



PRESENTED BY

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INSURANCE SUMMARY

for St. Tropez Condominium IV Association, Inc.

Overview

St. Tropez Condominium IV Association, Inc. carries 6 policies for the 11/09/2025-11/09/2026 term covering Workers' Compensation, General Liability, Commercial Property, Mold/Water Backup (Difference in Conditions), Association (D&O) Liability, and Commercial Crime, placed across 5 carriers (Zenith, Southern-Owners/Auto-Owners, Frontline Insurance Unlimited, CUMIS Specialty, and Continental Casualty/CNA). Total program premium (including taxes and fees) is approximately \$24,856.22, with the Frontline property policy the largest component at roughly \$16,970.95.

Premium Summary

Coverage Type	Carrier	Premium	Taxes & Fees	Total Premium
Workers Compensation	Zenith Insurance Company	\$503.00	\$0.00	\$503.00
General Liability	Southern-Owners Insurance Company	\$3,219.00	\$32.19	\$3,251.19
Commercial Property	Frontline Insurance Unlimited	\$16,059.00	\$911.95	\$16,970.95
Mold Remediation & Water/Sewer Backup (DIC)	CUMIS Specialty Insurance Company	\$1,669.00	\$162.20	\$1,831.20
Association (D&O) Liability	Continental Casualty Company	\$1,903.00	\$19.03	\$1,922.03
Commercial Crime	Continental Casualty Company	\$377.00	\$0.85	\$377.85
TOTAL PROGRAM	—	\$23,730.00	\$1,126.22	\$24,856.22

Coverage Overview

Coverage Type	Carrier	Term	Coverage Limits	Deductible / Retention	Premium
Workers Compensation	Zenith Insurance Company	11/09/2025 – 11/09/2026	BI by Accident: \$500,000 BI by Disease Policy: \$500,000 BI by Disease Each Employee: \$500,000	—	\$503.00

Coverage Type	Carrier	Term	Coverage Limits	Deductible / Retention	Premium
General Liability	Southern-Owners Insurance Company	11/09/2025 – 11/09/2026	Each Occurrence: \$1,000,000 General Aggregate: \$2,000,000 Products/Completed Ops: \$2,000,000 Personal & Adv Injury: \$1,000,000	\$0	\$3,251.19
Commercial Property	Frontline Insurance Unlimited	11/09/2025 – 11/09/2026	Building 1: \$956,550 Building 2: \$958,143 Building 3: \$1,033,352 (RCV, Agreed Value)	AOP \$5,000 Wind/Hail 1% Hurricane 5% (calendar year)	\$16,970.95
Mold Remediation & Water/Sewer Backup	CUMIS Specialty Insurance Company	11/09/2025 – 11/09/2026	\$25,000 per occurrence / \$50,000 aggregate	\$2,500	\$1,831.20
Association (D&O) Liability	Continental Casualty Company	11/09/2025 – 11/09/2026	Maximum Aggregate: \$1,000,000	\$5,000 per claim	\$1,922.03
Commercial Crime	Continental Casualty Company	11/09/2025 – 11/09/2026	Employee Theft: \$50,000 Money/Securities: \$50,000 Counterfeit: \$250,000	\$500 (varies by insuring agreement)	\$377.85

Workers Compensation

Workers Compensation is written through Zenith Insurance Company at statutory Florida limits, with Employers Liability limits of \$500,000 each accident / policy / employee. The policy includes the Terrorism Risk Insurance Program Reauthorization Act endorsement and a Sole Proprietors/Officers/Volunteer coverage endorsement extending coverage to board members and volunteers.

Key Coverages

Coverage	Zenith Insurance Company
Bodily Injury by Accident — Each Accident	\$500,000
Bodily Injury by Disease — Policy Limit	\$500,000
Bodily Injury by Disease — Each Employee	\$500,000
Deductible	None
States Covered	Florida

Key Coverage Highlights

Highlight	Zenith Insurance Company
Other (Sole Proprietors/Officers/Volunteer Coverage Extension)	Yes
Other (Terrorism Risk Insurance Coverage Included)	Yes

Key Exclusions

Exclusion	Zenith Insurance Company
Liability Assumed Under Contract	Yes
Intentional Bodily Injury	Yes
Injury Outside U.S./Canada	Yes

General Liability

Primary GL is written through Southern-Owners Insurance Company (Auto-Owners Group) at \$1M/\$2M/\$2M limits with a CGL Plus endorsement adding blanket additional insured, waiver of subrogation, and hired/non-owned auto liability.

Key Coverages

Coverage	Southern-Owners Insurance Company
Each Occurrence	\$1,000,000
General Aggregate	\$2,000,000
Products/Completed Operations Aggregate	\$2,000,000
Personal & Advertising Injury	\$1,000,000
Damage to Premises Rented to You	\$300,000
Hired Auto & Non-Owned Auto	\$1,000,000

Key Coverage Highlights

Highlight	Southern-Owners Insurance Company
Additional Insured (Blanket)	Yes
Waiver of Subrogation (Blanket)	Yes
Other (Blanket AI — Managers/Lessors of Premises)	Yes

Key Exclusions

Exclusion	Southern-Owners Insurance Company
Assault and Battery	Yes

Exclusion	Southern-Owners Insurance Company
PFAS	Yes
Employers Liability	Yes
Communicable Disease	Yes
Fungi or Bacteria	Yes

Commercial Property

Property is written through Frontline Insurance Unlimited on a surplus lines basis, covering three condominium buildings on an Agreed Value / Special Causes of Loss basis. Terrorism (TRIA) coverage was declined; the policy carries a separate percentage deductible for hurricane and wind/hail losses.

Key Coverages

Coverage	Frontline Insurance Unlimited
Building 1 (Units 49-56)	\$956,550
Building 2 (Units 57-64)	\$958,143
Building 3 (Units 65-72)	\$1,033,352
AOP Deductible	\$5,000 per building
Wind/Hail Deductible	1%
Hurricane Deductible (Calendar Year)	5%
Terrorism (TRIA)	Excluded

Key Coverage Highlights

Highlight	Frontline Insurance Unlimited
Other (Property Extension Plus / Deluxe Broadening Endorsement)	Yes
Other (Ordinance or Law Coverage — Included per Building)	Yes

Key Exclusions

Exclusion	Frontline Insurance Unlimited
Certified Acts of Terrorism	Yes
Water (Flood/Surface Water)	Yes
Communicable Disease	Yes
Asbestos and Sick Building	Yes

Exclusion	Frontline Insurance Unlimited
Cosmetic Roof Damage (Wind/Hail)	Yes
Virus or Bacteria	Yes

Mold & Water/Sewer Backup

A standalone Difference in Conditions policy with CUMIS Specialty Insurance Company provides Mold Remediation and Water/Sewer Backup coverage on a replacement-cost basis for the same three condominium buildings, with terrorism coverage included.

Key Coverages

Coverage	CUMIS Specialty Insurance Company
Mold Remediation & Water/Sewer Backup — Per Occurrence	\$25,000
Aggregate	\$50,000
Deductible	\$2,500
Valuation	Replacement Cost
Terrorism	Included

Key Exclusions

Exclusion	CUMIS Specialty Insurance Company
Governmental Action	Yes
Nuclear Hazard	Yes
War and Military Action	Yes

Association (D&O) Liability

Association (Directors & Officers) Liability is written through Continental Casualty Company (CNA) on a claims-made basis, with a \$1,000,000 maximum aggregate limit, a \$5,000 per-claim retention, and defense costs applicable outside the limit per endorsement.

Key Coverages

Coverage	Continental Casualty Company
Maximum Aggregate Limit of Liability	\$1,000,000
Retention (Per Claim)	\$5,000
Wage and Hour Defense Costs Sublimit	\$100,000
Immigration Claims Defense Costs Sublimit	\$100,000

Coverage	Continental Casualty Company
Additional Defense Costs	Outside the Limit of Liability

Key Exclusions

Exclusion	Continental Casualty Company
Bodily Injury	Yes
Construction Defect	Yes
Cyber Event	Yes
Pollution	Yes
Fungi or Microbes	Yes

Commercial Crime

Commercial Crime coverage, bundled under the same CNA policy as the D&O coverage, protects the Association against employee theft, forgery, funds transfer fraud, and social engineering fraud.

Key Coverages

Coverage	Continental Casualty Company
Employee Theft	\$50,000 / \$500 retention
Client Coverage	\$25,000 / \$500 retention
ERISA Plan	\$50,000 / \$0 retention
Forgery or Alteration	\$50,000 / \$500 retention
Money/Securities (Inside/Outside Premises)	\$50,000 / \$0 retention
Computer / Funds / Social Engineering Fraud	\$50,000 each / \$500 retention
Counterfeit Coverage	\$250,000 / \$0 retention