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**Date of Notice:** September 5, 2024

THE WOODS AT ANDERSON PARK CONDOMINIUM  
ASSOCIATION, INC.  
24701 US HIGHWAY 19 N STE 102  
C/O AMERI-TECH PROPERTY MGMT  
CLEARWATER, FL 33763-4086

**Policy Number:** 11937521  
39650 US HIGHWAY 19 N  
TARPON SPRINGS, FL 34689-7902

29641-5



**Action Required: Review This Information Regarding Coverage Eligibility with Citizens**

Dear The Woods at Anderson Park Condominium Association, Inc.,

You have received an offer of property insurance coverage from one or more private-market insurance companies participating in Citizens' Depopulation Program. **As required by Florida law, the policy is ineligible to renew with Citizens because at least one of these offers has an estimated renewal premium that is not more than 20% greater than the estimated Citizens renewal premium for comparable coverage.**

As Florida's insurer of last resort, and as also required by Florida law, Citizens' mission includes helping you find insurance with a private-market insurer. All companies offering coverage are Florida-licensed insurance companies approved by the Florida Office of Insurance Regulation.

You have received at least one offer of coverage from a private-market insurer.

- **If you receive multiple offers**, carefully review the coverage worksheet(s) to compare the coverage offered by the private-market insurers. To select one of the companies as your new insurance company, you must register your choice by October 15, 2024. Your policy will be transferred to the private insurer that you select, and coverage with your new insurance company begins the same day your current Citizens policy expires on April 15, 2025. You will also be sent a *Notice of Assumption and Non-Renewal* on October 29, 2024 that confirms your Citizens policy will not be renewed. Additionally, you will receive complete policy information from your new insurer approximately 45 days prior to your new coverage taking effect.
- **If you receive multiple offers and do not register a choice by October 15, 2024, Citizens will select the least expensive private-market offer on your behalf.** Your policy will be transferred to the private insurer, and coverage with your new insurance company begins the same day your current Citizens policy expires on April 15, 2025. You will also be sent a *Notice of Assumption and Non-Renewal* on October 29, 2024 that confirms your Citizens policy will not be renewed. Additionally, you will receive complete policy information from your new insurer approximately 45 days prior to your new coverage taking effect.
- **If you receive only one offer, no action is needed.** If your policy is not pending cancellation or nonrenewal - coverage with your new insurance company begins the same day your current Citizens policy expires on April 15, 2025. You will also be sent a *Notice of Assumption and Non-Renewal* on October 29, 2024 that confirms your Citizens policy will not be renewed. Additionally, you will receive complete policy information from your new insurer approximately 45 days prior to your new coverage taking effect.

*Notes:*

- You will report any claims for losses that occur on or after October 29, 2024 to your new insurer or agent. Although your new insurer will be responsible for paying claims for losses as of this date, your Citizens policy coverage, premium, and terms and conditions will not change until your policy begins with the new insurer on April 15, 2025.
- You must pay Citizens for all premiums due for the current policy term. You will receive billing and updated coverage information from your new insurer closer to your policy expiration date, which is the date coverage begins with your new insurer.
- If the actual cost of the policy issued by the new insurer is more than 20% higher than Citizens' estimated renewal premium, you may be eligible to return to Citizens. Contact your agent for additional information.

**Additional Costs for Citizens' Policyholders**

As you consider your options, please keep in mind that Citizens' policyholders may incur surcharges in addition to your premium, which can be as much as 15% of your premium in any single year and may apply whenever a catastrophe, such as a major hurricane, exhausts Citizens' financial resources. For example, a Citizens policyholder with a \$25,000 premium could be required to pay an additional \$3,750 following a catastrophic storm – even if you did not suffer a loss.

**The Choice Is Yours – Submit Your Response Today**

Submitting your choice is simple: Visit [www.citizensfla.com/online-choice](http://www.citizensfla.com/online-choice), or ask your agent to submit your choice. You'll need your policy number and the registration code listed on the enclosed offer letter and form. If you have questions regarding this important decision, your agent is in the best position to assist you. Their contact information is included below.

CHARLES PARK  
3315 HENDERSON BLVD STE 200  
TAMPA FL 33609  
813-868-1010



## Policyholder Depopulation Offer Form

Follow the instructions below to register your decision with Citizens on or before October 15, 2024:

1. Review the available private-market insurance offer(s).
2. Review the *Coverage Worksheets* included with this notice. Visit [www.citizensfla.com/depopcl](http://www.citizensfla.com/depopcl) for more information.
3. If multiple options are listed, decide which offer is right for you. We encourage you to speak with your agent to determine the best choice for your needs.
4. Register your choice by October 15, 2024, using one of the following methods:
  - Contact your agent, CHARLES PARK, at 813-868-1010
  - or
  - Visit [www.citizensfla.com/online-choice](http://www.citizensfla.com/online-choice). Enter your policy number, 11937521, and registration code, my57cz1024.

If only one offer is available, no action is needed.

**Citizens will select an offer on your behalf if you do not register your choice by October 15, 2024.**

Available Policyholder Depopulation Offers	Estimated Renewal Premium*
Slide Insurance Company	\$138,446.00

Had your policy not been rendered ineligible due to the private market offer(s) listed above, the Citizens estimated renewal premium would have been \$116,341.00.

*\* Estimated renewal premiums are based on current approved rates and policy information. The estimated premiums are subject to change. They include all fees and taxes and assume there are no changes to your coverage, deductibles, wind mitigation credits, policy fees, surcharges, or rates.*

La versión en español está disponible en [www.citizensfla.com/depopulation-resources](http://www.citizensfla.com/depopulation-resources).





# CR-M

## Coverage Worksheet Commercial Residential Multiperil

Coverage Type	Coverage Details	Can the coverage be added, changed, or excluded, or the limit increased?
<b>Coverages</b>		
<b>Building Coverage</b>		
Cause of Loss Form	Basic	No
Loss Settlement (Replacement Cost or Actual Cash Value)	Replacement Cost	No
Minimum Building Coverage	\$50,000	No
Maximum Building Coverage	No Max: Over \$10M Individual Risk Rated (A-Rated)	No
<b>Aux Building Coverage</b>		
Loss Settlement	Replacement Cost	No
Minimum Aux Building Coverage	\$0	No
Maximum Aux Building Coverage	No Max	No
<b>Special Class Coverage</b>		
Loss Settlement	Replacement Cost	No
Minimum Special Class Coverage	\$0	No
Maximum Special Class Coverage	No Max	No
<b>BPP Coverage</b>		
Loss Settlement	Actual Cash Value	No
Minimum BPP Coverage	\$0	No
Maximum BPP Coverage	No Max	No



Coverage Type	Coverage Details	Can the coverage be added, changed, or excluded, or the limit increased?
<b>Additional Coverages</b>		
Increased Cost of Construction	Limited to 5% of building limit of liability or \$10,000, whichever is less.	No
<b>Optional Coverages</b>		
Sprinkler Leakage	If not excluded	Yes
Sinkhole	Optional	Yes
Wind	If not excluded	Yes
Terrorism	Optional	Yes
<b>Other Coverages</b>		
Ordinance or Law	Not Available	No
Water	Not Available	No
Coinsurance/ Agreed Value	Not Available	No
Business Income and Extra Expense (Business Interruption)	Not Available	No
Equipment Breakdown	Not Available	No
CGL	Not Available	No
Replacement Cost for Personal Property	Not Available	No
Actual Cash Value (ACV) Roof Option	Not Available	No
Windstorm and Hail/ Wind Driven Rainwater Endorsement	Not Available	No
Loss Assessment Optional Coverage	Not Available	No
Manuscript Endorsements	Not Available	No
Theft (Crime)	Not Available	No



<b>Deductible Options</b>		
Hurricane Deductibles	3%, 5%, X-Wind	Per occurrence minimum: \$2,500 Calendar Year Minimum: \$1,000
All Other Peril Deductibles	\$1,000; \$2,500; \$5,000; \$10,000	
Other Wind/Hail Deductible	N/A	N/A
<b>Payment Options</b>		
Are payment plans available, other than full-pay?	Yes	
If Yes to above, what payment options are available?	Quarterly or semi-annual	
What down payment percentage is required for each?	<u>Semi-annual Payment Plan:</u> 40% 60%	<u>Quarterly Payment Plan:</u> 20% 40%
Is premium finance available/acceptable?	Note: Interest is charged at a rate of 4% per scheduled installment, after the first installment. Total interest will not exceed approximately 8.5% simple interest per year on the unpaid balance.  Premium Finance payments are available and accepted, however, lienholders, mortgagees (if escrowed) and premium finance companies are not eligible for the quarterly or semiannual payment plans.	
<b>Notes</b>		
<b>Building/Special Class Valuation Source:</b> Based on 100% of Replacement Cost derived off third party appraisal.		

This comparison is for informational purposes only and is not intended to interpret your Citizens policy. This information does not confer any rights upon you and does not alter, amend, change, or negate the coverage set forth in your Citizens policy. Your rights and responsibilities are specifically set forth in your Citizens policy. Please refer to your Citizens policy, or contact your agent if you have questions about your Citizens coverage.

Coverage Type	Coverage Details	Can the coverage be added, changed, or excluded, or the limit increased?
<b>Coverages</b>		
<b>Building Coverage</b>		
Cause of Loss Form	Basic, Broad, Special	Yes
Loss Settlement	Replacement Cost	No
Minimum Building Coverage	\$50,000	No
Maximum Building Coverage	None	No
<b>Auxiliary Building Coverage</b>		
Loss Settlement	Replacement Cost	No
Minimum Aux Building Coverage	None	Yes
Maximum Aux Building Coverage	None	Yes
<b>Special Class Coverage</b>		
Loss Settlement	Replacement Cost	No
Minimum Special Class Coverage	None	Yes
Maximum Special Class Coverage	None	Yes
<b>Business Personal Property Coverage</b>		
Loss Settlement	Replacement Cost	No
Minimum BPP Coverage	None	Yes
Maximum BPP Coverage	None	Yes
<b>Additional Coverages</b>		
Increased Cost of Construction	\$10,000 or 5% of the Limit of Insurance applicable to that building, whichever is less.	No
<b>Optional Coverages</b>		
Sprinkler Leakage	Not Covered	No
Sinkhole	Optional	Can be added or excluded – Deductibles are 3%,5% 10%



Coverage Type	Coverage Details	Can the coverage be added, changed, or excluded, or the limit increased?
Wind	Optional	Can be added or excluded. Can only be changed at renewal.
Terrorism	Optional	Can be added or excluded.
<b>Other Coverages</b>		
Ordinance or Law (A,B,& C Combined)	Optional	Limit up to 2,000,000 can be added or excluded
Ordinance or Law (Coverage A)	Optional	Yes
Ordinance or Law (Coverage B)	Optional	Yes
Ordinance or Law (Coverage C)	Optional	Yes
Ordinance or Law (Coverage B & C Combined)	Optional	Yes
Water	Excluded	No
Coinsurance / Agreed Value	Not Available	N/A
Business Income and Extra Expense (Business Interruption)	Not Available	N/A
Equipment Breakdown	Optional	Yes
CGL	Not Available	No
Replacement Cost for Personal Property	Not Available	N/A
Actual Cash Value (ACV) Roof Option	Optional	Yes
Windstorm and Hail / Wind Driven Rainwater Endorsement	Not Available	No
Loss Assessment Optional Coverage	Not Available	No
Manuscript Endorsements	Not Available	No
Vandalism	Optional	Yes
Theft (Crime)	Not Available	No
<b>Deductible Options</b>		
Hurricane Deductibles	1%,2%,3%,5% for calendar year or Occurrence	Yes
All Other Peril Deductibles	\$1,000, \$2,500, \$5,000, \$10,000	Yes
Other Wind/Hail Deductible	Not Available	N/A

## Payment Options

Are payment plans available, other than full-pay?	Yes
If Yes to above, what payment options are available?	2 Pay and 4 Pay
What down payment percentage is required for each?	60% for Two Pay 40% for Four Pay
Is premium finance available/acceptable?	No

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