

PROPOSAL

Of

INSURANCE

For

Hamilton Cove Homeowners Association

Prepared by:

Hessler Insurance Solutions

An Affiliate of Panorama Insurance Associates, Inc.

74121 University Pointe Court

Palm Desert, CA 92211

3/17/2026

Named Insured:
Hamilton Cove Homeowners Association

Insurance Carrier: Underwriters at Lloyds of London
Through Howden Specialty; Non-Admitted
Ategrity Specialty Insurance Company
Eirion Risk Underwriters

Policy Term: March 22, 2026 to March 22, 2027

Coverage: Primary Property including:
Buildings
Personal Property \$100,000
Business Income Excluding Extra Expense
Ordinance or Law

Locations:

1. 1-81 Camino De Flores Avalon, CA 90704
2. 45-89 Gaviota Avalon, CA 90704
3. 36-97 Playa Azul Avalon, CA 90704

Perils: Risks of direct physical loss or damage excluding Flood,
Earthquake with other exclusions per policy forms
and specified in the quote.

Limits: \$10,000,000 Per Occurrence Per Schedule;
Blanket Limits Apply

Sublimits of Liability: Included Demolition & Increased Cost of Construction
Actual Loss Business Income; 72 hour waiting period
\$100,000 Personal Property
\$1,600,000 Business Income for rating

Deductible: **\$50,000 per occurrence**

Exclusions: Earthquake, Earthquake Sprinkler Leakage, Flood, Asbestos, Terrorism,
Biological or Chemical Materials, Mold Mildew and Fungus, War, Radioactive
Contamination, Misrepresentation and Fraud, and other exclusions as may be contained
in the policy.

Premium:	\$ 305,000.00	100% Annual Minimum and Deposit
Carrier Fee	2,552.60	
Taxes:	\$ 9,210.00	
CRC Broker Fee:	\$ 4,500.00	
Total:	\$ 321,262.60	
Terrorism:	Not Applicable	

Insurance Carrier: Underwriters at Lloyds of London
Miller Specialty; Non-Admitted
Kinsale Insurance Company
Underwriters at Lloyds Beazley
Mercer Insurance Company

Policy Term: March 22, 2026 to March 22, 2027

Coverage: Excess Property Including:
Buildings
Personal Property
Business Income Excluding Extra Expense

Locations:

1. 1-81 Camino De Flores Avalon, CA 90704
2. 45-89 Gaviota Avalon, CA 90704
3. 36-97 Playa Azul Avalon, CA 90704

Perils: Risks of direct physical loss or damage excluding Flood, Earthquake, Earthquake Sprinkler Leakage with other exclusions per policy forms and specified in the quote.

Limits: \$40,000,000 **Blanket Limits Apply**
Per Schedule Excess of \$10,000,000

Deductible: As per primary

Exclusions: Earthquake, Earthquake Sprinkler Leakage, Flood, Asbestos, Terrorism, Biological or Chemical Materials, Mold Mildew and Fungus, War, Radioactive Contamination Radioactive Contamination, Misrepresentation and Fraud, and other exclusions as may be contained in the policy.

Premium:	\$ 340,000.00
Policy Fee:	350.00
Taxes:	\$ 10,823.13
CRC Broker Fee:	\$ 8,000.00
Total:	\$ 359,173.13

Terrorism: **\$ Not Quoted**

Insurance Carrier: Underwriters at Lloyds, Ascot/wkfc;
Axis Surplus Lines Insurance Company
Non-Admitted;

Policy Term: March 22, 2026 to March 22, 2027

Coverage: Excess Property Including:
Buildings
Personal Property
Business Income Excluding Extra Expense

Locations:

1. 1-81 Camino De Flores Avalon, CA 90704
2. 45-89 Gaviota Avalon, CA 90704
3. 36-97 Playa Azul Avalon, CA 90704

Perils: Risks of direct physical loss or damage excluding Flood, Earthquake, Earthquake Sprinkler Leakage with other exclusions per policy forms and specified in the quote.

Limits: \$40,315,474 Per Occurrence Per Schedule
Excess of \$50,000,000
Blanket Limits Apply

Exclusions: Earthquake, Earthquake Sprinkler Leakage, Flood, Asbestos, Terrorism, Biological or Chemical Materials, Mold Mildew and Fungus, War, Radioactive Contamination, Misrepresentation and Fraud, and other exclusions as may be contained in the policy.

Premium:	\$ 90,000.00
Taxes:	\$ 2,871.54
Company Policy Fee	\$ 300.00
CRC Broker Fee:	\$ 1,000.00
Total:	\$ 94,171.54

Terrorism: **\$ 5,046.53**

Named Insured: Hamilton Cove Homeowners Association

Insurance Carrier: Nationwide Mutual Insurance Company
A.M. Best's Rating: A XV

Coverage: Commercial Auto Coverage

Limits / Deductibles:

\$1,000,000	Liability
\$ 100,000	Underinsured Motorists
\$ 100,000	Uninsured Motorists
\$ 5,000	Med Pay
\$1,000,000	Non-Owned / Hired Auto Liability
\$ 500	Deductible Comprehensive
\$ 500	Deductible Collision

Vehicle Schedule:

1994 Nissan Pickup	VIN # 1N6SD11S4RC322684
1995 GMC Sierra Pickup	VIN # 1GTFC24H4SZS55304
1996 Yamaha Golfcart	VIN # JNS202672
2004 Vantage WTI	VIN # LFWA1F1244JA91141
2004 Yamaha Golfcart	VIN # JN0018368
2004 Yamaha Golfcart	VIN # JU0104269
2004 Yamaha Golfcart	VIN# JU0010170
2000 Dodge Ram	VIN# 3B6MC36W7M235255
2000 Yamaha Golfcart	VIN# JN6409772
2006 Yamaha Golfcart	VIN# JU0313675

Premium: \$ 13,815.60

This is on direct bill to the insured.

Insurance Carrier:	Mesa Underwriters Specialty Insurance Company Non-Admitted;												
Policy Term:	March 22, 2026 to March 22, 2027												
Coverage:	<u>General Liability</u> Occurrence												
Limits of Liability:	<table> <tr> <td>\$2,000,000</td> <td>General Aggregate</td> </tr> <tr> <td>\$2,000,000</td> <td>Products/Completed Operations</td> </tr> <tr> <td>\$1,000,000</td> <td>Each Occurrence</td> </tr> <tr> <td>\$ 100,000</td> <td>Damage to Premises Rented by You</td> </tr> <tr> <td>\$ 5,000</td> <td>Medical Payments</td> </tr> <tr> <td>\$ 5,000</td> <td>Per Claim Deductible</td> </tr> </table>	\$2,000,000	General Aggregate	\$2,000,000	Products/Completed Operations	\$1,000,000	Each Occurrence	\$ 100,000	Damage to Premises Rented by You	\$ 5,000	Medical Payments	\$ 5,000	Per Claim Deductible
\$2,000,000	General Aggregate												
\$2,000,000	Products/Completed Operations												
\$1,000,000	Each Occurrence												
\$ 100,000	Damage to Premises Rented by You												
\$ 5,000	Medical Payments												
\$ 5,000	Per Claim Deductible												
Terms:	Subject to the terms, conditions, limitations of the policy. 25% minimum earned premium												
Exclusions:	Pyrotechnicians or Fireworks;.Employment Related Practices; Animal Liability; Asbestos; Liquor Liability; Absolute Pollution; Fungi or Bacteria (Mold); Silica or Silica Related Dust; Assault & Battery; Designated Professional Services; Directors & Officers Liability; Lead Contamination; Nuclear Energy Liability; Auto Liability; others as noted in policy.												
Subject to:	Acceptable inspection / loss control report Signed Terrorism Rejection Form Prior to Binding if Terrorism coverage rejected												
Security Payroll:	\$175,000												
Premium:	\$ 29,606.00 Minimum Annual (excluding Terrorism)												
Policy Fee:	\$ 400.00												
	\$ 954.19 State Tax												
TOTAL ANNUAL	\$ 30,960.19												
Terrorism:	\$ Not Quoted												

Insurance Carrier: Mesa Underwriters Insurance Company

Policy Term: March 22, 2026 to March 22, 2027

Coverage: Umbrella Liability

Limits of Liability: \$5,000,000 Each Occurrence
\$5,000,000 General Aggregate

Terms & Conditions: No Flat Cancellations / 25 % minimum earned premium; subject to terms, conditions, and limitations of the policy

Endorsements: Follow Form: General Liability

Exclusions: Follows General Liability

Premium:	\$ 14,630.00	Minimum Annual Premium
	\$ 400.00	Carrier Policy Fee
	<u>\$ 477.95</u>	State Tax
	\$ 15,507.95	TOTAL ANNUAL PREMIUM

Insurance Carrier:	Continental Casualty Company A. M. Best's Rating: A XV		
Policy Term:	March 22, 2026 to March 22, 2027		
Coverage:	<u>Directors & Officers</u>		
Limits of Liability:	\$1,000,000	Each Occurrence/Aggregate	Ded: \$10,000
Coverage:	<u>Fidelity & Forgery</u>		<u>Deductible</u>
Limits of Liability:	\$1,000,000	Computer Fraud Includes Wire Transfer	\$10,000
	\$1,000,000	Employee Theft	\$10,000
	\$ 25,000	Forgery and Alteration	\$ 250
	\$ 25,000	Theft, Disappearance	\$ 0
	\$1,000,000	General Aggregate	
		Defense Costs are in addition to limits of liability.	
Premium:	\$ 7,427.00	Flat annual premium	
	\$ 500.00	RLA Broker Fee	
	\$ 35.00	Carrier Policy Fee	
	\$ 7,962.00	TOTAL ANNUAL PREMIUM	

Insurance Carrier: **Liberty Mutual Fire Insurance Company**
A. M. Best's Rating: A XV

Policy Term: March 22, 2026 to March 22, 2027

Coverage: Equipment Breakdown PowerPro Select

Limits of Liability: \$87,734,451 **Ded:** \$10,000

\$3,868

PREMIUM SUMMARY

	2026	2025
Primary Property \$10 million Limit	\$ 321,262.60	\$ 497,605.00
Excess Property \$10m X \$10m		\$ 206,546.28
Excess Property \$10m X \$20m		\$ 178,767.13
Excess Property \$5m X \$30m		\$ 116,498.00
Excess Property \$5m X \$35m		\$ 105,180.00
Excess Property \$10 X \$40	\$ 359,173.13	\$ 178,433.03
Excess Property \$37.7m X \$50m	\$ 94,171.54	\$ 138,629.40
Auto	\$ 13,815.60	\$ 12,516.60
General Liability	\$ 30,960.19	\$ 33,946.22
Umbrella Liability	\$ 15,507.95	\$ 26,934.11
Directors & Officers Including Crime	\$ 7,962	\$ 8,123.00
Equipment Breakdown	\$ 3,868	
Total	\$ 846,721.01	\$ 1,504,028

Building Value \$ 88,615,474 Blanket Limits Apply