



Commercial Insurance Proposal

The Riverview Association, Inc.

Presented on: July 17, 2024

Presented by: James (Bob) Lindsay

Foundation Risk Partners Corp
3800 South Tamiami Trail, Suite 325
Sarasota, FL 34239



Acentria Insurance

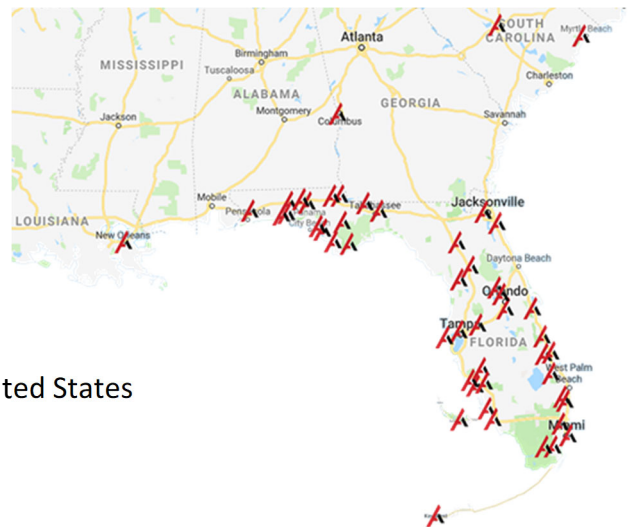
Acentria Insurance is a full-service independent insurance agency, specializing in protecting businesses. At Acentria Insurance, we recognize the complexities of commercial insurance, and we offer comprehensive insurance programs for businesses of all sizes.

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

James (Bob) Lindsay		Vice President - Sales Producer	
Phone		(941) 925-2529	
Cell Phone			
Email		bob.lindsay@acentria.com	

Heather Kaufman		Commercial Lines Account Manager	
Phone		(813) 793-7034	
Email		heather.kaufman@acentria.com	

Named Insureds

Insured	Interest
The Riverview Association, Inc. c/o Associa Gulf Coast	First Named Insured

Location Schedule

Loc	Bldg	Address
1	1	1400 1st Avenue West, Bradenton, FL 34205

General Liability

Issuing Company CUMIS Specialty Insurance Company
 Policy Term 8/1/2024 to 8/1/2025

Named Insureds

Insured	Interest
The Riverview Association, Inc. c/o Associa Gulf Coast	First Named Insured

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
Property Damage Deductible	\$2,500
Bodily Injury Deductible	\$2,500

Higher Limits may be Available.

Locations and Exposures

Loc	Bldg	Description	Exposure	Premium Basis
1	1	1400 1st Avenue WestBradenton 34205		
		CONDOMINIUMS-RESIDENTIAL -(ASSOC.RISK ONLY)	47	Unit

Premium Basis may be Subject to Audit

Property

Issuing Company **WKFC Underwriting Managers (Multi-Carriers)**
 Policy Term **8/1/2024 to 8/1/2025**

Named Insureds

Insured	Interest
The Riverview Association, Inc. c/o Associa Gulf Coast	First Named Insured

Coverages

Loc	Bldg	Subject	Amount	Val*	Co-insurance	Cause of Loss	Deductible
1	1	1400 1st Avenue West, Bradenton, FL 34205					
		Building	\$9,398,632	R	80%	Special	\$10,000
		Detached Carport	\$179,964	R	80%	Special	\$10,000
		Personal Property	\$71,000	R	80%	Special	\$10,000
		Building Ordinance or Law		R	80%	Special	\$10,000

Insured Ultimately Chooses Values.

Conditions

Description	Limit
Named Storm Deductible	5% Per Building Subject to \$100,000 Min
All Other Wind/Hail	\$100,000 Per Occ.
Water Damage	\$25,000 Per Occ.

*Valuation Definitions		
(A) Actual Cash Value	(G) Guaranteed Replacement Cost	(R) Replacement Cost
(B) Business Income Changes	(I) Invoice Cost	(S) Stated Amount
(C) Agreed Amount (Waived Coinsurance) and Replacement Cost	(L) Actual Loss Sustained	(T) Total Insured Value
(D) Reproduction	(M) Market Value	(U) Full Value Replacement Cost
(E) Agreed Amount (Waived Coinsurance)	(O) Other	(V) Agreed Value
(F) Functional Replacement Cost	(P) Selling Price	(X) Extended Value Replacement Cost

Boiler and Machinery

Issuing Company The Hartford Steam Boiler Group
 Policy Term 8/1/2024 to 8/1/2025

Named Insureds

Insured	Interest
The Riverview Association, Inc. c/o Associa Gulf Coast	First Named Insured

Coverages

Loc	Bldg	Description	Limit	Deductible
1	1	1400 1st Avenue West, Bradenton, FL 34205		
		Equipment Breakdown	\$10,547,724	\$2,500
		Data Restoration	\$25,000	
		Demolition	\$25,000	
		Expediting Expenses	\$25,000	
		Green	\$25,000	
		Hazardous Substances	\$25,000	
		Mold	\$25,000	
		Newly Acquired Property	\$1,000,000	
		Off Premises Equipment Breakdown	\$25,000	
		Ordinance or Law	\$25,000	
		Perishable Goods	\$25,000	
		Data Compromise	\$50,000	
		Identity Recovery	\$15,000	

Insured Ultimately Chooses Limits

Crime

Issuing Company CUMIS Specialty Insurance Company
 Policy Term 8/1/2024 to 8/1/2025

Named Insureds

Insured	Interest
The Riverview Association, Inc. c/o Associa Gulf Coast	First Named Insured

Coverages

Loc	Bldg	Description	Limit	Deductible
1	1	1400 1st Avenue West, Bradenton, FL		
		Employee Dishonesty	\$250,000	\$1,000

Insured Ultimately Chooses Limits

Workers' Compensation

Issuing Company Zenith
 Policy Term 8/1/2024 to 8/1/2025

Named Insureds

Insured	Interest
The Riverview Association, Inc. c/o Associa Gulf Coast	First Named Insured

Coverages

Description	Limit
Employers Liability: Each Accident	\$500,000
Employers Liability: Disease – Policy Limit	\$500,000
Employers Liability: Disease – Each Employee	\$500,000
Workers Compensation: Statutory Benefit	Included

Higher Limits may be Available.

Locations & Class Codes

Loc	St	Code	Description	Estimated Annual Payroll	Base Rate	Estimated Annual Premium
1	1400 1st Ave W, Bradenton, FL 34205-7545					
	FL	9015	BUILDING OPERATION		2.74	509

Annual Payroll may be Subject to Audit.

Premium Calculations

Description	Factor	Factored Premium
Balance to Min Prem		\$349
Experience Modification	1.00000	
Increased Limits	1.10000	
Expense Constant		\$160
Total Estimated Annual Premium for		\$509

Billing / Audit Information

Description	Selection
Billing Plan	Direct
Audit Interval	At Expiration

Umbrella / Excess Liability

Issuing Company CUMIS Specialty Insurance Company
 Policy Term 8/1/2024 to 8/1/2025

Named Insureds

Insured	Interest
The Riverview Association, Inc. c/o Associa Gulf Coast	First Named Insured

Coverages

Description	Limit
General Aggregate	\$1,000,000
Products / Completed Operations	\$1,000,000
Each Occurrence	\$1,000,000

Higher Limits may be Available.

Underlying Coverages

Description	Carrier / Policy #	Policy Period	Limit
General Liability Each Occurrence	CUMIS Specialty Insurance Company, Inc. / CIUCAP101307	6/6/24 to 6/6/25	\$1,000,000
Employers Liability Each Accident Disease Each Employee Disease Policy Limit	Zenith Insurance Company / Z136011907	6/6/24 to 6/6/25	\$500,000 \$500,000 \$500,000

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.

Recommendations

PROPERTY

- Personal Property Coverage
- Business Income & Extra Exp.
- Flood
- Computer Coverage
- Personal Property In-transit
- Valuable Papers
- Misc. Tools Under \$500 each
- Owned Scheduled –
Tools & Equipment
- Non Owned Tools & Equip.
- Installation Floater
- Builders Risk
- Employee Dishonesty
- Money & Securities –
Inside and Outside
- Credit Insurance

COMMERCIAL LINES

- Package Policy
- Umbrella
- Workers' Compensation
- Automobile
- Surety Bonds
- PEO / Payroll Services
- Employment Practices Liability
- International Coverage
- Kidnap and Ransom
- Directors and Officers
- Errors and Omissions
- Professional Liability
- Crime
- Employee Dishonesty
- Pollution
- Storage Tank Liability
- Boiler and Machinery
- Owners & Contractors
Protective Liability
- Aviation
- Cyber Liability

AUTOMOBILE

- Hired and Non Owned
- Hired Physical Damage
- Extended Personal Injury
Injury Protection
- Drive Other Car
- Garage Keepers
- Truckers

GENERAL LIABILITY

- GAP Coverage
- Limited Pollutions
- Per Project Aggregate
- Blanket Additional Insured
- Employee Benefits Liability

PERSONAL LINES

- Automobile
- Homeowners
- Personal Umbrella
- Recreational Vehicle
- Boats
- VIP Packages

EXECUTIVE BENEFITS

- Key Man Life & Disability
- Deferred Compensation
- Variable Life & Annuities
- Financial Planning
- Business Succession Plan
- Education Planning

RETIREMENT PLANS

- 401(K)
- Profit Sharing
- Defined Benefits
- 412(J), 501(C)3, and 403(B)
- Defined Contribution
- IRAs

SECTION 125

- Voluntary Life
- STD and LTD
- Cancer
- Accident

GROUP DISABILITY

- Short and Long Term
- Voluntary STD and LTD

LIFE INSURANCE

- Variable
- Universal
- Second to Die

GROUP HEALTH

- Fully Insured
- Self Funded
- GAP Coverage
- Mini Meds

GROUP DENTAL

- Employer Paid
- Voluntary Dental

GROUP LIFE

- Basic
- Supplemental
- Voluntary
- Dependent

LONG TERM CARE

- Group
- Individual

This List does not Represent all Coverages that may be Available.

Marketing Summary

Market	Status	Comments
Westchester/Ace Middle market:	Declined	Declined due to year built and location
AXIS		Unable to provide full limits and not competitive on layered basis
RSUI/Landmark		Unable to compete with incumbent pricing/terms/ded – subject to \$100k min. premium + taxes & fees *subject to final carrier modeling and approval
Endurance		Unable to compete with incumbent pricing/terms/ded – subject to \$100k min. premium + taxes & fees *subject to final carrier modeling and approval
Ventus		UW guidelines – Fire resistive construction
Arrowhead		Non-competitive pricing
AmRisc	Declined	Location & number of stories
ICAT		Non-competitive pricing
Velocity	Declined	Occupancy
Catalytic		Non-competitive pricing
RLI/Mt Hawley		Unable to provide full limits and not competitive on layered basis
Balance Partners X-Wind & WDBB		XWIND
General Star		Non-competitive pricing

Premium Summary

Coverage	Carrier	Expiring Premium	Proposed Premium
Commercial Property	WKFC Underwriting Managers (Multi-Carriers)	\$61,414.35	\$65,791.80
Commercial Package (GL/HNOA/Crime)	CUMIS Specialty Insurance Company, Inc.	\$6,590.85	\$7,439.25
General Liability	CUMIS Specialty Insurance Company, Inc.	Included	Included
Business Auto (HNOA)	CUMIS Specialty Insurance Company, Inc.	Included	Included
Crime (Includes Burglary)	CUMIS Specialty Insurance Company, Inc.	Included	Included
Boiler & Machinery	The Hartford Steam Boiler Inspection and Insurance Company	\$3,266.04	\$3,638.02
Worker's Compensation	Zenith Insurance Company	\$565.00	\$509.00
Commercial Umbrella	CUMIS Specialty Insurance Company, Inc.	\$961.80	\$1,093.05
Total Proposed Premium		\$72,798.04	\$78,471.12

Subject to the following: i.e. audit, minimum earned premium, favorable MVRs, etc.

Payment Options

Pay in Full

Amount due now \$78,471.12 Payable to Acentria

Premium Finance

Amount due now \$6,536.65 Payable to Acentria

Balance billed in 11 monthly Installments of \$6,825.72 Payable to IPFS

Proposal Acceptance

I accept this proposal for **The Riverview Association, Inc.**

Signature Title Date

I accept this proposal with the following changes completed for **The Riverview 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.

Coverage Rejection Acknowledgement Form

Named Insured: The Riverview Association, Inc.

Policy Term: -

Location:

Coverage	Reject / Not Wanted
Windstorm / Hail	
Flood	

I understand that I have received a quote/been offered an opportunity to receive a quote on the above coverages offered by Acentria Insurance and have reflected my interest as shown above.

Applicant's Signature

7/15/2024
Date

Agent Signature

7/15/2024
Date