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4 **CRECIENTE CONDOMINIUM ASSOCIATION**  
5 **INSURANCE COMMITTEE MINUTES**

6 **Date: 20, May, 2016**

**Time: 10;58**

7 **CALL TO ORDER Mr. Grier**

8  
9 **ROLL CALL:**

10 Mr. Daus Present

11 Mr. Grier Present

12 Mr. Johnson Present by phone

13 Mr. Luce Present by phone

14 Ms. Marino Present

15 Mr. Ray Present

16  
17  
18 **QUORUM Affirmed**

19  
20 **AFFIRMATION THAT NOTICE OF MEETING WAS PROERLY POSTED**

21 I so affirm

22 **MINUTES OF PRIOR MEETING**

23 **Not done**

24  
25 **I. OLD BUSINESS**

26 Reports on studies of policies by members of the committee

27 Commercial Package

28 1. Forgery and alteration coverage appears to be excluded. We should  
29 make sure we have this coverage. **Chair to verify existence or secure**  
30 **quotation from our agent.**

31 2. Funds Transfer coverage, computer, and credit card coverage need to  
32 be confirmed or added. **Chair to contact agent for coverage**  
33 **confirmation or quotation.**

34 3. Discussed violation of statute coverage by ...methods of sending  
35 material or information. No action

36 4. Computer fraud, credit card fraud and designated agents added as  
37 employees for fidelity coverage. **Chair to contact agent for further**  
38 **information.**

39  
40 Umbrella

41 1. Consider quotations for higher and lower limits. **Will be added to**  
42 **renewal quotation request.**

43  
44 Property

- 45 1. Pergola not covered for wind. **Chair to contact agent and have**  
46 **added..**  
47 2. Damage occurring prior to date of claim event is excluded. Can this be  
48 modified? **Chair to check with agent..**  
49 3. Coverage for Back up of Sewers and Drains is not provided. It is  
50 available. Limits are low and cost is high. Recommend we present  
51 this to Board of Directors for direction. Committee split 50-50 on  
52 whether or not to purchase  
53 **Motion by Mr. Johnson Seconded by Ms. Marino**  
54 **To recommend to the Board of Directors that they consider the**  
55 **purchase of back up of sewers and drains coverage**  
56 **Motion passed unanimously**  
57

58 Workers compensation

- 59 1. Volunteers can be covered IF they are designated, by name and  
60 project, by the board of directors  
61 **. Motion by Ms. Marino, Seconded by Mr. Ray**  
62 **Recommend that the board develop and communicate a policy**  
63 **stating that unless designated by the board, persons who volunteer**  
64 **to help work on or for the Association are not covered by the**  
65 **association's insurance.**  
66 **Motion passed unanimously**  
67

68 Flood

- 69 1. Some owners have a problem with their mortgagees requiring 100%  
70 co-insurance on Flood policy. We have 80%. They are forced into  
71 lender's insurance at excessive cost. Should we consider increasing to  
72 100% coverage. **Quotation for 100% value to be requested with**  
73 **renewal.**  
74  
75 2. The chair reported that there is a possibility of changing our flood  
76 zone. This will result in a premium savings if possible. **An engineer**  
77 **is visiting today, May 19, to ascertain the probability of**  
78 **changing zones.**  
79

80 Accident Report:

- 81 **Motion by Mr. Daus Seconded by Mr. Ray**  
82 **To recommend to the board that they approve the attached accident report**  
83 **form. Further, that the board develop a policy/rule requiring all incidents**  
84 **that result in possible injury be reported to the office and a form be**  
85 **completed for that incident.**  
86  
87  
88  
89  
90

91       **II.       NEW BUSINESS**

- 92           1. Consider sending renewal coverage out for bids:  
93           Consensus is that bidding with several agents will result in several agents  
94           approaching the same insurance companies.  
95           2. "Audition" new agents as an alternative to bidding. Consensus is we are  
96           comfortable with our current agents.  
97           3. Consolidate flood and remainder of insurance with same agent. Much  
98           discussion lead to a consensus of "leave well enough alone". However,  
99           we should get to a common anniversary date..

100       **Motion by Mr. Luce           Seconded by Mr. Daus**

101       **To recommend that the board continue with Statewide for Flood and**  
102       **Brown and Brown for all other insurance for 2017**

103       **Motion Passed**

- 104           4. Building appraisal: Fl. Statute 718 says that appraisals should be done  
105           every three years. Our last physical appraisal was 2009. We have been  
106           receiving updates since then.

107       **Motion by Ms. Marino           Seconded by Mr. Johnson**

108       **That the board consider a new contract with GAB for an on-site**  
109       **appraisal every three or every five years with annual updates.**

110       **Motion Passed**  
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112  
113

114       **III.       OWNER QUESTIONS & COMMENTS**

115       Regarding accident prevention; Mr. Lomacchio suggested making changes to the  
116       roof access ladder of the south building. General consensus we should present  
117       this to the board of directors for their consideration.

118       **Motion by Mr. Luce           Seconded by Ms. Marino**

119       **To recommend to the board that they direct the manager to investigate a**  
120       **means of preventing or reducing injury from a fall from the ladder leading to**  
121       **the roof in the south building.**

122       **Motion Passed**  
123

124       **IV.       ADJOURNMENT**

125       **Motion byh Mr. Ray, Seconded by Mr. Daus to adjourn**

126       **Motion Passed**

127       Adjourned at 12:50 PM  
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129       Respectfully Submitted,  
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131  
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