

CSU Producer Resources, Inc.

A subsidiary of Cincinnati Financial Corporation
P.O. Box 145496, Cincinnati, OH 45250-5496
513-870-2000

Date: 05/20/2026

To: Arthur J. Gallagher Risk Management Services, LLC
501 RIVERSIDE AVE
JACKSONVILLE FL 32202

09-272

From: Connor Casey

RE: THE PALMS AT AMELIA CONDOMINIUM ASSOCIATION INC

Quote number: 1021959032

QUOTATION

We are pleased to present a quote for this risk. This quote is based on the information you submitted, however the terms and conditions may differ from what was requested. Please review carefully.

Coverage to be provided by The Cincinnati Specialty Underwriters Insurance Company, an approved non-admitted company.

Proposed Policy Period: From: 06/06/2026 To: 06/06/2027

Quote Expiration: 06/19/2026

Description of Operations: COA

Coverage:

General Liability - OCCURRENCE

Retroactive Date: NONE

Limits of Insurance	
Each Occurrence	\$ 1,000,000
Damage to Premises Rented to You	\$ 100,000
Medical Expense	\$ 5,000
Each Offense – Personal & Advertising Injury	\$ 1,000,000
General Aggregate other than Completed Operations	\$ 2,000,000
Products/Completed Operations Aggregate	\$ 2,000,000

Deductible	Per Claim	Per Occurrence
Bodily Injury	Not Applicable	Not Applicable
Property Damage	Not Applicable	Not Applicable
Combined BI and PD	\$ 2,500	Not Applicable

Payment Options: CSU offers both Agency Bill and Direct Bill payment methods. Listed below are the payment methods available to the insured.

Re: THE PALMS AT AMELIA CONDOMINIUM ASSOCIATION INC

Agency Bill:

Premium:	
CGL Deposit Premium	\$ 7,800.00
Flat Premium	\$ N/A
Terrorism Risk Insurance Act	\$ 78.00
Broker Fee	\$ 50.00
Surplus Lines Tax	\$ 391.64
Stamping Fee	\$ N/A
Other Taxes or Fees	\$ 4.76
TOTAL	\$ 8,324.40

Direct Bill:

	Annual	Semi-Annual	Quarterly	25%/9
CGL Deposit Premium	\$ 7,800.00	\$ 8,036.00	\$ 8,194.00	\$ 8,430.00
Flat Premium	\$ N/A	\$ N/A	\$ N/A	\$ N/A
Terrorism Risk Insurance Act	\$ 78.00	\$ 78.00	\$ 78.00	\$ 78.00
Broker Fee	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
Surplus Lines Tax	\$ 391.64	\$ 403.30	\$ 411.11	\$ 422.77
Stamping Fee	\$ N/A	\$ N/A	\$ N/A	\$ N/A
Other Taxes or Fees	\$ 4.76	\$ 4.90	\$ 4.99	\$ 5.13
TOTAL	\$ 8,324.40	\$ 8,572.20	\$ 8,738.10	\$ 8,985.90
Down-Payment*	\$ 8,324.40	\$ 4,515.20	\$ 2,534.10	\$ 3,313.90

*Down-Payment includes any fully earned or flat premiums, Broker Fee (where applicable), and all Surplus Lines Tax and other state specific taxes or fees. Depending on the bind request date or length of the policy term, the down-payment may include premiums from subsequent installments.

Re: THE PALMS AT AMELIA CONDOMINIUM ASSOCIATION INC

Provisions applicable to premium:

A. Premium is subject to annual audit: Yes No

B. Agency Bill Payment Terms: Premium is payable in full on the 25th of the month following the statement month. If payment is not received by the 25th of the month following the statement month, coverage will be cancelled and may not be reinstated or may not be reinstated at the same terms and conditions. If premium is financed and the finance company requests the company to cancel coverage, the company will honor that request. If the finance company subsequently requests the company to reinstate coverage, the company, at its sole discretion, may not reinstate coverage or may reinstate coverage with a gap in coverage terms or conditions.

C. Direct Bill Payment Terms: Payor is responsible for submitting the down-payment and any subsequent installment reflected on the billing invoice within 22 days from the invoice date. Subsequent installments are subject to change based on policy changes and/or billing charges. Please refer to Billing Invoice for future installments.

D. Direct Bill Billing Charge: The following billing charges vary by state and may apply up to \$25 per infraction: Non-Sufficient Funds (NSF) Charge, Rescission Charge, and/or Late Charge. Please refer to the Disclosure of Direct Bill Charges form included with your invoice for more information.

E. Minimum Earned Premium at Inception: 25 %
Minimum earned premium is the minimum amount to be retained as premium if coverage is cancelled at the insured's request after coverage is bound with the company.

F. Minimum Premium is the lowest amount to be retained for the policy period. Minimum premium is equal to 100% of the deposit premium.

G. Flat Premium: Any premium shown as a flat is fully earned and is not subject to the minimum earned premium.

H. Broker Fee: The broker fee is considered a flat charge and fully earned and is not subject to the minimum earned premium.

Forms and Endorsements:

Refer to Forms and Endorsements Schedule **CSIA406**

Standard Terms and Conditions:

1. In compliance with TRIA, a signed disclosure statement and coverage selection form is required at the time coverage is bound.
2. Please advise if coverage is desired. Coverage is not bound until issuance of a policy number by the company.
3. Commission: 15 %

Additional Terms and Conditions and Remarks:

Authority to Issue Certificates of Insurance:

After coverage is bound with our prior approval, you may issue **unmodified** ACORD Certificates of Insurance with an accurate representation of the coverage form and endorsements applicable to the policy at the time you issue the Certificate. No modification to the ACORD Certificate of Insurance is allowed without prior written approval from the company.

Certificates of Insurance do not amend, extend or alter policy coverage, terms or conditions in any manner. Changes to the policy are permitted only with prior written approval by the company.

Re: THE PALMS AT AMELIA CONDOMINIUM ASSOCIATION INC

DISCLOSURE NOTICE OF TERRORISM INSURANCE

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, that you have the right to purchase insurance coverage for losses resulting from acts of terrorism, as defined in Section 102(1) of the Act.

Certified Act of Terrorism

As defined in Section 102(1) of the Act, the term "act of terrorism" means any act that is certified by the Secretary of the Treasury - in concurrence with the Secretary of State, and the Attorney General of the United States - to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

Disclosure of Federal Participation in Payment of Terrorism Losses

You should know that where coverage is provided for losses resulting from certified acts of terrorism, such losses may be partially reimbursed by the United States government under a formula established by federal law. However, your policy may contain other exclusions which might affect your coverage, such as an exclusion for nuclear events. Under the formula, the United States government generally reimburses 85% of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage. The premium charged for this coverage is provided below and does not include any charges for the portion of loss that may be covered by the federal government under the Act.

You should also know that the Terrorism Risk Insurance Act, as amended, contains a \$100 billion cap that limits U.S. government reimbursement as well as insurers' liability for losses resulting from certified acts of terrorism when the amount of such losses in any one calendar year exceeds \$100 billion. If the aggregate insured losses for all insurers exceed \$100 billion, your coverage may be reduced.

Disclosure of Premium

In accordance with the federal Terrorism Risk Insurance Act, we are required to provide you with a notice disclosing the portion of your premium, if any, attributable to coverage for acts of terrorism certified under that Act.

The portion of your premium attributable to coverage for acts of terrorism certified under the Act is Excluded plus applicable taxes and fees. This amount does not include any charges for the portion of losses covered by the United States government.

REJECTION OF TERRORISM INSURANCE COVERAGE

You may choose to reject this offer of coverage for losses resulting from acts of terrorism as defined in the Act by signing the statement below and returning it to your insurance producer.

Coverage Rejection - I hereby reject the offer to purchase coverage for certified acts of terrorism as defined in the Act. I understand that I will have no coverage for losses resulting from such acts of terrorism.


 Jack Welch (Sig 3, 2026, 11:58:11 EDT)
 Authorized Signature by Applicant

06/03/2026

Date

Jack Welch

Print Name

THE PALMS AT AMELIA CONDOMINIUM ASSOCIATION, INC.

Named Insured

The Cincinnati Specialty Underwriters Insurance Company Policy Number

Forms and Endorsements Schedule

POLICY NUMBER:

POLICY EFFECTIVE DATE: 06/06/2026

NAMED INSURED: THE PALMS AT AMELIA CONDOMINIUM ASSOCIATION INC

FORMS APPLICABLE

Forms Applicable - Common Forms

CSIA501 (07/14) Common Policy Declarations
CSIA409 (01/08) Named Insured Schedule
CSIA410 (03/08) Notice to Policyholders
CSIA417FL (01/15) Cap On Losses From Certified Acts Of Terrorism - Florida
CSIA449FL (01/15) Policyholder Disclosure Notice Terrorism Insurance Coverage - Florida
CSIA403 (11/17) Special Provisions - Premium
CSIA404 (08/07) Service of Suit
CSIA464 (02/23) U.S. Treasury Department's Office of Foreign Assets Control ("OFAC") Advisory Notice to Policy
CSIA302 (02/24) Exclusion - Perfluorinated Compounds (PFC) and Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS)
CSIA301 (02/23) War Exclusion

Forms Applicable - Commercial General Liability

CSGA501 (04/08) Commercial General Liability Coverage Part Declarations
CSGA403 (10/07) Liability Premises Schedule
CSGA408 (04/08) Commercial General Liability Classification and Premium Schedule
CG0001TOC (04/13) Commercial General Liability Coverage Form Table of Contents
CG0001 (04/13) Commercial General Liability Coverage Form
CSGA401TOC (02/13) Changes to Commercial General Liability Coverage Form Table of Contents
CSGA401 (02/13) Changes to Commercial General Liability Coverage Form
CG2185 (12/23) Exclusion - Electronic Data - Deletion of Bodily Injury Exception
CG0220 (03/24) Florida Changes - Cancellation and Nonrenewal
CSGA3205 (06/23) Exclusion - Cyber Liability
CSGA3206 (06/23) Exclusion - Privacy Violation Liability

Forms and Endorsements Schedule

POLICY NUMBER:

POLICY EFFECTIVE DATE: 06/06/2026

NAMED INSURED: THE PALMS AT AMELIA CONDOMINIUM ASSOCIATION INC

FORMS APPLICABLE

Forms Applicable - Commercial General Liability

CG0300 (01/96)	Deductible Liability Insurance	
CSGA201 (08/07)	Hired Auto and Non-Owned Auto Liability	
CG2150 (04/13)	Amendment of Liquor Liability Exclusion	
CG2196 (03/05)	Silica Or Silica-Related Dust Exclusion	
CSGA306 (04/20)	Exclusion - Communicable Disease, Contagious Disease or Infectious Disease	
CSGA348 (06/08)	Limitation of Coverage - Swimming Pool	
CG2149 (09/99)	Total Pollution Exclusion Endorsement	
CSGA418 (06/08)	Amendment of Pollutants Definition	
CG2426 (04/13)	Amendment of Insured Contract Definition	
CSGA361 (06/08)	Exclusion - Fungi or Bacteria	
CSGA439 (11/08)	Amendment of Duties in the Event of Occurrence Offense Claim or Suit Condition	
CG2147 (12/07)	Employment-Related Practices Exclusion	
CG2004 (11/85)	Additional Insured - Condominium Unit Owners	
CSGA3010 (03/16)	EXCLUSION - ALL-TERRAIN VEHICLES UTILITY TERRAIN VEHICLES SNOWMOBILES OR OTHER RECREATIONAL OFF-ROAD	
CSGA359 (06/08)	Exclusion - Amusement Ride or Device	
CSGA416 (04/08)	Independent Contractors Limitations of Coverage	
CSGA434 (11/08)	Automatic Additional Insured-Specified Relationships	
CSGA435 (12/13)	Additional Insured - Owners Lessees or Contractors - Scheduled Person or Organization	
CG2136 (03/05)	Exclusion - New Entities	
CSGA342 (01/08)	Exclusion - Fireworks or Pyrotechnics	
CSGA3175 (12/23)	Exclusion - Employer's Liability	
CSGA356 (06/08)	Exclusion - Microorganisms Biological Organisms Bioaerosols or Organic Contaminants	
CSGA355 (06/08)	Exclusion - Formaldehyde	

Forms and Endorsements Schedule

POLICY NUMBER:

POLICY EFFECTIVE DATE: 06/06/2026

NAMED INSURED: THE PALMS AT AMELIA CONDOMINIUM ASSOCIATION INC

FORMS APPLICABLE

Forms Applicable - Commercial General Liability

CSGA3167 (04/19)	Exclusion - Construction with Maintenance Exception
CSGA377 (09/09)	Exclusion - Tainted Drywall
CSGA3003 (07/12)	Exclusion - Absolute Aircraft Auto or Watercraft
CSGA376 (09/09)	Exclusion - Sulfuric Gas
CSGA3203 (04/23)	Exclusion - Human Trafficking
CSGA4102 (07/19)	Limitation of Coverage to Designated Premises
IL0017 (11/98)	Common Policy Conditions
IL0021 (09/08)	Nuclear Energy Liability Exclusion Endorsement
CSLL348 (01/08)	Limitation - No Stacking of Limits of Insurance
IL0003 (09/08)	Calculation of Premium



CYBER LIABILITY QUOTE ESTIMATE

Date:

To: THE PALMS AT AMELIA CONDOMINIUM ASSOCIATION INC

PO BOX 1987

YULEE FL 32041

QUOTATION

CSU offers three Cyber products: Data Defender, Network Defender and Cyber Defense. Data Defender and Network Defender can be purchased separately or together. The quote(s) cannot be bound without prior company approval. Final pricing is subject to a favorable Cyber Liability Application, CSHC002. Please contact your C-SUPR underwriter for more information on these products.

1. DATA DEFENDER

Provides first party coverage for specified expenses arising from a "personal data compromise" involving "personally identifying information" of "affected individuals."

"Affected individuals" may be customers, clients, members, directors or employees of the insured entity.

Coverage	Annual Aggregate Limit	Deductible	Annual Gross Premium
Response Expenses	\$50,000	\$1,000	\$132
Defense and Liability	\$50,000	\$1,000	\$53
Identity Recovery	\$25,000	\$250	\$20
Total Data Defender Premium for \$50,000 Annual Aggregate Limit			\$ **205
Coverage	Annual Aggregate Limit	Deductible	Annual Gross Premium
Response Expenses	\$100,000	\$1,000	\$204
Defense and Liability	\$100,000	\$1,000	\$80
Identity Recovery	\$25,000	\$250	\$20
Total Data Defender Premium for \$100,000 Annual Aggregate Limit			\$ **304
Coverage	Annual Aggregate Limit	Deductible	Annual Gross Premium
Response Expenses	\$250,000	\$1,000	\$416
Defense and Liability	\$250,000	\$1,000	\$167
Identity Recovery	\$25,000	\$250	\$20
Total Data Defender Premium for \$250,000 Annual Aggregate Limit			\$ **603

2. NETWORK DEFENDER

Provides third party coverage for the breach of business information, unintended propagation and forwarding of malware and unintended abetting of a denial of service attack.

Coverage	Annual Aggregate Limit	Deductible	Annual Gross Premium
Computer Attack	\$100,000	\$1,000	\$243
Network Security	\$100,000	\$1,000	\$145
Total Network Defender Premium for \$100,000 Annual Aggregate Limit			\$ **388
Coverage	Annual Aggregate Limit	Deductible	Annual Gross Premium
Computer Attack	\$250,000	\$1,000	\$427
Network Security	\$250,000	\$2,500	\$289
Total Network Defender Premium for \$250,000 Annual Aggregate Limit			\$ **716

3. CYBER DEFENSE

Cyber defense comprises seven components, including first and third-party coverages. This robust cyber option offers higher limits and broad coverage and requires individual underwriting. Please consult your C-SUPR underwriter for additional details. To receive a quote, please complete supplemental application CSHC004.

** Note: applicable taxes, terrorism and \$50 broker fee will be added to the final policy.

SPECIAL

Surplus Lines Disclosure and Acknowledgement

At my direction, Arthur J. Gallagher Risk Management Services, LLC
has placed my coverage in the surplus lines market.

As required by Florida Statute 626.916, I have agreed to this placement. I understand that coverage may be available in the admitted market and that persons insured by surplus lines carriers are not protected by the Florida Insurance Guaranty Act with respect to any right of recovery for the obligation of an insolvent unlicensed insurer. Additionally, I understand surplus lines insurers' policy rates and forms are not approved by any Florida regulatory agency.

I further understand the policy forms, conditions, premiums, and deductibles used by surplus lines insurers may be different from those found in policies used in the admitted market. I have been advised to carefully read the entire policy.

THE PALMS AT AMELIA CONDOMINIUM ASSOCIATION INC

Named Insured

By: 
Signature of Named Insured

06/03/2026

Date

Jack Welch

Printed Name and Title of Person Signing

The Cincinnati Specialty Underwriters Insurance Company

Name of Excess and Surplus Lines Carrier

General Liability

Type of Insurance

06/06/2026

Effective Date of Coverage

Commercial General Liability Premises Schedule

POLICY NUMBER:

POLICY EFFECTIVE DATE: 06/06/2026

**if Supplemental
Declarations Is Attached**

NAMED INSURED: THE PALMS AT AMELIA CONDOMINIUM ASSOCIATION INC

LOC.

ADDRESS

1

1601 NECTARINE ST
FERNANDINA BEACH FL 32034

SPECIMEN

Commercial General Liability Classification and Premium Schedule

POLICY NUMBER: POLICY EFFECTIVE DATE: 06/06/2026

NAMED INSURED: THE PALMS AT AMELIA CONDOMINIUM ASSOCIATION INC

LOC NO.	CLASSIFICATION	CODE NO.	PREMIUM BASE	RATE			DEPOSIT PREMIUM		
				A - Area B - Payroll S - Gross Sales U - Units	Premises Operations and All Other	Products/ Completed Operations	Premises Operations and All Other	Products/ Completed Operations	
1	Condominiums - residential - (association risk only)	62003	U, 80	67.500					\$5,400
1	Swimming Pools - Not Otherwise Classified	48925	U, 1	1,500.000					\$1,500
1	Lakes or Reservoirs - existence hazard only (Not-For-Profit)	45524	U, 1	150.000					\$150
	GL Hired and Non-Owned Auto	20156							\$750