



September 19, 2024

Wildwood Homeowners Association

c/o The Weymouth Co.
4540 Florin Rd. Suite 253
Sacramento, CA 95823

Dear Board of Directors,

Thank you for the opportunity to let LaBarre/Oksnee address your association's insurance needs.

Upon reviewing your current policy, there are some key areas which I feel our coverage best protects your association and therefore adds value to your insurance.

1. **Proposed coverage is through DB Insurance Company Ltd; an AM Best "A" Rated, "Excellent", California Admitted Carrier.**
2. **LaBarre Oksnee Insurance is a true independent broker who has specialized solely in HOA insurance for over 30 years.** Our agency has a dedicated staff of experienced HOA professionals ready to serve your needs – from our in-house claims department to free insurance certificates on demand 24 hours a day – we are sure that our agency has the ability to exceed your expectations.
3. **Extended replacement cost on all the association property.** This endorsement adds 25% to your total blanket property limit, which serves as an over the limit protection in the event that your property increases in value over the course of the policy term.
4. **\$100,000 for sewer and drain backup coverage.** This coverage is vital because it pays for loss or damage to covered property caused by or resulting from water that backs up or overflows from a sewer or drain.
5. Our D&O policy offers the broadest coverage available anywhere and automatically provides coverage for all prior acts, past and present board members, property management, spouses, volunteers, 1st and 3rd party breach of contract. **Furthermore, because it is a separate standalone policy, it will not interfere with your other master policy in the event of a claim.**
6. **Machinery and Equipment Breakdown Coverage is included to protect your pumps and motors and associated property that could be damaged by equipment failure.**

Should you have any further questions, please feel free to contact me on my direct line at (949) 403-3466 or via email at kevinh@hoa-insurance.com.

Kevin Hughes
LaBarre Oksnee

Annual Coverage Summary

Wildwood Homeowners Association

Policy Term: Annual

PROPERTY

Property Coverage including 125% Extended Replacement Cost	\$49,187,500
100% Replacement Cost Valuation	\$39,350,000
Deductible	\$25,000
Business Income and Extra Expense	Actual loss sustained for 12 months
Specified & Common Area Property (walls, fences, pools, etc.)	Included
Co-Insurance	None
Equipment Breakdown	Included
Sewer and Drain Back Up	\$100,000
Building Ordinance Law	Included
Demolition / Increased Cost of Construction	\$600,000
Outdoor Property (incl. Trees, Shrubs, Plants)	\$50,000

LIABILITY INCLUDING 5M UMBRELLA

Bodily Injury and Property Damage	\$6,000,000 per occurrence \$7,000,000 aggregate
Products / Completed Operations	\$7,000,000
Personal & Advertising Injury	\$6,000,000
Non-Owned / Hired Auto	\$6,000,000
Fire Legal	\$300,000
Medical Payments	\$5,000
Deductible	\$0

DIRECTORS & OFFICERS LIABILITY INCLUDING 5M UMBRELLA

Deductible	\$6,000,000 \$1,000
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Management Company Included as Additional Insured

WORKERS COMPENSATION INCLUDING 5M UMBRELLA

	\$6,000,000
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Includes Non-Compensated Board and Committee Members Only – No Payroll

EMPLOYEE DISHONESTY / CRIME

Computer Fraud and Funds Transfer Fraud per AB 2912	\$150,000
Deductible	\$150,000 \$1,000

Management Company Included as Additional Insured

DB Insurance Company Ltd. (Master Policy) – A.M. Best Rated: A, XV “Excellent”
 Accredited Surety and Casualty Company (D&O) – A.M. Best Rated: A-, IX “Excellent”
 Federal Insurance Company (Umbrella) – A.M. Best Rated: A++, XV “Superior”
 PMA Insurance Group (Crime and Work Comp) – A.M. Best Rated: A+, XV “Superior”



Annual Premium Summary
Wildwood Homeowners Association
Policy Term: Annual

COVERAGES	ANNUAL PREMIUM
Master Policy	\$55,519
Directors & Officers Liability	\$1,732.90
Fidelity Bond	\$312
Workers Compensation	\$378
Umbrella Liability	\$2,179
TOTAL:	\$60,120.90

In signing below, we hereby warrant that no one for whom insurance is sought has any knowledge or information of any act, omission, fact, or circumstance which may give rise to a claim which may fall within the scope of the proposed insurance.

X _____
(To Bind Coverage, Please Sign and Date and Return to LaBarre/Oksnee Insurance)

Email back to kevinh@hoa-insurance.com

(Please note: 25% of the Total Premium plus Fees are fully earned in the event of early cancellation)

Please Consult Policy for Exact Coverage and Exclusions

LaBarre/Oksnee Insurance Agency, LLC ("LaBarre Oksnee") is a California-domiciled insurance producer, license number 0C84283, with a principal place of business at [30 Enterprise, Suite 180, Aliso Viejo, CA 92656](#). As with many financial organizations, we provide a range of services to our clients as well as to insurers. Accordingly, we have policies and procedures in place to ensure that these relationships are managed appropriately. You can find out more about how we manage conflicts of interest on our website at www.hoa-insurance.com.