.
4. No claim may be brought against RJH in contract or tort more than two (2) years after the Services were completed or terminated under this engagement.
5. RJH's report related documents and deliverables are instruments of professional service ("instruments") developed by RJH in contemplation of a wide array of project-specific variable, including how the documents will be used and by whom. CLIENT and RJH shall together identify those who, in addition to CLIENT may use the various instruments and for what purposes and RJH shall copyright the instruments to make illegal any unauthorized duplication, other reproduction or copying, quotation or excerption.
6. The total liability in the aggregate arising out of or in any way related to Consultant's

- services, the project, or this Agreement shall be limited to the amount of this contract.
7. A fully executed copy of this proposal and retainer will be required prior to scheduling services. A signature block has been provided. All invoices are due upon receipt. Invoices are sent monthly for services rendered throughout the process and payment is not to be held during work progress. All invoices that are unpaid after 30 days are subject to interest charges of 1.0% per month and related collection expenses.
 8. Travel is to and from the TX, NC, FL, or ON offices. Expenses will be charged as reimbursable with a 10% administration fee and mileage at the rate of \$0.75 per mile for any services not included in the lump sum price.

We appreciate the opportunity to provide this proposal. Should you have any questions regarding our proposal, please do not hesitate to contact us.

Sincerely,



Robért Hinojosa, PE, RRC, RWC, REWC, RBEC
President

Accepted By.

(Signature)

(Typed or Printed Name)

(Title/Company)

(Date)

JUNE 18, 2024



BUILDING ENCLOSURE CONSULTING SERVICES

GRAND PANAMA - SKYBRIDGE SURVEY



PROPOSAL FOR

Grand Panama Owner's Association

via

RCAM

495 R. Jackson Blvd.

Panama City Beach, Florida, 32407

Derek Gilbert - CAM

derekg@rcamflorida.com

+18502354044

PROJECT LOCATION

11807 Front Beach Rd

Panama City Beach, FL 32407



INTRODUCTION

SALES TEAM



Brad Exnicious, PE
Vice President of Sales



Max Saeman
Business Development Consultant

PRODUCTION TEAM



**Chase McInnis, RRO,
REWO**



**Gordon Porter, REWO, FAA
sUAS**

Project Manager II

Hello Derek:

Thank you for the opportunity to provide a proposal for your project. Please accept this as **BECI's** proposal, and response to your request for Building Enclosure Consulting Services. We have put together this proposal understanding your current challenges.

BECI is looking forward to becoming your Building Enclosure Service provider for this project and we are prepared to schedule our services after receiving an executed Agreement or Notice to Proceed. To expedite this process, we have provided our standard General Terms and Conditions as an attachment to your proposal package, along with other key information about **BECI**. Should you prefer to utilize a different agreement form, please email it over so we can start our review.

We truly appreciate this opportunity. Should you have any questions concerning the information contained within this proposal package, please contact me anytime at (201) 913-6505 or msaeman@be-ci.com.

Respectfully Submitted,

BECI-Florida, LLC.

A handwritten signature in black ink, appearing to read 'Max Saeman', written over a white background.

Max Saeman
Business Development Consultant

ABOUT US



A SENSIBLE APPROACH

1. CONNECT

Connect with someone from our talented sales team. At BECI, we put people first to give you a thoughtful and detailed explanation of what we offer to add value to your project.

2. PLAN

BECI will work with you to determine the best approach to solving your building enclosure challenges. We are committed to offering the best services that make the most sense for your project and budget. We are excited to partner with you to ensure you are using your resources wisely.

3. EXECUTE

Once the plan is set, we pride ourselves on execution. Our team provides world-class work ethic, knowledge, and experience to guarantee our unmatched responsiveness.

BECI provides purposeful and attentive building enclosure consulting services to help optimize all six sides of your building. We are client-focused, using our team's extensive knowledge to help you set and meet your goals. We filter everything we do through the lens of our 4 core values (People, Knowledge, Servant, and Balance) to retain our customers and employees.



WHAT WE DO

BECI leverages technology to continuously stay on the cutting edge. We use NTrain to make sure our team gets better every day by committing to be lifelong learners. We have NSPEC as a powerful part of everyone's toolbox that is available at their fingertips.

N TRAIN
N SPEC

The following is a list of solutions we intend to use to solve your challenges:

- Abbreviated Condition Survey of Skybridge

WHAT'S NEXT?

We offer a range of other services that could benefit your project ongoing.



OUR SERVICES

ABBREVIATED CONDITION SURVEY OF SKYBRIDGE:

1. Prior to performing our on-site services, we will perform a cursory review of the available construction drawings, to define the design intention and construction of the building components we have been requested to survey.
2. Once on site, we propose to perform visual non-destructive site observations of typical overt and existing conditions related to the **Skybridge (e.g. roof, cladding, windows, sealants, steel decking, steel columns and framing)**, at representative areas. Observations will be performed by normal means of access from ground level, common walkways, ladders, or the use of an aerial drone operated by a licensed FAA sUAS pilot.
 1. ***Additional means of access related to mechanical lifts and associated rental costs not enumerated herein shall be separate from this proposal. The Client shall be responsible for any, and all fees related to the mechanical equipment, if necessary, separate from this proposal. Mechanical lift access shall only be utilized if agreed upon prior by the Client. If mechanical equipment is needed, the Client shall provide adequate paths for the mechanical access rental equipment to travel/operate and is responsible for any street access permits, if required.***
3. Based on the results of our visual observations, BECI shall provide a written an **Abbreviated Condition Survey Report** that will identify the location and condition of the typical items surveyed, their anticipated service life, and general recommended corrective action for prioritizing possible restoration work. As an appendix to the Report, we will also include photographic exhibits depicting the representative conditions observed.
4. In the event any type of additional testing, access, or destructive investigations is recommended to verify underlying or hidden conditions, we shall state so within the written report and provide a separate proposal to perform such services.
 1. **NOTE:** The report generated from this Exterior Condition Survey is not intended to be used as a design restoration document. It is, however, intended to provide reliable data related to existing overt conditions at the roof assemblies, exterior wall assemblies, windows, perimeter sealants and other areas of possible sources of water intrusion. Furthermore, the data collected in this report collects the vital information required for BECI to provide design assistance to the Client and architect to achieve their goals as the building is repurposed.

YOUR INVESTMENT

Description	Price	Qty	Subtotal
Abbreviated Condition Survey ** As outlined in Abbreviated Condition Survey scope.			\$5,500
* - Plus Expenses ** - Expenses Included			
Total			\$5,500

Please Note:

We understand that the Total Lump Sum Contract Fee is for budgetary purposes only and the actual fee for any services provided may vary due to an increase or decrease in the quantity of services requested.

CLIENT INFORMATION

Invoicing will be submitted on a monthly basis and payable within thirty (30) days of the invoice date. Overdue invoices are subject to 1.5% interest per month, plus any customary and reasonable Attorney's Fees and Collection Costs. Payments shall be delivered to:

Dept # 6547
BECI-Corporate, Inc.
P.O. Box 11407
Birmingham, AL 35246-6547

Invoice Delivery Method (Select ONE Method)

Email Address:

Email Address

USPS Address:

USPS Address

INVOICING TO BE DIRECTED TO:

Company Name:

Company Name

Attention:

Contact Name



NEXT STEPS

1. Please review this proposal in detail as well as our **TERMS AND CONDITIONS** prior to accepting. We want to ensure you are 100% comfortable with everything presented.
2. If you have any questions at all, please contact me at (201) 913-6505 or msaeman@be-ci.com for clarification or further discussion.
3. Once you are ready to proceed, please click '**Accept Proposal**' and sign below. Once accepted, you will receive an email with the completed proposal for your records.



June 18, 2024

BECI-Florida, LLC. | Michael Fell, *Chief Financial Officer*



SIGNATURE
Derek Gilbert

Not yet accepted

RCAM | Derek Gilbert, *CAM*

