

*Boardwalk HOA
PO Box 3813
Gulf Shores, AL 36547*

April 22, 2024

TO: Boardwalk Unit Owners
FROM: Boardwalk Board of Directors
RE: 2024-2025 Insurance Renewal
Special Assessment for Insurance

The master insurance coverage on the building will renew on May 1, 2024. There is a requirement for an updated replacement cost valuation on the building be done every 3 years. This update was done in February this year. The new valuation showed a cost to replace of \$16,200,000 compared to \$12,500,000 in 2021. The cost of the foundation is shown as \$868,630. For purposes of coverage on the building for wind and other perils, the coverage will be written at \$15,331,370. This is an additional \$3,465,596 in coverage over last year.

The current insurance carrier, Frontline, has quoted the renewal with no increase in the rate of the insurance, but the cost of the additional coverage is an additional \$42,469.00 over last year. The total cost will be \$267,996.54. The flood insurance will renew in June and while the renewal notice has not been received yet, it is estimated to be about \$26,000-\$27,000 compared to \$21,211.00 last year.

That being said, the total insurance for 2024-2025 will be \$293,996.54.

The Special Assessment for insurance will be \$250,000 as it was last year. Enclosed is a sheet that shows the individual amounts of the assessment based on the size of the units. The assessment may be paid in a single payment or if you choose you may pay it in two installments. The first installment will be due June 1, 2024, and the second installment would be due August 1, 2024.

When remitting your assessment, please send a separate check marked Special Assessment. Please do not include it in your regular monthly assessment, since the special assessment will be deposited to a separate insurance assessment account. Also, the special assessment cannot be paid by ACH since your ACH Payment is a fixed amount each month. Also, a reminder that credit cards cannot be accepted for payment. Mail check to the address above.

Enclosed for your information is a sheet showing all of the new coverages. If you need a Certificate of Insurance for your mortgage company, call 251-967-3323, and ask for Kelly Boyington. She is with Whitehaven Insurance and can take care of that for you.

Attachment

BOARDWALK INSURANCE
SPECIAL ASSESSMENT
APRIL 22, 2024

POLICY PERIOD 5/1/2024-5/1/2025

Total Property Coverage	\$267,996.54
Flood Insurance Renewal	<u>\$ 26,000.00</u>
 Total Package	 \$293,996.54

SPECIAL ASSESSMENT
\$250,000

	Unit <u>Undivided Interest</u>	Unit <u>Assessment</u>	<u>Totals</u>
1 BR	.0082085	\$2,136.00 x 10	\$ 21,364.00
2 BR	.0125465	\$3,266.00 x 39	\$127,374.00
3 BR	.0153494	\$3,995.00 x 20	\$ 79,900.00
Unit 1085	.0130403	\$3,394.00 x 1	\$ 3,394.00
100D	.0248038	\$6,456.00 x 1	\$ 6,606.00
200D	.0178799	\$4,656.00 x 1	\$ 4,756.00
300D	.0248038	\$6,456.00 x 1	<u>\$ 6,606.00</u>
			 \$250,000.00