

**Sun Ketch II Condominium Association, Inc.
General Board Meeting – Insurance
Wednesday, July 26, 2023**

Call to Order at 6:00 p.m., by President, Kelly Braaten.

All Directors present, quorum met.

Guests:

Scott Vignery, representing Ameri-Tech
Kim Carrington, V.P. McGriff Insurance Services

Approval of Minutes

The minutes of the July 11, 2023 meeting were reviewed. Braaten moved to approve the minutes as published, second by Rose. Motion approved by unanimous vote.

New Business -Insurance

Kim Carrington, Account Executive, from McGriff Insurance Services, brokers and checks with carriers about doing business with Sun Ketch II. 150 days prior to renewal she puts information together and sends to Markets. For the 2023-2024 market 37 carriers were notified, 35 declined to insure SKII. We received bids from American Coastal our current carrier, and Frontline Unlimited.

Current Insurer				Frontline Bid - Same Coverage	
Company & Rating	Expiring Premium	Renewal Premium	Increase	Company & Rating	Premium
American Coastal A - Demotech	\$247,935.87	\$485,431.34	96%	Frontline Unlimited BBB+ KBRA	\$227,408.92

Demotech Inc. is an American **admitting insurance rating carrier**. In 1996, the Florida Office of Insurance Regulation requested that Demotech rate new Property & Casualty Insurance companies doing business in Florida. American Coastal received an A rating. This means if American Coastal would go bankrupt the State of Florida would cover losses.

KBRA is a **non-admitting insurance rating carrier**. This means they aren't required to follow the same state regulations as admitted carriers. It also means that if the insurance company fails, the state would not step in to make payments on claims. KBRA would refund payments. The date they will become admitted is August of 2023. Frontline has applied to the Florida Office of Insurance Regulation and has been approved beginning January 1, 2024.

Open Discussion

The BOD and home owners discussed the pros and cons of both carriers, including the price difference. If American Coastal was chosen, an assessment would be needed. After discussion the BOD voted unanimously to go with Frontline Unlimited. A poll of Owners in the audience was taken with a vote of all but one for Frontline.

Our July 31, 2023 payment does not allow us to figure cost of insurance into our 2024 budget, which we will configure in October/November. Braaten asked Carrington to contact Frontline about considering quoting our policy again in October or November in order to change our due date of insurance, and also put us with a committed insurance carrier. This would help us in budgeting every year. Braaten agreed to contact Frontline.

Motion was made by Figiel to use Frontline Unlimited with legal and payments. Rose seconds. Motion carries. Contract for payment to Frontline Unlimited was signed by Braaten.

Adjourn

Braaten called for adjournment. Motion to adjourn at 7:00 p.m. was made by Rose, second by Figiel. Motion carries.

Minutes prepared by:
Christine Cengel, Secretary SKII
08/22/2023