



Commercial Insurance Proposal

Sunshine Terrace Condominium Association, Inc.

Policy Term: 3/6/2025 – 3/6/2026

Presented by: Barry Scarr

Acentria Insurance
8200 113th St. N Ste 200
Seminole, FL 33772
(727) 393-5000



Acentria Insurance is a full-service independent insurance agency, specializing in protecting businesses. At Acentria Insurance, we recognize the complexities of commercial insurance, and we offer comprehensive insurance programs for businesses of all sizes.

Commercial insurance is one of the most important investments you can make in your company because it protects your emerging business. Commercial claims are often more complex than personal claims, so it's essential to have a strong relationship with an experienced commercial insurance expert you can trust.

Acentria Insurance partners with you to identify specific coverage needs, hidden risks and best practices to protect your business against losses. Because a loss – any loss – can mean money out of your pocket today in the form of deductibles or loss productivity, and higher insurance premiums down the road.

SO WHY CHOOSE ACENTRIA INSURANCE?

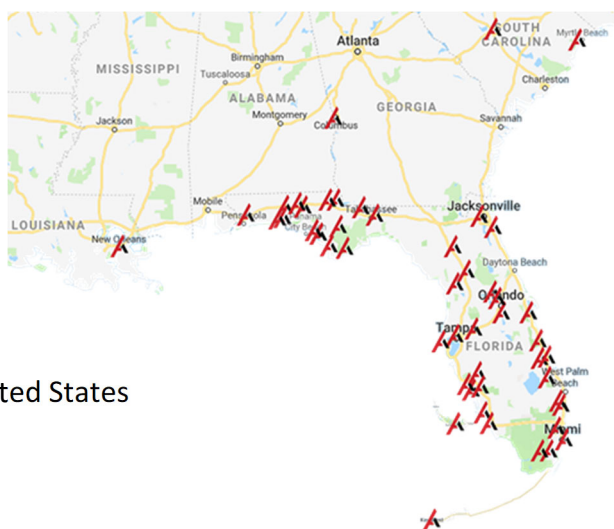
- Over 50 convenient locations across the Southeastern United States

In-House Claims Department

With over 35 years of combined claims experience, our in-house claims department will be with you every step of the way in the event of a catastrophic event. Our staff works as a liaison between our clients and the insurance companies to ensure that your expectations are met. With a professional and licensed litigator on staff, you can rest assured that your claim will be handled properly and in a timely manner.

Risk Management Services

It is our goal to assist your business in the recognition of loss exposures and the reduction thereof.



Service Team

Barry Scarr		Vice President / Sales	
Phone		727-393-5000	
Cell Phone		727-463-2959	
Email		Barry.Scarr@acentria.com	

Tracy Ratkiewicz		Commercial Lines Account Manager	
Phone		727-369-8108	
Email		Tanya.Mayak@acentria.com	

Property

Issuing Company American Coastal Insurance Company- Admitted

Policy Term 3/6/2025 to 3/6/2026

Coverages

Loc	Bldg	Subject	Amount	Valuation	Co-insurance	Cause of Loss	Deductible
1	1	1239 S Martin Luther King Jr Ave, Clearwater, FL 33756					
		Condo. Building	\$2,084,540	Replacement Cost	Agreed Value	Special	\$5,000
		Carports	\$37,000	Replacement Cost	Agreed Value	Special	\$5,000
2	1	1241 S Martin Luther King Jr Ave, Clearwater, FL 33756					
		Condo. Building	\$2,446,211	Replacement Cost	Agreed Value	Special	\$5,000
		Carports	\$44,400	Replacement Cost	Agreed Value	Special	\$5,000
3	1	1245 S Martin Luther King Jr Ave, Clearwater, FL 33756					
		Condo. Building	\$1,960,144	Replacement Cost	Agreed Value	Special	\$5,000
		Carports	\$44,400	Replacement Cost	Agreed Value	Special	\$5,000
4	1	1247 S Martin Luther King Jr Ave, Clearwater, FL 33756					
		Condo. Building	\$3,239,636	Replacement Cost	Agreed Value	Special	\$5,000
		Carports	\$66,600	Replacement Cost	Agreed Value	Special	\$5,000

Conditions

Description	Limit
Hurricane Deductible Per Calendar Year	5%
Equipment Breakdown Coverage	Included
Ordinance or Law Coverage: Coverage A – Loss to Undamaged Portion of Building Coverage B – Demolition Cost Coverage C – Increased Cost of Construction	Full A \$248,074 B & C Combined Sublimit
Catastrophic Ground Cover Collapse	Included
Sinkhole Coverage	Included

General Liability

Issuing Company	CUMIS Specialty Insurance Company, Inc.
Carrier Rating	A XII by AM Best
Policy Term	3/6/2025 to 3/6/2026

Coverages

Description	Limit
General Aggregate	\$2,000,000
Products / Completed Operations Aggregate	\$2,000,000
Each Occurrence	\$1,000,000
Personal and Advertising Injury	\$1,000,000
Fire Damage (Any One Fire)	\$50,000
Medical Expense (Any One Person)	\$5,000
HIRED NON OWNED AUTO LIABILITY	\$1,000,000

Higher Limits may be Available.

Exposures

Description	Exposure	Premium Basis
Residential Condo. Association	57	Units

Forms and Endorsements, but not limited to the following:

➤ Committee, Organization, and Subsidiaries are included as Additional Insureds
➤ Managers or Lessors of Premises are included as Additional Insureds
➤ Blanket Additional Insured included when required by contract
➤ Blanket Waiver of Subrogation

Crime

Issuing Company CUMIS Specialty Insurance Company, Inc.
Carrier Rating A XII by AM Best
Policy Term 3/6/2025 to 3/6/2026

Coverages

Description	Limit	Deductible
Employee Dishonesty	\$500,000	\$2,000
Forgery or Alteration	\$500,000	\$1,000
Money Order & Counterfeit Currency	\$500,000	\$1,000
Computer Fraud	\$500,000	\$1,000
Funds Transfer Fraud	\$500,000	\$1,000
Social Engineering (Deception Fraud)	\$100,000	\$2,000
Covered Employees	Management Company Directors & Trustees Non-Compensated Officers	

Directors and Officers

Issuing Company	Travelers Casualty and Surety Company of America
Carrier Rating	A++ XV by AM Best
Policy Term	3/6/2025 to 3/6/2026

Coverages

Description	Limit
Coverage Type	Claims Made
Per Claim	\$1,000,000
Per Occurrence	\$1,000,000
Aggregate	\$1,000,000
Retention	\$1,000
Defense Limit	Inside
Pending and Prior Litigation Date	3/6/2007

Higher Limits may be Available.

Umbrella / Excess Liability

Issuing Company	CUMIS Specialty Insurance Company, Inc.
Carrier Rating	A XII by AM Best
Policy Term	3/6/2025 to 3/6/2026

Coverages

Description	Limit
General Aggregate	\$1,000,000
Products / Completed Operations	\$1,000,000
Each Occurrence	\$1,000,000
Self-Insured Retention (SIR)	\$0

Higher Limits may be Available.

Underlying Coverages

Description	Carrier	Policy Period	Limit
Hired / Non-Owned Automobile Liability Combined Single Limit	CUMIS Specialty	3/6/24 – 3/6/25	\$1,000,000
General Liability	CUMIS Specialty	3/6/24 – 3/6/25	
General Aggregate			\$2,000,000
Products – Completed Ops. Aggregate			\$2,000,000
Personal and Advertising Injury			\$1,000,000
Per Occurrence			\$1,000,000

Disclaimers / Disclosures

Important: The proposal is a summary of coverages proposed by the insurers, based on the information provided by your company. It does not include all the terms, coverages, exclusions, limitations and conditions of the actual policy language. All insurance policies include cancellation provisions and may be subject to minimum earned premiums. The policies themselves must be read for those details. Policy forms for your reference will be made available upon request.

Insurers presented in this proposal may have agreements in place with Acentria through which compensation, contingent upon such factors as size, growth and/or overall profitability of an entire book of business placed with that insurer, may be derived. This contingent compensation would be in addition to any other compensation received and is not guaranteed. If you would like additional information on this matter, please contact your Acentria agent.

Marketing Summary

Market	Status
American Coastal	Property declined due to location.
Tower Hill	Property declined due to age of buildings.
Frontline	Property declined due to underwriting guidelines.
First Protective Insurance	Property declined due to underwriting guidelines.

Premium Summary

Coverage	Carrier	Expiring Premium	Proposed Premium
Property	Heritage Property and Casualty Insurance Company	\$67,495.00	\$45,141.00
General Liability	CUMIS Specialty Insurance Company, Inc.	\$10,731.00	\$11,250.75
Crime	CUMIS Specialty Insurance Company, Inc.	Included	Included
Directors & Officers Liability	Travelers Casualty and Surety Company of America	\$1,662.46	\$1,821.03
Commercial Umbrella	CUMIS Specialty Insurance Company, Inc.	\$1,450.05	\$1,518.30
Total Proposed Premium		\$81,338.51	\$59,731.08

Payment Options

Heritage Insurance offers Full Pay, Semi-Annual and 4-Pay plan options.

Premium financing is also available.

Proposal Acceptance

☐ I accept this proposal for **Sunshine Terrace Condominium Association, Inc.**

Signature

Title

Date

☐ I accept this proposal with the following changes completed for **Sunshine Terrace Condominium Association, Inc.**

Signature

Title

Date

Acentria 24/7

EXCEEDING YOUR SERVICE EXPECTATIONS

With access to your information where and when you need it, you can focus on your business rather than your insurance. Mobile-optimized, 24/7 online access to your insurance information from any device results in faster service response, allowing you to provide documents to your clients and vendors quickly, driving business success and growth.

ACCESS DOCUMENTS ANYTIME. ANYWHERE.

It is important for your business to have access to all types of information and receive certificates of insurance (COIs) in a timely manner. You can now access to your insurance information and requested documents instantly online, including:

- ◆ Auto IDs
- ◆ Certificates of Insurance (COIs)
- ◆ An up-to-date list of certificate holders
- ◆ Account contact information
- ◆ Resource documents



OBTAIN CERTIFICATE OF INSURANCE OR AUTOMOBILE ID CARDS

With online access, you can issue and print your own Certificates of Insurance or Auto ID cards. This service is available 24/7 from anywhere with Internet access and is extremely valuable in situations where a last-minute COI is required in order to conduct or continue business or if an auto ID card has been lost or misplaced. Both of these documents can be printed, emailed or faxed directly from the online access web page.

VIEW CRITICAL POLICY INFORMATION

- ◆ Drivers
- ◆ Vehicles
- ◆ Locations
- ◆ Equipment

ONLINE POLICY CHANGE REQUESTS

Acentria Online allows you to make changes to your insurance information, including requests to add, delete and/or modify coverage. This service is available 24/7, offering a convenient way of communicating to save you time. Of course, you still have the option to email or call your account manager with changes if that is preferred.

PLEASE NOTE: Requests for the addition, deletion, or modification of coverage are not effective until authorized and confirmed by a licensed representative of Acentria. These confirmations will typically be communicated within 24 business hours.

MAINTENANCE AND MANAGEMENT OF CERTIFICATE HOLDERS, LOSS PAYEES AND ADDITIONAL INSURED

Acentria Online enables you to manage all of your certificate holders in one location. You can add, modify and delete holders at any time. In addition, you can easily review certificate holders prior to renewal. Eliminate past certificate holders who do not require a renewal certificate, enabling you and Acentria to distribute certificates only to those companies or individuals who have a current interest in your business or operations.

CUSTOMIZED USER ACCESS

Because each Acentria user is assigned a unique sign-on and password, you can designate one or more individuals in your office to have access to your insurance information. Based on your needs, Acentria Online can be tailored to provide a limited or broad amount of information for your users.

ONLINE CLAIMS REPORTING

When you need to report a claim, it is important to do so while the details are fresh in your mind. While it is our preference that all critical accidents or emergency claims be reported to us by phone, minor first-party property and automobile losses can be reported through the Acentria Online webpage. This service allows you to report a claim that happens after hours and on weekends while the details are fresh in your mind.

Contact us today to learn how to get started using our online service options.