

INSURANCE OFFICE OF AMERICA, INC.  
PO BOX 162207  
ALTAMONTE SPRINGS FL 32716



### Renewal Premium Invoice

Invoice date: March 31, 2024

**BILLED TO:**

BAYSHORE CLUB MANAGEMENT ASSOCIATION, INC.  
925 N HALIFAX AVE  
935 N. HALIFAX AVE  
DAYTONA BEACH, FL 32118-6618

**Invoice Summary**

<b>Amount Due</b>	\$330,918.00
<b>Payment Due</b>	May 30, 2024
<b>Current Payment Plan</b>	Full Pay

See reverse side for payment options

**Policy Information**

Insured: BAYSHORE CLUB MANAGEMENT ASSOCIATION, INC.  
Primary address: 925 N HALIFAX AVE  
DAYTONA BEACH, FL 32118-6618

Policy number: 09250757 Term: 2  
Policy period: 05/30/24 to 05/30/25  
Renewal premium: \$330,918.00

**Payment Plans At-a-Glance**

	Initial Payment	Installment	Installment	Installment
Quarterly*	\$132367	\$66184	\$66184	\$66183
Semiannual*	\$198551		\$132367	
Payment Due	05/30/24	08/30/24	12/02/24	02/28/25

\*A 4 percent installment fee will be added to each installment following the initial payment

These payment plan amounts will differ if changes are made to your policy that increase or decrease premium.

**Contact your agent with questions or to change your payment plan**  
Insurance Office of America, Inc.  
407-788-3000  
(address at top of page)

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Please detach and submit this portion with your payment.



Payment Due: May 30, 2024  
Policy Number: 09250757 Term: 2  
Insured: BAYSHORE CLUB MANAGEMENT ASSOCIATION, INC.

**Remit payment to:**  
Citizens Property Insurance Corporation  
P.O. Box 17850  
Jacksonville, FL 32245-7850

**Amount Due \$330,918.00**

Total Payment Enclosed

\$

Make check payable to Citizens Property Insurance Corporation, and include your policy number on the check.

0925075730262072450212000330918004



## Payment Options

**Pay Online\*\***

See [www.citizensfla.com/payments](http://www.citizensfla.com/payments) for more information.

**Pay by Phone\*\***

866.411.2742

Only for issued  
Personal Lines  
policies

**Pay by Mail**

P.O. Box 17850  
Jacksonville, FL  
32245-7850

**Pay by Overnight Mail**

c/o Payment Processing  
Department  
301 West Bay Street,  
Ste 1300  
Jacksonville, FL 32202

Phone: 866.411.2742

\*\*Checking and saving account ACH payments only.

### Online or Phone Payment Terms

When making payment to Citizens Property Insurance Corporation by phone or online, you authorize your financial institution to deduct the amount entered as a one-time payment from your bank account. Citizens Property Insurance Corporation will note this transaction as a pending payment until funds are secured from your financial institution. If Citizens Property Insurance Corporation is unable to secure funds from your bank account for any reason, including but not limited to insufficient funds in your account or inaccurate information provided by you when you submit your electronic payment, further collection action may be undertaken by Citizens Property Insurance Corporation, including application of returned check fees to the extent permitted by law.



301 W Bay St  
Jacksonville FL 32202  
[www.citizensfla.com](http://www.citizensfla.com)

## **IMPORTANT NOTICE REGARDING COVERAGE LIMITS IN YOUR RENEWAL OFFER**

Dear Policyholder:

Citizens underwriting rules require that the building(s) on your policy be insured based on 100 percent of the replacement cost value. Due to recent decreases in construction costs, the enclosed renewal offer is for a policy that may provide a lower Limit Of Insurance and/or Total Replacement Cost\* than your current policy. If there is more than one building insured on your policy, more than one building may have a lower Limit Of Insurance.

If you would prefer to renew your policy with no change in your current Limit(s) Of Insurance, please contact your insurance agent for assistance in changing the amount of the Limit(s) Of Insurance and to obtain the renewal premium quote for such policy. This notice is provided as a courtesy. A future renewal offer may not provide this notice if the Limit(s) Of Insurance have not been decreased.

\*For certain policy types, Citizens insures only the first \$1 Million or \$2.5 Million of coverage for a building with a replacement cost higher than these limits. While the replacement cost may have decreased, the Limit Of Insurance for these buildings may not be reduced on the enclosed renewal. The Limit Of Insurance and Total Replacement Cost for each building are reflected on the enclosed declarations.



## Acknowledgement of Potential Surcharge and Assessment Liability

We are required by law to send you this notice to inform you about the potential for surcharges and assessments to be applied to your policy.

1. AS A POLICYHOLDER OF CITIZENS PROPERTY INSURANCE CORPORATION, I UNDERSTAND THAT IF THE CORPORATION SUSTAINS A DEFICIT AS A RESULT OF HURRICANE LOSSES OR FOR ANY OTHER REASON, MY POLICY COULD BE SUBJECT TO SURCHARGES AND ASSESSMENTS, WHICH WILL BE DUE AND PAYABLE UPON RENEWAL, CANCELLATION, OR TERMINATION OF THE POLICY, AND THAT THE SURCHARGES AND ASSESSMENTS COULD BE AS HIGH AS 25 PERCENT OF MY PREMIUM, OR A DIFFERENT AMOUNT AS IMPOSED BY THE FLORIDA LEGISLATURE.
2. I UNDERSTAND THAT I CAN AVOID THE CITIZENS POLICYHOLDER SURCHARGE, WHICH COULD BE AS HIGH AS 15 PERCENT OF MY PREMIUM, BY OBTAINING COVERAGE FROM A PRIVATE MARKET INSURER AND THAT TO BE ELIGIBLE FOR COVERAGE BY CITIZENS, I MUST FIRST TRY TO OBTAIN PRIVATE MARKET COVERAGE BEFORE APPLYING FOR OR RENEWING COVERAGE WITH CITIZENS. I UNDERSTAND THAT PRIVATE MARKET INSURANCE RATES ARE REGULATED AND APPROVED BY THE STATE.
3. I UNDERSTAND THAT I MAY BE SUBJECT TO EMERGENCY ASSESSMENTS TO THE SAME EXTENT AS POLICYHOLDERS OF OTHER INSURANCE COMPANIES, OR A DIFFERENT AMOUNT AS IMPOSED BY THE FLORIDA LEGISLATURE.
4. I ALSO UNDERSTAND THAT CITIZENS PROPERTY INSURANCE CORPORATION IS NOT SUPPORTED BY THE FULL FAITH AND CREDIT OF THE STATE OF FLORIDA.

More information regarding assessments and surcharges is available under the *Policyholder* section of our website, [www.citizensfla.com](http://www.citizensfla.com).

Citizens Property Insurance Corporation

### POLICYHOLDER ASSESSMENT EXAMPLE

To illustrate the potential assessment obligation of a Citizens policyholder compared to a policyholder insured by a private insurer, we have prepared an example based on an annual premium of \$25,000. Your actual assessment amount will vary based on your annual premium. The assessment will be in addition to the premium you pay for insurance coverage.

	Citizens Policy	ABC Insurance Policy
<b>If your annual premium is:</b>	\$25,000	\$25,000
<b>Tier 1: Potential Citizens Policyholder Surcharge (one- time assessment up to 15% of premium)</b>	\$3,750	N/A
<b>Tier 2: Potential Emergency Assessment (up to 10% of premium annually, may apply for multiple years) <sup>1</sup></b>	\$2,500	\$2,500
<b>Potential Annual Assessment:</b>	<b>\$6,250</b>	<b>\$2,500</b>

**Tiers are used to demonstrate the multiple levels of assessment defined by Florida Law.**

**Assessment tiers are triggered based on the severity of the deficit.**

**Assessments are based on the greater of the projected deficit or the aggregate statewide written premium for the subject lines of business. The above example is based on the use of premium.**

Notes:

1 – Tier 2 assessment may be collected each year over multiple years, depending on the extent of the deficit. In the event that subsequent years also generate a deficit, additional assessments could occur.

## Notice of Change in Policy Terms

The purpose of this Notice of Change in Policy Terms is to inform you of changes to the terms, coverage, duties and conditions of your renewal policy. If you choose to accept our renewal offer, you should carefully review the changes described below along with the enclosed policy. Please consult your agent if you have any questions about the changes or the coverage provided. Receipt by Citizens of the premium payment for your renewal policy will be deemed acceptance of the new policy terms by the named insured.

### Commercial Residential Wind Only

#### DECLARATIONS

The coverage descriptions shown in your Declarations, such as your coverage limits (Limit Of Insurance), rating/underwriting information or deductibles, may be stated differently. If a description of your coverage has changed, or if other information has changed, please consult with your Agent. . If your policy insures one or more buildings, your renewal offer may include a higher or lower building Limit Of Insurance than your current policy. This is due to changes in construction and labor costs. If there is more than one building insured on your policy, more than one building may have a lower Limit Of Insurance.

If your renewal offer indicates a lower Limit Of Insurance and you prefer to renew your policy with no change in your current building(s) Limit Of Insurance, please contact your agent to determine whether such policy is available to you and, if so, to obtain the renewal premium quote for such policy.

**FLORIDA CHANGES**, form CIT CRW 01 25 12 23 (Former forms CRW 01 25 07 23 or CIT CRW 01 25 02 23). This form changes other provisions in other forms in your policy. The following changes in this form are made:

- o **Part O.** - Loss Condition, paragraph 2.a. Alternative Dispute Resolution, Mediation is amended as follows:
  - The term "an 'assignee' of the Policy benefits" is deleted throughout the mediation condition.
  - The provision "We are not, however, required to participate in any mediation requested by an 'assignee' of the policy benefits." is deleted.
- o **Part O.** - Loss Condition, paragraph 2.b. Alternative Dispute Resolution, Appraisal is amended as follows:
  - The term "an 'assignee' of the Policy benefits" is deleted throughout the appraisal condition.
- o **Part P.** - Loss Condition, paragraph E.3. Duties In the Event Of Loss Or Damage. The Duties Of An Insured (After a loss). The insured's duties after a loss are amended as follows:
  - The heading "Duties Of An Insured" is deleted.
  - The statement "An 'assignment agreement' does not change the obligations to perform the duties required under this Policy." is deleted.
  - The term "'assignees' if any" is deleted.
  - The "Duties Of An Assignee" section of the Duties After Loss condition is deleted.
  - The heading "Application Of Duties" is deleted.
- o **Part Q.** - The first two paragraphs in paragraph (3) of the Loss Condition dealing with the number of days within which we must pay for covered loss or damage are amended to "Within 60 days of receiving notice of an initial, reopened, or supplemental property insurance claim, unless we deny the claim during that time or factors beyond our control. If a portion of the claim is denied, then the 60-day time period for payment of claim relates to the portion of the claim that is not denied."
- o **Part V.** - The Loss Condition Loss Payment "In no event will we make duplicate payments for the same element of loss because of the insured's failure to notify us of termination of the 'assignment agreement'." is deleted. Subsequent Parts are re-numbered.

- **Part BB.** – The claim, supplemental claim and reopened claims reporting provisions are amended to decrease the time to report a claim, reopened claim, or supplemental claim to Citizens, which reflect changes in Florida law. (Section 627.70132, Florida Statutes). A claim or reopened claim is barred unless a notice of claim, reopened claim is given to us in accordance with the terms of the policy within 1 year after the date of loss. A supplemental claim is barred unless a notice of a supplemental claim is given to us in accordance with the terms of the policy within 18 months after the date of loss.
- **Part BB.** – Under the Claim, Supplemental Claim or Reopened Claim policy condition, the first paragraph of paragraph c. is amended to read “For claims resulting from ‘hurricane(s)’, tornadoes, windstorms, severe rain, or other weather-related events, the date of loss is the date that the ‘hurricane’ made landfall or the tornado, windstorm, severe rain, or other weather-related event is verified by the National Oceanic and Atmospheric Administration.”
- **Part GG.** – H. Definitions. The “Assignment agreement” definition and the “Assignee” definition are deleted.
- **Part GG.** – H. Definitions. A definition of “hurricane” is added describing the duration of a “hurricane” as starting at the time a hurricane warning is issued for any part of Florida by the National Hurricane Center of the National Weather Service and ending 72 hours following the termination of the last hurricane watch or hurricane warning issued for any part of Florida by the National Hurricane Center of the National Hurricane Service.

**Florida Changes – Cancellation And Nonrenewal**, form CIT W02 55 12 23 (Former form CIT W02 55 02 19)

If this form is part of your policy, the form has been changed as follows:

- A provision is added to denote all cancellation provisions found in the Common Policy Conditions form (IL 00 17) in your policy are deleted and made part of this endorsement CIT W02 55.
- Under the Cancellation condition, edits and reformatting are made to enhance the sequence of provisions and to accommodate changes resulting from 2023 Florida Law changes. Other changes are made as follows:
  - A cancellation provision is introduced stipulating when a policy has been in effect for 90 days or less, we may immediately cancel the policy for misrepresentation or failure to comply with underwriting requirements established by us before effectuation of coverage that, prior to the date of application, the risk was most recently insured by an insurer that has been placed in receivership under Chapter 631.
  - Paragraph 3. “We will mail or deliver our notice to the first Named Insured’s last mailing address known to us.” is added.
  - Paragraph 4. “Notice of cancellation will state the effective date of cancellation. The policy period will end on that date.” is added.
  - The number of days a policy has been in effect, in which we may cancel a policy, is amended from 90 days to 60 days in appropriate provisions of the cancellation condition.
  - The term “its contents” is amended to “residential property”.
- Under the Nonrenewal condition E., changes resulting from 2023 Florida Law changes are made as follows:
  - The term “its contents” is amended to “residential property”.
- Under the Limitations On Cancellation And Nonrenewal In The Event Of Hurricane Or Wind Loss – Residential Property condition F., changes resulting from 2023 Florida Law changes are made as follows:
  - The state of emergency cancellation provision is amended to reflect that we may not cancel or nonrenew for a period of 90 days after the covered dwelling or covered residential property has been repaired, if such property has been damaged as a result of a hurricane that is the subject of a declaration of emergency.
  - A provision is added stating we may not cancel or nonrenew until the earlier of when the covered dwelling or covered residential property has been repaired or 1 year after we issue the final claim payment, if such property was damaged by any covered peril, other than damage from a hurricane.
  - A provision is added to denote when a structure is deemed repaired.

- The provision "b. We may cancel or nonrenew the policy prior to restoration of the structure or its contents for any of the following reasons:" is amended to "b. We may cancel or nonrenew the policy prior to the repair of the residential structure or residential property for any of the following reasons:"
- The provision b.(3) "We determine that you have unreasonably caused a delay in the repair of the structure; or" is amended to "We determine that you have unreasonably caused a delay in the repair of the residential structure or residential property; or"
- The paragraph "a. Except as provided in Paragraph F.1.b., we may not cancel or nonrenew the policy until at least 90 days after repairs to the residential structure or its contents have been substantially completed so that it is restored to the extent that it is insurable by another insurer writing policies in Florida." is deleted.
- A provision 2.c. is added describing who and how we will deliver a cancellation or nonrenewal notice.
- A provision is added describing that for "all other nonrenewals, we will give the first named insured at least 120 days written notice before the expiration of this Policy."
- Paragraph F. 2. is amended to "With respect to a policy covering a residential structure or residential property, any cancellation or nonrenewal that would otherwise take effect during the duration of a 'hurricane' will not take effect until the end of the duration of such 'hurricane', unless a replacement policy has been obtained and is in effect for a claim occurring during the duration of the 'hurricane'. We shall be entitled to collect premium for the period of time the policy remains in effect."
- The provision describing the duration of a hurricane is deleted.

**Florida Calendar Year Hurricane Percentage Deductible (Residential Risks)**, form CIT 03 23 12 23 (Former form CIT 03 23 01 14).

If this form is part of your policy, the form has been changed as follows:

- A definition of "hurricane deductible" is added to express a hurricane deductible is applicable to loss caused by a hurricane.
- Part B. describing the duration of a hurricane is deleted.
- The terms "(CP 10 10)" and "(CIT W10 10)" are added throughout the form to better denote the form numbers of the referenced Cause Of Loss endorsements.
- Quotation marks are added to the term "hurricane deductible" throughout the form to better denote the term "hurricane deductible" is a defined term.
- The term "hurricane" is added to the deductible references to express the deductible is the hurricane deductible.

**Florida Hurricane Percentage Deductible – Each Hurricane (Residential Risks)**, form CIT 03 27 12 23 (Former form CIT 03 23 01 14).

If this form is part of your policy, the form has been changed as follows:

- A definition of "hurricane deductible" is added to express a hurricane deductible is applicable to loss caused by a hurricane.
- Part B. describing the duration of a hurricane is deleted.
- The terms "(CP 10 10)" and "(CIT W10 10)" are added throughout the form to better denote the form numbers of the referenced Cause Of Loss endorsements.
- Quotation marks are added to the term "hurricane deductible" throughout the form to better denote the term "hurricane deductible" is a defined term.
- The term "hurricane" is added to the deductible references to express the deductible is the hurricane deductible.

**Windstorm Protective Devices**", form CIT 12 09 12 23 (Former form CP 12 09 09 95).

If this form is part of your policy, the form has been changed as follows:

- The Schedule section and the term "DESCRIBED PREMISES" are deleted.
- The term "'Windstorm' loss caused by a 'hurricane';" is added.
- For purposes of paragraph B.2., a windstorm" definition of "Windstorm" means wind, wind gusts, hail, rain, tornadoes, or cyclones caused by or resulting from a 'hurricane'." is added.

- o The term “\* Information required to complete this Schedule, if not shown on this endorsement, will be shown in the Declarations.” is deleted.

**Florida Changes – Legal Action Against Us**, form CIT 01 75 07 23 (Former form CIT 01 75 02 20)

- o The form is amended to delete provisions regarding “assignee” and to delete the “Suit by an assignee” part of the condition.
- o Paragraph 2. is amended to read: “No action can be brought against us; unless: 2. There has been full compliance with all of the terms of this Policy.” (The term “applicable to an ‘insured’” is deleted).
- o The last two paragraphs in the form delineating application of various policy forms are deleted.

*This Notice of Change in Policy Terms is a summary of changes in your renewal policy and does not include all specific changes made to the coverages, exclusions, limitations, reductions, deductibles, renewal, cancellation and other provisions found in the policy. Refer to the policy for exact coverage description and specifics. This Notice of Change in Policy Terms is for informational purposes only and does not amend or change any of the actual provisions of the insurance contract, nor does it imply there is coverage other than as specified in the actual policy, its Declarations and its endorsements.*







CITIZENS PROPERTY INSURANCE CORPORATION  
 301 W BAY ST  
 JACKSONVILLE FL 32202

**COMMERCIAL PROPERTY POLICY DECLARATIONS**

POLICY NUMBER: 09250757 - 2		POLICY PERIOD FROM 05/30/2024 TO 05/30/2025 at 12:01 a.m. Eastern Time
Transaction: RENEWAL		CR-W
Pay Plan: Citizens Full Pay	Bill: Insured Billed	
<b>Named Insured and Mailing Address</b>	<b>Agent</b>	<b>Fl. Agent Lic. #</b>
BAYSHORE CLUB MANAGEMENT ASSOCIATION, INC. 925 N HALIFAX AVE 935 N. HALIFAX AVE DAYTONA BEACH, FL 32118-6618	MICHAEL MORT Insurance Office of America, Inc. 435 S YONGE ST STE 1 ORMOND BEACH, FL 32174	D011370_1
Telephone: 386-255-3686	Telephone: 386-671-3080	

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.  
 THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE FOR WHICH A PREMIUM IS INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENTS.

	PREMIUM
<b>COMMERCIAL PROPERTY COVERAGE</b>	\$281,035.00
<b>Required Additional Charges:</b>	
2023-A Florida Insurance Guaranty Association (FIGA) Emergency Assessment	\$2,810.00
Catastrophe Financing Surcharge	\$42,155.00
Tax-Exempt Surcharge	\$4,918.00
<b>TOTAL:</b>	<b>\$330,918.00</b>

The portion of your premium for  
 Hurricane Coverage is: \$258,536.00      Non - Hurricane Coverage is: \$22,499.00

See Form CDEC-FE-SCH – Commercial Policy Forms And Endorsements Schedule

Authorized By: MICHAEL MORT  
 Issued Date: 03/31/2024

Countersigned: 03/31/2024

BY:

Timothy M. Cerio  
 President/CEO and Executive Director  
 Citizens Property Insurance Corporation



**COMMERCIAL PROPERTY POLICY DECLARATIONS**

Policy Number: 09250757 - 2

Effective Date: 05/30/2024 to 05/30/2025

Insured Name: BAYSHORE CLUB MANAGEMENT ASSOCIATION, INC.

<b>LOCATION NO. 1</b>	<b>BUILDING OR SPECIAL CLASS ITEM NO. 1</b>	<b>CSP Code: 0333</b>				
<b>BUSINESS DESCRIPTION:</b> Condominiums -residential (association risk only) - without mercantile occupancies -Over 30 units						
<b>DESCRIPTION OF PREMISES</b>		1: 925 N HALIFAX AVE		ELEVEN STORY TWO HUNDRED THIRTEEN UNIT WR CONDO BUILDING		
<b>Location Address</b> 925 N HALIFAX AVE DAYTONA BEACH, FL 32118-6618	<b>Group I Construction</b> N/A	<b>Group II Construction</b> Wind Resistive	<b>Protection Class</b> N/A	<b>BCEGS Grade</b> Ungraded		
	<b>Group I Territory</b> N/A	<b>Group II Territory</b> N/A	<b>Coastal Territory</b> Volusia - 74	<b>No. of Units</b> 213		
<b>COVERAGES PROVIDED</b> Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.						
<b>Coverage</b>	<b>Limit Of Insurance</b>	<b>Covered Causes Of Loss</b>	<b>Total Replacement Cost/BPP Actual Cash Value</b>	<b>Rates</b>	<b>Premium</b>	<b>First Loss</b>
Building (Bldg)	\$41,662,000	Wind	\$41,662,000	A-Rate	\$270,428.00	N/A
Business Personal Property (BPP)	\$200,000	Wind	\$200,000	A-Rate	\$584.00	N/A
					FHCF Build-Up Premium:	\$9,941
Your coverage limits have been adjusted for inflation.						
<b>OPTIONAL COVERAGES</b> Applicable Only When Entries Are Made In The Schedule Below						
<b>Coverage</b>	<b>Premium</b>		<b>Replacement Cost</b>			
			<b>Building</b> Yes	<b>Business Personal Property</b> No		
<b>DEDUCTIBLE</b>						
<b>Other Windstorm or Hail Deductible</b>		<b>Calendar Year Hurricane Percentage Deductible</b>				
Deductible Percentage (Deductible Amount)		Deductible Percentage (Deductible Amount)				
Bldg: 1% (\$416,620)		Bldg: 10% (\$4,166,200)				
BPP: 1% (\$2,000)		BPP: 10% (\$20,000)				
<b>WINDSTORM MITIGATION FEATURES</b>						
<b>Terrain</b> C	<b>Year Built</b> 1974	<b>Roof Cover</b> Non-FBC Equivalent (Level A)	<b>Roof Deck</b> Level C (Reinforced Concrete Roof Deck)	<b>Roof-Wall Connection</b> N/A	<b>SWR</b> Yes	
<b>Building Type</b> Type III	<b>Roof Shape</b> N/A	<b>Opening Protection</b> None	<b>FBC Wind Speed</b> N/A	<b>FBC Wind Design</b> N/A		
*A premium adjustment of \$ 23,581.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.						
<b>Mortgageholder(s) &amp; Other Policyholder Interest(s) – See Policy Interest Schedule.</b>						
<b>PREMIUM: \$280,953.00</b>						



CITIZENS PROPERTY INSURANCE CORPORATION  
 301 W BAY ST  
 JACKSONVILLE FL 32202

**COMMERCIAL PROPERTY POLICY DECLARATIONS**

Policy Number: 09250757 - 2

Effective Date: 05/30/2024 to 05/30/2025

Insured Name: BAYSHORE CLUB MANAGEMENT ASSOCIATION, INC.

<b>LOCATION NO. 1</b>	<b>BUILDING OR SPECIAL CLASS ITEM NO. 2</b>		<b>CSP Code: N/A</b>			
<b>BUSINESS DESCRIPTION:</b> Swimming Pools/Spas/Hot Tubs/ Whirlpools (Inground or Above ground- Concrete)						
<b>DESCRIPTION OF PREMISES</b>		1: 925 N HALIFAX AVE		IN-GROUND SWIMMING POOL		
Location Address 925 N HALIFAX AVE DAYTONA BEACH, FL 32118-6618		Group I Construction N/A	Group II Construction N/A	Protection Class N/A	BCEGS Grade Ungraded	
		Group I Territory N/A	Group II Territory N/A	Coastal Territory Volusia - 74	No. of Units N/A	
<b>COVERAGES PROVIDED</b> Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.						
<b>Coverage</b>	<b>Limit Of Insurance</b>	<b>Covered Causes Of Loss</b>	<b>Total Replacement Cost</b>	<b>Rates</b>	<b>Premium</b>	<b>First Loss</b>
Special Class Item	\$117,000	Wind	\$117,000	Class	\$78.00	N/A
FHCF Build-Up Premium:						\$4
<b>OPTIONAL COVERAGES</b> Applicable Only When Entries Are Made In The Schedule Below						
<b>Coverage</b>		<b>Premium</b>		<b>Replacement Cost</b>		
				<b>Building</b>	<b>Business Personal Property</b>	
				Yes		
<b>DEDUCTIBLE</b>						
<b>Other Windstorm or Hail Deductible</b>		<b>Calendar Year Hurricane Percentage Deductible</b>				
Deductible Percentage (Deductible Amount)		Deductible Percentage (Deductible Amount)				
Bldg: 1% (\$1,170)		Bldg: 10% (\$11,700)				
<b>WINDSTORM MITIGATION FEATURES</b>						
<b>Terrain</b>	<b>Year Built</b>	<b>Roof Cover</b>	<b>Roof Deck</b>	<b>Roof-Wall Connection</b>	<b>SWR</b>	
C	1974	N/A	N/A	N/A	N/A	
<b>Building Type</b>	<b>Roof Shape</b>	<b>Opening Protection</b>	<b>FBC Wind Speed</b>	<b>FBC Wind Design</b>		
N/A	N/A	N/A	N/A	N/A		
*A premium adjustment of \$ 0.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.						
<b>Mortgageholder(s) &amp; Other Policyholder Interest(s) – See Policy Interest Schedule.</b>						
<b>PREMIUM: \$82.00</b>						



CITIZENS PROPERTY INSURANCE CORPORATION  
301 W BAY ST  
JACKSONVILLE FL 32202

**COMMERCIAL PROPERTY POLICY DECLARATIONS**

Policy Number: 09250757 - 2

Effective Date: 05/30/2024 to 05/30/2025

Insured Name: BAYSHORE CLUB MANAGEMENT ASSOCIATION, INC.

**WARNING: PREMIUM PRESENTED COULD  
INCREASE IF CITIZENS IS REQUIRED TO CHARGE  
ASSESSMENTS FOLLOWING A MAJOR CATASTROPHE.**

**FLOOD COVERAGE IS NOT PROVIDED BY THIS POLICY.**

**THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE  
FOR HURRICANE LOSSES, WHICH MAY RESULT  
IN HIGH OUT-OF-POCKET EXPENSES TO YOU.**

**THIS POLICY CONTAINS A CO-PAY PROVISION THAT MAY  
RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.**

TO REPORT A LOSS OR CLAIM CALL 866.411.2742

PLEASE CONTACT YOUR AGENT IF THERE ARE ANY QUESTIONS PERTAINING TO YOUR POLICY. IF YOU ARE UNABLE  
TO CONTACT YOUR AGENT, YOU MAY REACH CITIZENS AT 866.411.2742.



CITIZENS PROPERTY INSURANCE CORPORATION  
 301 W BAY ST  
 JACKSONVILLE FL 32202

**COMMERCIAL PROPERTY POLICY  
 FORMS AND ENDORSEMENTS SCHEDULE**

**POLICY NUMBER** 09250757 - 2      **POLICY PERIOD FROM** 05/30/2024      **TO** 05/30/2025  
 at 12:01 a.m. Eastern Time

**Named Insured**      BAYSHORE CLUB MANAGEMENT ASSOCIATION, INC.

An entry below of "All" indicates the form applies to all items scheduled in the policy

Location No.	Building No.	Form No.	Edition Date	Description
ALL	ALL	CIT W02 55	12 23	FLORIDA CHANGES - CANCELLATION AND NONRENEWAL
ALL	ALL	CIT 01 75	07 23	FLORIDA CHANGES - LEGAL ACTION AGAINST US
ALL	ALL	CIT W10 10	02 23	CAUSES OF LOSS - WINDSTORM OR HAIL FORM
ALL	ALL	IL 00 17	11 98	COMMON POLICY CONDITIONS
ALL	ALL	CP 00 90	07 88	COMMERCIAL PROPERTY CONDITIONS
ALL	ALL	CIT W00 02	12 23	TABLE OF CONTENTS -CONDOMINIUM ASSOCIATION
ALL	ALL	CIT 03 23	12 23	FLORIDA CALENDAR YEAR HURRICANE PERCENTAGE DEDUCTIBLE (RESIDENTIAL RISKS)
ALL	ALL	IL 09 35	07 02	EXCLUSION OF CERTAIN COMPUTER-RELATED LOSSES
ALL	ALL	IL P 001	01 04	U.S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL ("OFAC") ADVISORY NOTICE TO POLICYHOLDERS
ALL	ALL	CP 01 40	07 06	EXCLUSION OF LOSS DUE TO VIRUS OR BACTERIA
ALL	ALL	CIT W14 20	02 23	CITIZENS CHANGES - PROPERTY NOT COVERED
ALL	ALL	CIT CRW 01 25	12 23	FLORIDA CHANGES
ALL	ALL	CIT 01 91	01 14	FLORIDA CHANGES - RESIDENTIAL CONDOMINIUM ASSOCIATIONS
1	ALL	CP 00 17	06 07	CONDOMINIUM ASSOCIATION COVERAGE FORM

Issued Date: 03/31/2024

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