

Springwood Villa II Association Inc
10440 Azalea Park Dr.
Board of Directors Workshop - Agenda
March 10, 2026
3:00pm

Meeting called to order

Silence phones

Determination of Quorum

In progress and completed business

- Property Survey/ fence - Terri
- Insurance Final Approval (insurance already paid) – David
- Floor repair in main hall - Mary

New business

- Fob – Richard
- Painting – Richard
- Pool Drainage/Resurfacing – Richard
- Cameras – Richard
- Start Rule review – David

BOD open discussion

Community questions/agenda, concerns/open discussion

Adjourn meeting

Posted by order of the board of directors on 03/06/2026



Prepared for:

Springwood Villas II, Inc.



Presented by:

Franklin Hamilton Insurance Inc.

Brad Lubin

1690 S. Congress Ave Suite 205A

Delray Beach, FL 33445

(561) 774-8163

BLubin@FHInsure.com

February 11th, 2026

This presentation is designed to give you an overview of the insurance coverages we recommend for your company. It is meant only as a general understanding of your insurance needs and should not be construed as a legal interpretation of the insurance policies that will be written for you. Please refer to your specific insurance contracts for details on coverages, conditions, exclusions.



Requestors of Certificates of Insurance

Franklin Hamilton Insurance now offers alternatives for your insurance certificate requests.

EOI Direct provides around-the-clock online access to insurance information for lenders, mortgage brokers, closing agents, homeowners, and realtors in need of Master Policy data for community associations insured through our agency.

EOI Direct
412 E. Park Center Blvd. Suite 315
Boise, ID 83706
Phone: (877) 456-3643 Fax: (208) 694-3848
Email: help@eoidirect.com

To request a Certificate of Insurance call the number above, or to request it online follow the instructions below:

- Visit www.eoidirect.com.
- Follow the links to register and write down your User ID and Password so you can login to your account when prompted.
- There is a delivery charge for mortgagee clause additions, but there is no cost to register for this service and Master Policy information is available free of charge online.
- Once you have logged on to your account, click on “Evidence of Insurance” to search and access the association policy information you are seeking.
- For additional assistance, EOI Direct’s customer service department is available Monday through Friday from 9:00am to 8:00pm ET.



Named Insured: Springwood Villas II, Inc.
Carrier: American Coastal Insurance Company
Policy Term: 3/1/2026 to 3/1/2027

| Premise | Bldg. # | Address | Building Description | Coverage | Limit of Insurance |
|---------|---------|---------------------------|----------------------------|----------|--------------------|
| 1 | 1 - 153 | 10440 Azalea Park Drive N | 219 Unit Condo Association | Building | \$ 39,986,558 |

TOTAL INSURED VALUE: \$39,986,558

| Description | Amount |
|--|------------------|
| Covered Cause: | Special |
| Valuation: | Replacement Cost |
| Coinsurance: | Agreed Amount |
| Deductible: | |
| Hurricane – Per Calendar Year | 5% |
| All Other Perils – Per Occurrence | \$5,000 |
| Ordinance or Law: Full Coverage A. B&C Combined Limit - Per Building | 2.5% |
| Equipment Breakdown | \$10,000,000 |



Named Insured: Springwood Villas II, Inc.
Carrier: Zenith Insurance Company
Policy Term: 3/1/2026 to 3/1/2027

| Limits <i>As Required</i> | Coverage Description <i>Workers' Compensation</i> |
|-------------------------------------|---|
| \$ 500,000 | Employer's Liability - Each Accident |
| \$ 500,000 | Employer's Liability - Disease-Policy Limit |
| \$ 500,000 | Employer's Liability - Disease-Each Employee |

Rating Basis

| Code | Classification | Est. Payroll |
|-------------|-------------------------------|---------------------|
| 9015 | Buildings-Operations by Owner | \$ 75,800 |



Named Insured: Springwood Villas II, Inc.
Carrier: CUMIS Specialty Insurance Company
Policy Term: 3/1/2026 to 3/1/2027

| Limits | | Coverage Description |
|--------|-----------|---|
| \$ | 1,000,000 | Each Occurrence - Bodily Injury and Property Damage |
| \$ | 2,000,000 | General Aggregate |
| \$ | 2,000,000 | Products and Completed Operations Aggregate |
| \$ | 1,000,000 | Personal and Advertising Injury |
| \$ | 50,000 | Damage to Rented Premises (each occurrence) |
| \$ | 5,000 | Medical Expense (any one person) |
| \$ | 1,000,000 | Hired and Non-Owned Auto |

COMMERCIAL GENERAL LIABILITY SCHEDULE OF HAZARDS

(S) GROSS SALES - PER \$1,000/SALES (A) AREA - PER 1,000/SQ. FT. (M) ADMISSIONS - PER 1,000/ADM
(P) PAYROLL - PER \$1,000/PAYROLL (C) TOTAL COST - PER \$1,000/COST (U) UNIT - PER UNIT (T) OTHER

| Classification | Exposure |
|-------------------------|----------|
| Condominium Association | 219 Unit |
| Swimming Pool | 1 |

*Refer to your policy for a complete list of exclusions.



Named Insured: Springwood Villas II, Inc.
Carrier: Accredited Surety & Casualty Company
Policy Term: 3/1/2026 to 3/1/2027

| Limits | Coverage Description |
|--------------|----------------------|
| \$ 1,000,000 | Per Claim |
| \$ 1,000,000 | Aggregate |
| \$ 5,000 | Retention |

Includes:

Defense Costs Outside of Limit of Liability
 Cyber Liability Coverage - \$100,000 sub-limit

Additional Conditions and Endorsements:

Prior Acts Coverage
 Property Manager Included
 Higher limits of cyber liability available



Named Insured: Springwood Villas II, Inc.
Carrier: Midvale Indemnity Company
Policy Term: 3/1/2026 to 3/1/2027

| Limits | Coverage Description |
|---------------|-----------------------------|
| \$ 5,000,000 | Each Occurrence |
| \$ 5,000,000 | Aggregate |
| \$ 0 | Retained Limit |

| Underlying Insurance Information | | |
|---|--------------|-------------------------------|
| Hired & Non-Owned Auto | \$ 1,000,000 | Combined Single Limit |
| | | |
| General Liability | \$ 1,000,000 | Each Occurrence |
| | \$ 2,000,000 | General Aggregate |
| | \$ 2,000,000 | Products/Operations Aggregate |
| | \$ 1,000,000 | Personal & Advertising Injury |
| Employers Liability | \$ 500,000 | B.I. Each Accident |
| | \$ 500,000 | B.I. Disease Each Employee |
| | \$ 500,000 | B.I. Disease Policy Limit |
| | | |
| Directors & Officers Liability | \$ 1,000,000 | Each Occurrence/Aggregate |
| | | |
| | | |



Named Insured: Springwood Villas II, Inc.
Carrier: CUMIS Specialty Insurance Company
Policy Term: 3/1/2026 to 3/1/2027

| Limits | Deductible | Coverage Description |
|---------------|-------------------|---|
| \$ 1,800,000 | \$ 5,000 | Employee Dishonesty |
| \$ 50,000 | \$ 5,000 | Social Engineering (Deception Fraud) |

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



Named Insured: Springwood Villas II, Inc.
Carrier: Atlantic Mutual Legal Defense Insurance Company Inc.
Policy Term: 3/1/2026 to 3/1/2027

The Insured Agrees to the following Terms and Conditions in order to obtain the policy provided by Atlantic Mutual Legal Defense Insurance Company, Inc.

1. In order to qualify for coverage with Atlantic Mutual, you must continuously maintain a General Liability policy with a minimum of \$250,000 per occurrence ; an Directors & Officers Liability policy with a minimum of \$250,000 per occurrence; and Windstorm Coverage on all Association property.
2. Atlantic Mutual Legal Defense Insurance Company, Inc., shall select and provide the attorney to defend the legal claim or lawsuit. The Insured shall not select the attorney to defend any claim.
3. This policy shall not provide an attorney for any appeal. If an insured decides to appeal any decision, ruling or judgment, the insured shall be responsible for the payment of all legal fees and costs related to such appeal.
4. The individual(s) who is signing the documentation regarding this policy on behalf of the association agrees and acknowledges that he or she has been delegated the specific authority by the board of directors of the association to bind the association to the terms and conditions of the policy provided by Atlantic Mutual Legal Defense Insurance Company, Inc., and to the terms and conditions stated on this web site.
5. ALL DISPUTES THAT MAY ARISE BETWEEN THE INSURED AND ATLANTIC MUTUAL LEGAL DEFENSE INSURANCE COMPANY, INC., ("ATLANTIC") WHETHER BASED IN CONTRACT, TORT, STATUTE, FRAUD, MISREPRESENTATION OR ANY OTHER LEGAL THEORY, WILL BE RESOLVED THROUGH FINAL AND BINDING ARBITRATION BEFORE A NEUTRAL ARBITRATOR INSTEAD OF IN A COURT BY A JUDGE OR JURY, AND THE INSURED AGREES THAT IT AND ATLANTIC MUTUAL LEGAL DEFENSE INSURANCE COMPANY, INC., ARE EACH WAIVING THE RIGHT TO TRIAL BY A JURY. THE INSURED AGREES THAT ANY ARBITRATION WILL TAKE PLACE ON AN INDIVIDUAL BASIS; CLASS ARBITRATIONS AND CLASS ACTIONS ARE NOT PERMITTED AND YOU ARE AGREEING TO GIVE UP THE ABILITY TO PARTICIPATE IN A CLASS ACTION.
6. The Arbitration agreed to above will be administered by JAMS pursuant to its Comprehensive Arbitration Rules and Procedures unless both parties agree to a different arbitration format. The arbitrator will conduct hearings, if any, by teleconference or videoconference, rather than by personal appearances, unless the arbitrator determines upon request by the INSURED or by ATLANTIC that an in-person hearing is appropriate. Any in-person appearances will be held at a location which is reasonably convenient to both parties with due consideration of their ability to travel and other pertinent circumstances. If the parties are unable to agree on a location, such determination will be made by JAMS or by the arbitrator. The arbitrator's decision will be final and binding.
7. The insured agrees that if there is any dispute between the insured and the attorney and/or law firm that represented the insured, the insured will not hold Atlantic Mutual Legal Defense Insurance Company, Inc., responsible or liable for the legal advice, actions or inactions of the attorney or law firm.
8. The insured agrees that if there is any dispute between the insured and the attorney and/or law firm that represented the insured, the insured agrees to venue and jurisdiction in the Circuit Court of Broward County, Florida.
9. The insured agrees that if there is any dispute between the insured and its insurance agent, the insured will not hold Atlantic Mutual Legal Defense Insurance Company, Inc., responsible or liable.
10. Atlantic Mutual Legal Defense Insurance Company, Inc., makes no representations or warranties that are not provided or stated in this web site and in our policy. The insured agrees that it is not relying on any promotional material or verbal statements from anyone or any entity and only will rely on the information not provided or stated in this web site and in our policy.
11. If the insured does not agree to all of the Terms and Conditions stated in this disclaimer section then the insured should not enter into a contract for the policy provided by Atlantic Mutual Legal Defense Insurance Company, Inc.
12. Prior to agreeing to enter into this policy, the Insured understands and agrees to the terms and conditions stated in the policy and on this web site.
13. If any provision or agreement in this Terms and Conditions Section or on this website is found to be unlawful, void or for any reason unenforceable, that provision will be deemed severable and will not affect the validity and enforceability of any remaining provision. No waiver by either party of any breach or default hereunder will be deemed to be a waiver of any preceding or subsequent breach or default.
14. The policy offered by Atlantic Mutual Legal Defense Insurance Company, Inc., has certain exclusions stated in the policy. The Insured has read the policy.
15. The policy offered by Atlantic Mutual Legal Defense Insurance Company, Inc., does not provide money or indemnification to any party.
16. The insured agrees and understands that if there is a judgment, levy or fine for money damages against the insured, the insured shall be responsible for the payment of such judgment, levy or fine. Atlantic Mutual Legal Defense Insurance Company does not provide money or indemnity to any party for any claim, judgment, levy or allegation.



Named Insured: Springwood Villas II, Inc.
Carrier: Underwriters at Lloyd's, London
Policy Term: 3/1/2026 to 3/1/2027

| Limits | | Coverage Description |
|--------|---------|---|
| \$ | 25,000 | Breach Response Notified Individuals |
| \$ | 250,000 | Breach Response Legal, Forensic & PR |
| \$ | 250,000 | Additional Breach Resp. Costs |
| \$ | 250,000 | Policy Aggregate Limit of Liability |
| \$ | 250,000 | Data & Network Liability |
| \$ | 250,000 | Reg. Defense & Penalties |
| \$ | 250,000 | Payment Card Lia. & Costs |
| \$ | 250,000 | Media Liability |
| \$ | 250,000 | Loss Resulting from Security Breach |
| \$ | 250,000 | Loss Resulting from System Failure |
| \$ | 25,000 | Dependent Loss Resulting from Security Breach |
| \$ | 25,000 | Dependent Loss Resulting from System Failure |
| \$ | 75,000 | Cyber Extortion |
| \$ | 100,000 | Data Recovery |



Premium Summary

Named Insured: Springwood Villas II, Inc.

| Description of Coverage | 2025-26 Premiums | 2026-27 Premiums |
|---|---------------------------|------------------------|
| Property | \$ 339,970.00 | 306,001.00 |
| Workers Comp | \$ 503.00 | 492.00 |
| General Liability Package including Hired & Non-Owned Auto | \$ 30,463.65 | 36,039.15 |
| Crime | \$ Included in GL Package | Included in GL Package |
| Directors & Officers | \$ 2,121.51 | 2,320.86 |
| Umbrella | \$ 3,200.00 | 4,200.00 |
| Legal Defense | \$ 3,658.93 | 3,658.93 |
| Cyber Liability | \$ N/A | 732.90 |
| Total Estimated Premium | \$ 379,917.09 | 353,444.84 |

| Recommendations/Options |
|-------------------------|
| |
| |



Proposal Acceptance

I accept the coverage, terms and conditions as outlined in this proposal presented by **Franklin Hamilton Insurance Inc.** I understand the abbreviated outlines of coverage used throughout this proposal are not intended to express any legal opinion as to the nature of coverage. They are only visuals to a basic understanding of coverage. Any change to this proposal as agreed upon by insured, agent and company is outlined below.

PLEASE CHECK ONE:

After careful review of proposal dated _____ we have decided to accept your proposal as presented.

After careful review of proposal dated _____ we have decided to accept your proposal with the following changes and/or recommendations:

The terms and conditions of this proposal will expire on 3/1/2026 at 12:01am.

Applicant's signature

Agent's signature

Applicant's name

Agent's name

Date signed

Date signed

*** Flood Quote Only, Not An Application ***

NATIONAL GENERAL
an Allstate company

NATIONAL GENERAL INSURANCE COMPANY
PO BOX 209559
DALLAS, TX 75320-9559

| Date | Type | Tracking Number | EffectiveDate | Expiration Date | Waiting Period |
|------------|------|-----------------|---------------|-----------------|----------------------|
| 01/28/2026 | New | 0003460803 | 03/01/2026 | 03/01/2027 | Standard 30 Day Wait |

| PropertyAddress | Insured Name(s) | Mailing Address and Phone | Agency Name, Address, and Phone |
|--|----------------------------|---|---|
| 10440 AZALEA PARK DR N PINELLAS PARK, FL 33782-2742 | SPRINGWOOD VILLAS II, INC. | 24701 US HIGHWAY 19 N #102 CLEARWATER, FL 33763 | FRANKLIN HAMILTON INSURANCE INC 1690 S CONGRESS AVE STE 205A DELRAY BEACH, FL 33445 |

| Property Description | Home Phone: | Work Phone: | Cell Phone: | Email: | Phone Number: (561) 774-8164 | Producer Code: 153088 | Email: MREED@FHINSURE.COM |
|----------------------|-------------|-------------|-------------|--------|------------------------------|-----------------------|---------------------------|
| | | | | | | | |

| Flood Zone and Community Information | |
|---------------------------------------|--|
| CommunityName: PINELLAS PARK, CITY OF | FIRM Date: 08/15/1977 |
| Current Flood Zone: AE | Program Status: Active and participating |
| Community Number: 120251 | County: PINELLAS COUNTY |
| Map Panel Suffix: J | |
| Map Panel: 0202 | |

| Occupancy Information | Foundation Information |
|--|--|
| Occupancy Type: Non-Residential Building | Foundation: Slab on grade (non-elevated) |

Available Options

| Rate Method | Premium | Building Coverage | Contents Coverage | Deductibles |
|----------------------|-------------------|---------------------|-------------------|-----------------|
| Rating Engine | \$2,261.00 | \$500,000.00 | \$0.00 | 1250 / 0 |
| Rating Engine | \$2,251.00 | \$500,000.00 | \$0.00 | 2000 / 0 |
| Rating Engine | \$2,229.00 | \$500,000.00 | \$0.00 | 5000 / 0 |
| Rating Engine | \$2,206.00 | \$500,000.00 | \$0.00 | 10000 / 0 |
| Rating Engine | \$2,104.00 | \$500,000.00 | \$0.00 | 25000 / 0 |
| Rating Engine | \$1,976.00 | \$500,000.00 | \$0.00 | 50000 / 0 |

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