

Property / Fire



Invoice #: INV938723

Invoice Date: 5/16/2023

Due Date: 5/26/2023

Producer: Yosdany Perez

8950 Fontana Del Sol Way, Suite 200
Naples, FL 34109

Insured: Bordeaux Club, Inc.

2900 GULF SHORE BOULEVARD N.
NAPLES, FL 34103

Carrier:

Trisura Specialty Insurance Company

Policy #:

CIUCAP404188-00

Invoice Type: Inception

Policy Effective Date: 4/25/2023

Policy Expiration Date: 4/25/2024

Line of Business: Package

Description	Gross Amount	Commission	Net Amount Due
Package Premium	40,825.00	4,899.00	35,926.00
Policy Fee	650.00		650.00
FHCF Fee	0.00		0.00
FL Surplus Lines Tax	2,048.87		2,048.87
FLSLSO Fee	24.89		24.89
FL EMPA Fee	4.00		4.00
FL CPIC Fee	0.00		0.00
Totals:	43,552.76	4,899.00	38,653.76

Notice:

Coastal Insurance Underwriters will file FL state taxes

Remit Payments to:

CIUINS

P.O. Box 896906

Charlotte, NC 28289-6906

Phone (904)285-7683

Fax (904)395-0038

NEW: Online payment NOW
available at www.ciuins.com

SURPLUS LINES STATEMENT

Policy Number

GIUGAP404188-00

Insured Name

Bordeaux Club, Inc.

Rt cpl r Kmdr @ dms9

Charles Bushong
Coastal Insurance Underwriters
P.O. Box 3140
Ponte Vedra Beach, FL 32004
License #: A036714

Premium: \$40,825.00

S/L Tax: \$ 2,048.87

FSLSO Service Fee: \$ 24.89

FHCF: \$ 0.00

BPIC Emergency Assessment: \$ 0.00

EMPA: \$ 4.00

Policy Fee: \$ 650.00

Total: \$ 43,552.76

Producing Agent:


DOUGLAS SHIPP
8950 Fontana Del Sol Way, Suite 200
Naples, FL 34109

Lic # E082475

THIS INSURANCE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA INSURANCE GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF AN INSOLVENT UNLICENSED INSURER.

SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY FLORIDA REGULATORY AGENCY.

Date: 5/16/2023


Surplus Lines Agent



TRISURA[®]

210 Park Avenue
Suite 1300
Oklahoma City, OK 73102

SIGNATURE CLAUSE

SIGNATURE CLAUSE

In Witness Whereof, we have caused the policy to be executed and attested, and, if required by state law, this policy shall not be valid unless countersigned by our authorized representative.

TRISURA SPECIALTY INSURANCE COMPANY, INC.

Michael Beasley
President & CEO

Paul Kopecky
COO & Client Management

TRISURA SPECIALTY INSURANCE COMPANY
COMMERCIAL PACKAGE POLICY DECLARATIONS PAGE

Policy Number: CIUCAP404188-00

Inception Date: 4/25/2023

Expiration Date: 4/25/2024

**12:01 AM Standard Time at the
address of the insured as stated
herein.**

Named Insured and Address	Producing Agency Name and Address
Bordeaux Club, Inc. 2900 GULF SHORE BOULEVARD N. NAPLES, FL 34103	AssuredPartners of Florida, LLC D/B/A: IRMS 8950 Fontana Del Sol Way, Suite 200 Naples, FL 34109

This policy consists of the following coverage parts for which a premium is indicated. The premium may be subject to audit by the company.

Coverage(s) Included in Policy	Premium
Commercial Property	Included
Commercial General Liability	Excluded
Crime - Employee Dishonesty	Excluded
Directors & Officers Liability	Excluded
Policy Premium:	\$40,825.00
Fees	
Policy Fee	\$650.00
Surplus Lines Tax	\$2,048.87
FSLSO Service Fee	\$24.89
EMPA Fee	\$4.00
CPIG Emergency Assessment Fee	\$0.00
FHCF Fee	\$0.00
Total Premium and Fees:	\$43,552.76

In Return For The Payment Of The Premium, And Subject To All The Terms Of This Policy, We Agree With You To Provide The Insurance As Stated In This Policy. This Policy Supersedes Any Previous Policy Bearing The Same Number And Policy Period.

**“SURPLUS LINES INSURERS’ POLICY RATES AND FORMS ARE NOT
APPROVED BY ANY STATE REGULATORY AGENCY.”**

Payment Method: This is an agency bill policy.

Premium payable at inception:

Countersigned this 16th day of May, 2023


Authorized Representative

TRISURA SPECIALTY INSURANCE COMPANY

POLICY LOCATION SCHEDULE

Policy Number: CIUCAP404188-00

Policy Period: 4/25/2023

To: 4/25/2024

Named Insured: Bordeaux Club, Inc.

LOCATIONS OF ALL PREMISES YOU OWN, RENT, OR OCCUPY

Bldg #	Address	Building Name	Building Desc.	City	State	Zip
1	GULF SHORE BLVD. NORTH	WEST BUILDING	Residential Building	NAPLES	FL	34103
2	GULF SHORE BLVD. NORTH	NORTH BUILDING	Residential Building	NAPLES	FL	34103
3	GULF SHORE BLVD. NORTH	SOUTH BUILDING	Residential Building	NAPLES	FL	34103
4	GULF SHORE BLVD. NORTH	MAINT. BUILDING	Auxiliary Building	NAPLES	FL	34103
5	GULF SHORE BLVD. NORTH	MANAGERS BUILDING	Administration Building	NAPLES	FL	34103
6	GULF SHORE BLVD. NORTH	CHIKEE / BAR	Auxiliary Building	NAPLES	FL	34103
7	GULF SHORE BLVD. NORTH	POOL RESTROOMS	Auxiliary Building	NAPLES	FL	34103
8	GULF SHORE BLVD. NORTH	PUMP HOUSE	Auxiliary Building	NAPLES	FL	34103
9	GULF SHORE BLVD. NORTH	POOL/SPA	Pool	NAPLES	FL	34103
10	GULF SHORE BLVD. NORTH	POOL DECK	Pool	NAPLES	FL	34103
11	GULF SHORE BLVD. NORTH	FLAG POLE	Flag Pole	NAPLES	FL	34103
12	GULF SHORE BLVD. NORTH	DOCK	Docks & Piers	NAPLES	FL	34103
13	GULF SHORE BLVD. NORTH	FOUNTAIN	Fountain	NAPLES	FL	34103
14	GULF SHORE BLVD. NORTH	MONUMENT	Outdoor Sign	NAPLES	FL	34103



TRISURA SPECIALTY INSURANCE COMPANY

COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS PAGE

Policy Number: CIUCAP404188-00

Policy Period: 4/25/2023

To: 4/25/2024

Named Insured: Bordeaux Club, Inc.

COVERAGES PROVIDED AND DESCRIPTION OF PREMISES: INSURANCE AT THE DESCRIBED PREMISES APPLIES ONLY FOR THE COVERAGES SHOWN BELOW.

<u>Description</u>		<u>Amount</u>
Covered Cause		Special
Valuation		Replacement Cost
Agreed Amount		Included
Deductible		\$5,000
Inflation Guard		0%
Terrorism		Excluded
<u>Optional Coverage:</u>		<u>Amount</u>
Business Income and Extra Expense, including Rental Value, Per Building		\$10,000
Maximum Period of Indemnity		Included
Earthquake and Volcanic Eruption Endorsement		Excluded
Underground Pipes, Flues, and Drains		Included

DESCRIBED PREMISES SCHEDULE

[illegible]



TRISURA SPECIALTY INSURANCE COMPANY

POLICY NUMBER: CIUCAP404188-00

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

MINIMUM EARNED PREMIUM ENDORSEMENT

This endorsement modifies insurance provided under this policy.

The minimum earned premium for this policy will be \$ 10,206.25, unless we cancel the policy.

POLICY FORMS DECLARATIONS

Form Number	Form Date	Form Description
TSIC 70 02	08/20	Signature Page
TSIC CIU CPP 001D	10/12	Commercial Package Policy Declarations Page
TSIC CIU IL 003	10/12	Policy Location Schedule
TSIC CIU CP 012D	01/14	Commercial Property Coverage Part Declarations Page
CIU0100FL	03/08	Surplus Lines Statement
TSIC CIU IL 001	10/12	Minimum Earned Premium Endorsement
IL0003	09/08	Calculation of Premium
IL0017	11/98	Common Policy Conditions
TSIC CIU IL 005	10/12	Service of Suit Clause
TSIC CIU IL 015	11/13	Nuclear, Biological Or Chemical Exclusion
TRIA Disclosure	09/12	Policyholder Disclosure Notice of Terrorism Insurance Coverage And Cap On Losses
TSIC CIU IL 031	05/20	Cancellation And Nonrenewal Endorsement
TSIC CIU IL 016	11/13	Terrorism Exclusion
TSIC CIU CP 013FL	06/21	Condominium Association Coverage Form
CP1030	10/12	Causes of Loss - Special Form
CP0090	07/88	Commercial Property Conditions
CP0125	07/08	Florida Changes
CP0191	07/10	Florida Changes - Residential Condominium Associations
CP1054	06/07	Windstorm or Hail Exclusion
IL0112	06/10	Florida Changes - Mediation or Appraisal
IL0175	09/07	Florida Changes - Legal Action Against Us
CP0405	10/12	Ordinance or Law Coverage
CP0030	10/12	Business Income (and Extra Expense) Coverage Form
CP0140	07/06	Exclusion of Loss Due to Virus or Bacteria
TSIC CIU CP 049	11/20	Communicable Disease Exclusion
CP1440	06/07	Outdoor Signs
CP1410	06/95	Additional Covered Property
TSIC CIU CP 029	09/14	Additional Covered Property
IL0935	07/02	Exclusion of Certain Computer-Related Losses
TSIC CIU CP 008	10/12	Additional Property Coverage Endorsement
TSIC CIU CP 002	10/12	Existing Damage Exclusion Endorsement

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CALCULATION OF PREMIUM

This endorsement modifies insurance provided under the following:

CAPITAL ASSETS PROGRAM (OUTPUT POLICY) COVERAGE PART
COMMERCIAL AUTOMOBILE COVERAGE PART
COMMERCIAL GENERAL LIABILITY COVERAGE PART
COMMERCIAL INLAND MARINE COVERAGE PART
COMMERCIAL PROPERTY COVERAGE PART
CRIME AND FIDELITY COVERAGE PART
EMPLOYMENT-RELATED PRACTICES LIABILITY COVERAGE PART
EQUIPMENT BREAKDOWN COVERAGE PART
FARM COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
MEDICAL PROFESSIONAL LIABILITY COVERAGE PART
OWNERS AND CONTRACTORS PROTECTIVE LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART

The following is added:

The premium shown in the Declarations was computed based on rates in effect at the time the policy was issued. On each renewal, continuation, or anniversary of the effective date of this policy, we will compute the premium in accordance with our rates and rules then in effect.



Hurricane/Windsform

CITIZENS PROPERTY INSURANCE CORPORATION
301 W BAY ST
JACKSONVILLE FL 32202

COMMERCIAL PROPERTY POLICY DECLARATIONS

POLICY NUMBER: 09495802 - 1		POLICY PERIOD FROM 04/25/2023 TO 04/25/2024 at 12:01 a.m. Eastern Time
Transaction: NEW BUSINESS		CR-W
Pay Plan: Citizens Quarterly	Bill: Insured Billed	
Named Insured and Mailing Address Bordeaux Club, Inc. 2900 GULF SHORE BLVD N NAPLES, FL 34103-3936	Agent DOUGLAS SHIPP ASSURED PARTNERS OF FLORIDA, LLC 8950 FONTANA DEL SOL WAY - SUITE 200 NAPLES, FL 34109	Fl. Agent Lic. # E082475_1
Telephone: 239-450-9802	Telephone: 239-649-1444	

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.
THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE FOR WHICH A PREMIUM IS INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENTS.

COMMERCIAL PROPERTY COVERAGE	PREMIUM
Required Additional Charges:	\$62,025.00
2022-B Florida Insurance Guaranty Association (FIGA) Regular Assessment	\$806.00
2023 Florida Insurance Guaranty Association (FIGA) Regular Assessment	\$434.00
Catastrophe Financing Surcharge	\$9,304.00
Tax-Exempt Surcharge	\$1,085.00
TOTAL:	\$73,654.00
The portion of your premium for Hurricane Coverage is: \$57,802.00 Non - Hurricane Coverage is: \$4,223.00	

See Form CDEC-FE-SCH - Commercial Policy Forms And Endorsements Schedule

Authorized By: DOUGLAS SHIPP

Issued Date: 05/30/2023

Countersigned: 05/30/2023

BY:

Timothy M. Cerio
President/CEO and Executive Director
Citizens Property Insurance Corporation



CITIZENS PROPERTY INSURANCE CORPORATION
301 W BAY ST
JACKSONVILLE FL 32202

COMMERCIAL PROPERTY POLICY DECLARATIONS

Policy Number: 09495802 - 1

Effective Date: 04/25/2023 to 04/25/2024

Insured Name: Bordeaux Club, Inc.

LOCATION NO. 1		BUILDING OR SPECIAL CLASS ITEM NO. 1		CSP Code: 0332		
BUSINESS DESCRIPTION: Condominiums -residential (association risk only) - without mercantile occupancies -11 to 30 units						
DESCRIPTION OF PREMISES		1: 2900 GULF SHORE BLVD N		West Building 16 units Wind Resistive		
Location Address		Group I Construction	Group II Construction	Protection Class	BCEGS Grade	
2900 GULF SHORE BLVD N		N/A	Wind Resistive	N/A	Ungraded	
NAPLES, FL 34103-3936		Group I Territory	Group II Territory	Coastal Territory	No. of Units	
		N/A	N/A	Collier - 62	16	
COVERAGES PROVIDED Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.						
Coverage	Limit Of Insurance	Covered Causes Of Loss	Total Replacement Cost	Rates	Premium	First Loss
Building (Bldg)	\$4,577,000	Wind	\$4,577,000	Class	\$3,675.00	N/A
					BCEGS and Mitigation Discount Adjustment:	\$7,625
					FHCF Build-Up Premium:	\$974
OPTIONAL COVERAGES Applicable Only When Entries Are Made In The Schedule Below						
Coverage	Premium	Replacement Cost				
		Building Business Personal Property				
DEDUCTIBLE						
Other Windstorm or Hail Deductible		Calendar Year Hurricane Percentage Deductible				
Deductible Percentage (Deductible Amount)		Deductible Percentage (Deductible Amount)				
Bldg: 1% (\$45,770)		Bldg: 5% (\$228,850)				
WINDSTORM MITIGATION FEATURES						
Terrain	Year Built	Roof Cover	Roof Deck	Roof-Wall Connection	SWR	
C	1974	FBC Equivalent (Level B)	Level C (Reinforced Concrete Roof Deck)	N/A	Yes	
Building Type	Roof Shape	Opening Protection	FBC Wind Speed	FBC Wind Design		
Type II	N/A	Class A	N/A	N/A		
*A premium adjustment of \$ 25,467.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.						
Mortgageholder(s) & Other Policyholder Interest(s) - See Policy Interest Schedule.						
PREMIUM: \$12,274.00						



CITIZENS PROPERTY INSURANCE CORPORATION
301 W BAY ST
JACKSONVILLE FL 32202

COMMERCIAL PROPERTY POLICY DECLARATIONS

Policy Number: 09495802 - 1

Effective Date: 04/25/2023 to 04/25/2024

Insured Name: Bordeaux Club, Inc.

LOCATION NO. 1		BUILDING OR SPECIAL CLASS ITEM NO. 2		CSP Code: 0332		
BUSINESS DESCRIPTION: Condominiums -residential (association risk only) - without mercantile occupancies -11 to 30 units						
DESCRIPTION OF PREMISES		1: 2900 GULF SHORE BLVD N North Building 24 units Wind Resistive				
Location Address 2900 GULF SHORE BLVD N NAPLES, FL 34103-3936	Group I Construction N/A	Group II Construction Wind Resistive	Protection Class N/A	BCEGS Grade Ungraded		
	Group I Territory N/A	Group II Territory N/A	Coastal Territory Collier - 62	No. of Units 24		
COVERAGES PROVIDED Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.						
Coverage	Limit Of Insurance	Covered Causes Of Loss	Total Replacement Cost	Rates	Premium	First Loss
Building (Bldg)	\$5,341,000	Wind	\$5,341,000	Class	\$18,021.00	N/A
					FHCF Build-Up Premium:	\$1,552
OPTIONAL COVERAGES Applicable Only When Entries Are Made In The Schedule Below						
Coverage	Premium	Replacement Cost				
		Building Business Personal Property				
		Yes				
DEDUCTIBLE						
Other Windstorm or Hail Deductible		Calendar Year Hurricane Percentage Deductible				
Deductible Percentage (Deductible Amount)		Deductible Percentage (Deductible Amount)				
Bldg: 1% (\$53,410)		Bldg: 5% (\$267,050)				
WINDSTORM MITIGATION FEATURES						
Terrain C	Year Built 1974	Roof Cover FBC Equivalent (Level B)	Roof Deck Level C (Reinforced Concrete Roof Deck)	Roof-Wall Connection N/A	SWR Yes	
Building Type Type II	Roof Shape N/A	Opening Protection None	FBC Wind Speed N/A	FBC Wind Design N/A		
*A premium adjustment of \$ 24,883.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.						
Mortgageholder(s) & Other Policyholder Interest(s) – See Policy Interest Schedule.						
PREMIUM: \$19,573.00						



CITIZENS PROPERTY INSURANCE CORPORATION
301 W BAY ST
JACKSONVILLE FL 32202

COMMERCIAL PROPERTY POLICY DECLARATIONS

Policy Number: 09495802 - 1

Effective Date: 04/25/2023 to 04/25/2024

Insured Name: Bordeaux Club, Inc.

LOCATION NO. 1		BUILDING OR SPECIAL CLASS ITEM NO. 3		CSP Code: 0332						
BUSINESS DESCRIPTION: Condominiums -residential (association risk only) - without mercantile occupancies -11 to 30 units										
DESCRIPTION OF PREMISES		1: 2900 GULF SHORE BLVD N		South Building 24 units Wind Resistive						
Location Address 2900 GULF SHORE BLVD N NAPLES, FL 34103-3936		Group I Construction N/A	Group II Construction Wind Resistive	Protection Class N/A	BCEGS Grade Ungraded					
		Group I Territory N/A	Group II Territory N/A	Coastal Territory Collier - 62	No. of Units 24					
COVERAGES PROVIDED Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.										
Coverage	Limit Of Insurance	Covered Causes Of Loss	Total Replacement Cost	Rates	Premium	First Loss				
Building (Bldg)	\$5,341,000	Wind	\$5,341,000	Class	\$18,021.00	N/A				
					FHCF Build-Up Premium:	\$1,552				
OPTIONAL COVERAGES Applicable Only When Entries Are Made In The Schedule Below										
Coverage	Premium	<table border="1"> <tr> <th colspan="2">Replacement Cost</th> </tr> <tr> <td>Building Yes</td> <td>Business Personal Property</td> </tr> </table>					Replacement Cost		Building Yes	Business Personal Property
Replacement Cost										
Building Yes	Business Personal Property									
DEDUCTIBLE										
Other Windstorm or Hail Deductible		Calendar Year Hurricane Percentage Deductible								
Deductible Percentage (Deductible Amount)		Deductible Percentage (Deductible Amount)								
Bldg: 1% (\$53,410)		Bldg: 5% (\$267,050)								
WINDSTORM MITIGATION FEATURES										
Terrain C	Year Built 1974	Roof Cover FBC Equivalent (Level B)	Roof Deck Level C (Reinforced Concrete Roof Deck)	Roof-Wall Connection N/A	SWR Yes					
Building Type Type II	Roof Shape N/A	Opening Protection None	FBC Wind Speed N/A	FBC Wind Design N/A						
*A premium adjustment of \$ 24,883.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.										
Mortgageholder(s) & Other Policyholder Interest(s) – See Policy Interest Schedule.										
PREMIUM: \$19,573.00										



CITIZENS PROPERTY INSURANCE CORPORATION
301 W BAY ST
JACKSONVILLE FL 32202

COMMERCIAL PROPERTY POLICY DECLARATIONS

Policy Number: 09495802 - 1

Effective Date: 04/25/2023 to 04/25/2024

Insured Name: Bordeaux Club, Inc.

LOCATION NO. 1		BUILDING OR SPECIAL CLASS ITEM NO. 4		CSP Code: 0332		
BUSINESS DESCRIPTION: Fully Enclosed Maintenance Building						
DESCRIPTION OF PREMISES		1: 2900 GULF SHORE BLVD N Maintenance Building Masonry 1 story				
Location Address 2900 GULF SHORE BLVD N NAPLES, FL 34103-3936		Group I Construction N/A	Group II Construction Masonry	Protection Class N/A	BCEGS Grade Ungraded	
		Group I Territory N/A	Group II Territory N/A	Coastal Territory Collier - 62	No. of Units N/A	
COVERAGES PROVIDED Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.						
Coverage	Limit Of Insurance	Covered Causes Of Loss	Total Replacement Cost/BPP Actual Cash Value	Rates	Premium	First Loss
Building (Bldg)	\$74,000	Wind	\$74,000	Class	\$1,347.00	N/A
Business Personal Property (BPP)	\$5,000	Wind	\$5,000	Class	\$42.00	N/A
					FHCF Build-Up Premium:	\$120
OPTIONAL COVERAGES Applicable Only When Entries Are Made In The Schedule Below						
Coverage	Premium	Replacement Cost				
		Building Yes		Business Personal Property No		
DEDUCTIBLE						
Other Windstorm or Hail Deductible		Calendar Year Hurricane Percentage Deductible				
(Deductible Amount)						
Bldg: (\$1,000)		Bldg: 5% (\$3,700)				
BPP: (\$1,000)		BPP: (\$1,000)				
WINDSTORM MITIGATION FEATURES						
Terrain C	Year Built 1974	Roof Cover Unknown	Roof Deck Unknown	Roof-Wall Connection Unknown	SWR Unknown	
Building Type Type I	Roof Shape Unknown	Opening Protection None	FBC Wind Speed N/A	FBC Wind Design N/A		
*A premium adjustment of \$ 0.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.						
Mortgageholder(s) & Other Policyholder Interest(s) – See Policy Interest Schedule.						
PREMIUM: \$1,509.00						



CITIZENS PROPERTY INSURANCE CORPORATION
301 W BAY ST
JACKSONVILLE FL 32202

COMMERCIAL PROPERTY POLICY DECLARATIONS

Policy Number: 09495802 - 1

Effective Date: 04/25/2023 to 04/25/2024

Insured Name: Bordeaux Club, Inc.

LOCATION NO. 1		BUILDING OR SPECIAL CLASS ITEM NO. 5		CSP Code: 0332		
BUSINESS DESCRIPTION: Other						
DESCRIPTION OF PREMISES 1: 2900 GULF SHORE BLVD N Manager's Office building Masonry 2 story						
Location Address 2900 GULF SHORE BLVD N NAPLES, FL 34103-3936		Group I Construction N/A	Group II Construction Masonry	Protection Class N/A	BCEGS Grade Ungraded	
		Group I Territory N/A	Group II Territory N/A	Coastal Territory Collier - 62	No. of Units N/A	
COVERAGES PROVIDED Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.						
Coverage	Limit Of Insurance	Covered Causes Of Loss	Total Replacement Cost/BPP Actual Cash Value	Rates	Premium	First Loss
Building (Bldg)	\$369,000	Wind	\$369,000	Class	\$6,716.00	N/A
Business Personal Property (BPP)	\$5,000	Wind	\$5,000	Class	\$42.00	N/A
					FHCF Build-Up Premium:	\$581
OPTIONAL COVERAGES Applicable Only When Entries Are Made In The Schedule Below						
Coverage	Premium	Replacement Cost				
		Building Yes		Business Personal Property No		
DEDUCTIBLE						
Other Windstorm or Hail Deductible		Calendar Year Hurricane Percentage Deductible				
Deductible Percentage (Deductible Amount)						
Bldg: 1% (\$3,690)		Bldg: 5% (\$18,450)				
BPP: (\$1,000)		BPP: (\$1,000)				
WINDSTORM MITIGATION FEATURES						
Terrain C	Year Built 1974	Roof Cover Unknown	Roof Deck Unknown	Roof-Wall Connection Unknown	SWR Unknown	
Building Type Type I	Roof Shape Unknown	Opening Protection None	FBC Wind Speed N/A	FBC Wind Design N/A		
*A premium adjustment of \$ 0.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.						
Mortgageholder(s) & Other Policyholder Interest(s) – See Policy Interest Schedule.						
PREMIUM: \$7,339.00						



CITIZENS PROPERTY INSURANCE CORPORATION
301 W BAY ST
JACKSONVILLE FL 32202

COMMERCIAL PROPERTY POLICY DECLARATIONS

Policy Number: 09495802 - 1

Effective Date: 04/25/2023 to 04/25/2024

Insured Name: Bordeaux Club, Inc.

LOCATION NO. 1		BUILDING OR SPECIAL CLASS ITEM NO. 6		CSP Code: 0332		
BUSINESS DESCRIPTION: Fully Enclosed Restroom						
DESCRIPTION OF PREMISES		1: 2900 GULF SHORE BLVD N		Pool/Restroom Building Masonry		
Location Address 2900 GULF SHORE BLVD N NAPLES, FL 34103-3936		Group I Construction N/A Group I Territory N/A		Group II Construction Masonry Group II Territory N/A		Protection Class N/A Coastal Territory Collier - 62
						BCEGS Grade Ungraded No. of Units N/A
COVERAGES PROVIDED Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.						
Coverage	Limit Of Insurance	Covered Causes Of Loss	Total Replacement Cost/BPP Actual Cash Value	Rates	Premium	First Loss
Building (Bldg)	\$63,000	Wind	\$63,000	Class	\$1,147.00	N/A
Business Personal Property (BPP)	\$15,000	Wind	\$15,000	Class	\$127.00	N/A
					FHCF Build-Up Premium:	\$110
OPTIONAL COVERAGES Applicable Only When Entries Are Made In The Schedule Below						
Coverage	Premium	Replacement Cost				
		Building Yes Business Personal Property No				
DEDUCTIBLE						
Other Windstorm or Hail Deductible		Calendar Year Hurricane Percentage Deductible				
(Deductible Amount)						
Bldg: (\$1,000)		Bldg: 5% (\$3,150)				
BPP: (\$1,000)		BPP: (\$1,000)				
WINDSTORM MITIGATION FEATURES						
Terrain C	Year Built 1974	Roof Cover Unknown	Roof Deck Unknown	Roof-Wall Connection Unknown	SWR Unknown	
Building Type Type I	Roof Shape Unknown	Opening Protection None	FBC Wind Speed N/A	FBC Wind Design N/A		
*A premium adjustment of \$ 0.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.						
Mortgageholder(s) & Other Policyholder Interest(s) – See Policy Interest Schedule.						
PREMIUM: \$1,384.00						



CITIZENS PROPERTY INSURANCE CORPORATION
301 W BAY ST
JACKSONVILLE FL 32202

COMMERCIAL PROPERTY POLICY DECLARATIONS

Policy Number: 09495802 - 1

Effective Date: 04/25/2023 to 04/25/2024

Insured Name: Bordeaux Club, Inc.

LOCATION NO. 1		BUILDING OR SPECIAL CLASS ITEM NO. 7		CSP Code: 0332	
BUSINESS DESCRIPTION: Fully Enclosed Pump house					
DESCRIPTION OF PREMISES		1: 2900 GULF SHORE BLVD N		Pump House Frame	
Location Address		Group I Construction	Group II Construction	Protection Class	BCEGS Grade
2900 GULF SHORE BLVD N		N/A	Frame	N/A	Ungraded
NAPLES, FL 34103-3936		Group I Territory	Group II Territory	Coastal Territory	No. of Units
		N/A	N/A	Collier - 62	N/A
COVERAGES PROVIDED Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.					
Coverage	Limit Of Insurance	Covered Causes Of Loss	Total Replacement Cost	Rates	Premium
Building (Bldg)	\$12,000	Wind	\$12,000	Class	\$218.00
					FHCF Build-Up Premium: \$19
OPTIONAL COVERAGES Applicable Only When Entries Are Made In The Schedule Below					
Coverage	Premium	Replacement Cost			
		Building Business Personal Property			
DEDUCTIBLE					
Other Windstorm or Hail Deductible		Calendar Year Hurricane Percentage Deductible			
Bldg: (\$1,000)		Bldg: (\$1,000)			
WINDSTORM MITIGATION FEATURES					
Terrain	Year Built	Roof Cover	Roof Deck	Roof-Wall Connection	SWR
C	1974	Unknown	Unknown	Unknown	Unknown
Building Type	Roof Shape	Opening Protection	FBC Wind Speed	FBC Wind Design	
Type I	Unknown	None	N/A	N/A	
*A premium adjustment of \$ 0.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.					
Mortgageholder(s) & Other Policyholder Interest(s) - See Policy Interest Schedule.					
PREMIUM: \$237.00					



CITIZENS PROPERTY INSURANCE CORPORATION
301 W BAY ST
JACKSONVILLE FL 32202

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Effective Date: 04/25/2023 to 04/25/2024

Insured Name: Bordeaux Club, Inc.

LOCATION NO. 1		BUILDING OR SPECIAL CLASS ITEM NO. 8		CSP Code: N/A								
BUSINESS DESCRIPTION: Swimming Pools/Spas/Hot Tubs/ Whirlpools (Inground)												
DESCRIPTION OF PREMISES		1: 2900 GULF SHORE BLVD N		Pool+Deck								
Location Address 2900 GULF SHORE BLVD N NAPLES, FL 34103-3936		Group I Construction N/A	Group II Construction N/A	Protection Class N/A	BCEGS Grade Ungraded							
		Group I Territory N/A	Group II Territory N/A	Coastal Territory Collier - 62	No. of Units N/A							
COVERAGES PROVIDED Insurance at the Described Premises Applies Only For Coverages For Which A Limit Of Insurance Is Shown.												
Coverage	Limit Of Insurance	Covered Causes Of Loss	Total Replacement Cost	Rates	Premium	First Loss						
Special Class Item	\$208,000	Wind	\$208,000	Class	\$125.00	N/A						
					FHCF Build-Up Premium:	\$11						
OPTIONAL COVERAGES Applicable Only When Entries Are Made In The Schedule Below												
Coverage	Premium	<table border="1"> <tr> <th colspan="2">Replacement Cost</th> </tr> <tr> <td>Building</td> <td>Business Personal Property</td> </tr> <tr> <td>Yes</td> <td></td> </tr> </table>					Replacement Cost		Building	Business Personal Property	Yes	
Replacement Cost												
Building	Business Personal Property											
Yes												
DEDUCTIBLE												
Other Windstorm or Hail Deductible		Calendar Year Hurricane Percentage Deductible										
Deductible Percentage (Deductible Amount)		Deductible Percentage (Deductible Amount)										
Bldg: 1% (\$2,080)		Bldg: 5% (\$10,400)										
WINDSTORM MITIGATION FEATURES												
Terrain C	Year Built 1974	Roof Cover N/A	Roof Deck N/A	Roof-Wall Connection N/A	SWR N/A							
Building Type N/A	Roof Shape N/A	Opening Protection N/A	FBC Wind Speed N/A	FBC Wind Design N/A								
*A premium adjustment of \$ 0.00 is included to reflect building code enforcement and the building's wind loss mitigation features or construction techniques that exist. Adjustments range from a 1% surcharge to a 65% credit.												
Mortgageholder(s) & Other Policyholder Interest(s) – See Policy Interest Schedule.												
PREMIUM: \$136.00												