Effective: 11/07/2025

Risk Management Proposal for:

# *Imperial Embassy Condominium Two, Inc.*

PCS Insurance Group Inc.
3315 Henderson Blvd, Suite 200
Tampa, FL 33609
813-868-1010

## About PCS Insurance Group

PCS Insurance Group is a privately-owned, full-service property insurance agency and one of the fastest growing agencies in the state. Our focus on the quality of our carriers, specific market knowledge and high ethical standards have earned us recognition as a leader in the Florida property insurance industry.

Our diagnostic approach helps our clients to determine the best insurance coverage for their property, bringing peace of mind and confidence to those who do business with our agency. We pride ourselves on providing the highest levels of service and finding the right combination of tailored insurance coverage. PCS has been built on developing committed relationships with our existing clients and selectively pursuing new long-term partners. If you are tired of working with a garden-variety insurance agency, we invite you to forge a new relationship with PCS, the property specialists.

# Our Commitment

At PCS Insurance Group, service is how we set ourselves apart. Our clients are our commitment, and we provide the highest level of service with integrity. We take pride in the quality of our products and the personalized service we offer. This approach has allowed PCS to establish long term relationships with our clients and maintain a loyal group of “A” rated insurance carriers that have partnered with us year after year.

At PCS we strive to give all policyholders the most competitive rates and the quality of service they demand and have every right to expect. As a testament to our commitment, PCS has earned *Vendor of the Year* recognition from many of our clients.

**Service Highlights:**

- Dedicated Community Association Service Team
- Complimentary unit owner coverage reviews: Explanation of Master policy vs. Unit Owner policy
- Less than 24 hr turn-around on certificate requests
- Assistance with budget projections well in advance of renewal
- We work throughout the claims process with each client who has experienced a loss

## Community Association Service Team

All PCS Insurance Group clients are assigned to a team of specialists who are dedicated to providing a wealth of resources to serve their needs. Your team will include an assigned Account Executive who is a Licensed Community Manager, a Personal Lines team with expertise in Chapter 718 requirements, and a Claims Team ready to advocate on your behalf. Our professionals pride themselves on excellent service and are dedicated to using their experience and expertise to meet our clients' insurance needs. Your Service Team is committed to anticipating and fulfilling your insurance needs.

Ultimate accountability for your program is the responsibility of Chas Barber. While a number of professional staff will be active with your account on a day-to-day basis, Chas is responsible for meeting your expectations.

| Condominium Service Team Members | Position |
|---|---|
| Chas Barber<br>(813) 868-1010<br>cbarber@pcsins.com | Agent |
| Chad Yager, LCAM<br>(813) 868-1010<br>cyager@pcsins.com | Account Executive |
| Susan Baxley<br>(813) 868-1010<br>sbaxley@pcsins.com | Claims |
| Certificates Department<br>(813) 868-1010<br>certificates@pcsins.com | Certificates |

| Unit Owner Service Team Members | Position |
|---|---|
| Alexis Rolon<br>(813) 868-1010<br>arolon@pcsins.com | Unit Owner Insurance |
| Damien Boyle<br>(813) 868-1010<br>dboyle@pcsins.com | Unit Owner Insurance |
| Patti McKenzie<br>(813) 868-1010<br>pmckenzie@pcsins.com | Unit Owner Insurance |
| Alexandra Lopez<br>(813) 868-1010<br>alopez@pcsins.com | Unit Owner Insurance |

## Property Location Schedule

| Location Address | Building Limits | Contents | Occupancy |
| --- | --- | --- | --- |
| 4747 Azalea Drive | $3,782,065 | $0 | Condo- 24 units |
| 4747 Azalea Drive | $2,266,560 | $0 | Condo- 16 units |
| **Total** | **$6,048,625** | **$0** | |

***Insurable values are based on the October 14th, 2025 Appraisal***

## Property Coverage- Excluding Wind

| | |
|---|---|
| **Carrier:** | **Old Republic Union Insurance Company** |
| **AM Best Carrier Rating:** | A Non-Admitted |
| **Coverage:** | Special Form- including Equipment Breakdown |
| **Limit of Insurance:** | $6,048,625 |
| **Valuation:** | Replacement Cost |
| **Coinsurance:** | Agreed Value |
| **Deductible:** | As respects to Water Damage: $25,000 per occurrence<br>All Other Perils: $10,000 per occurrence |
| **Ordinance or Law:** | Coverage A, B & C combined sublimit: 10% of the value of the damaged building(s) |
| **Sewer Backup:** | $25,000 per occurrence |

**Exclusion (included, but not limited to)**

- Mold
- Pollution
- Existing Damage
- Flood
- Earthquake
- Aluminum Wiring
- Wind/Hail
- Cast Iron, Galvanized, or Polybutylene Plumbing
- Actual Cash Value for Roof Surfacing- 15 years or older

**Minimum Earned Premium – 25%**

## Coverage Form Explanations

**Basic Form Perils -** **Fire, lightning, explosion, windstorm or hail, smoke, aircraft or vehicles, riot, vandalism, sprinkler leaks, sinkhole and volcano**

**Broad Form Perils-** **Basic Form Perils plus breakage of glass that is part of building, falling objects, weight of snow or ice and water damage**

**Special Form Perils-** **Covers "all risks of physical loss" unless the policy specifically excludes or limits the loss.**

**Catastrophic Ground-** **Catastrophic Ground Cover Collapse coverage applies only when geological activity results in all of the following conditions:**

- **Abrupt collapse of ground cover**
- **A depression in the ground cover that is clearly visible to the naked eye**
- **Structural damage to the building, including the foundation**
- **Condemnation of the structure and order by government authorities that it be vacated**

**Ordinance and Law-** **Coverage A:** **Pays for loss of value of an undamaged portion of the existing building which must be demolished and/or removed to conform with municipal ordinance, code, etc.**

**Coverage B:** **Pays for the cost of demolition of the undamaged portions of the building necessitated by the enforcement of building, zoning, or land use ordinance or law.**

**Coverage C:** **Pays for the increased expenses incurred to replace the building with one conforming to building laws or ordinances, or to repair the damaged building so that it meets the specifications of current building laws or ordinances.**

**damaged building so that it meets the specifications of current building laws or ordinances.**

## Premium Summary

| Coverage | 2025 Premium |
|---|---|
| Property- Ex Wind | $21,566.80 |
| **Total** | **$21,566.80** |