

INSURANCE INFORMATION:

For owners requesting the Certificate of Insurance for their mortgage holders, please have your mortgage company contact our insurance liaison:

Advanced Insurance Underwriters

Phone: 941-929-1538 Fax: 941-929-1598

3701 South Osprey, Sarasota, FL 34239

To Request Certificates, contact: Ruby Core [rcore@advancedins.com](mailto:rcore@advancedins.com)

They will be happy to fax the Certificate of Insurance to you or your mortgage company.

**Property Coverage including Windstorm:**

Property and windstorm coverage for the Sanctuary Community association is secured from Lexington Insurance Company with a policy limit of \$3,316,250. Additionally, \$500,000 in Ordinance and Law coverage is provided. The policy limit is based upon the total appraised replacement cost values for all structures. The property covered under the Community policy includes but is not limited to the clubhouse, the generator building and generators, the gatehouse and gates, the pools, the pool deck, the shade arbors, the bathhouse, the pool equipment enclosure, the tennis courts including fencing and lighting, the beach walkovers, and the barbeque trellises.

The annual hurricane deductible amount is 3% or \$99,488 or \$550 per unit. The minimum deductible for a second hurricane loss in a year is \$25,000. The deductible amount for all other wind claims is \$10,000 and the deductible amount for all other property claims is \$2,500.

**Flood Coverage:**

Flood policies for the Clubhouse and the Generator Building are secured through the National Flood Insurance Program (NFIP) to the full limit available from the NFIP. The primary flood insurance coverage available from NFIP for each building is \$500,000 per building. The deductible for the Clubhouse policy is \$1,250 and the deductible for the Generator Building is \$50,000. In order to provide additional coverage, an excess flood insurance policy has been purchased from Underwriters at Lloyds for Sanctuary I, II, III, IV and Community, combined, that provides an additional \$20,000,000 in coverage in excess of the NFIP coverage described above.

**General Liability:**

A general liability policy for each individual association is secured from Arch Specialty Insurance Company with a per occurrence limit of \$1,000,000 and a general aggregate limit of \$2,000,000. General Liability coverage is not subject to a deductible.

**Workers Compensation:**

A \$500,000 per occurrence "If Any" workers compensation policy is purchased providing coverage for protection in the event of injury to an association volunteer or to an uninsured contractor or subcontractor. The coverage is not subject to a deductible.

**Directors and Officers Liability:**

A directors & officers liability policy is secured from Great American Insurance Company. The policy limit is \$1,000,000 and the deductible is \$1,000.

**Crime Coverage:**

A crime policy for each individual association is secured from Travelers. This statutorily-required coverage provides protection against employee dishonesty and theft of association funds. The policy limit for the Community association is \$1,500,000 and the deductible amount is \$10,000 per claim.

**Umbrella Liability Coverage:**

An umbrella liability policy for all associations, combined, is secured from Great American Insurance Company. The total policy limit is \$50,000,000 and provides excess coverage for all of the associations' general liability and directors and officers' liability policies. This policy is not subject to a deductible other than the limits of the primary policies.

**Homeowner Insurance & Loss Assessment Coverage:**

Each unit owner who carries a homeowner's policy has a minimum of \$2,000 Loss Assessment coverage. The agent responsible for placing your HO-6 policy will be able to confirm additional limits available and whether the carrier allows payment of deductibles from loss assessment coverage over the \$2,000 minimum limit under your personal policy or not, as each carrier's scope of coverage varies. In order for coverage under the Loss Assessment coverage to apply, the peril that causes the loss must be insured under the homeowner's policy.