



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
05/06/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER Insurance Office of America 500 W. Cypress Creek Road Suite 760 Fort Lauderdale, FL 33309	CONTACT NAME: Tamar Porras PHONE (A/C, No, Ext): (954) 334-2414 FAX (A/C, No): E-MAIL ADDRESS: Tamar.Porras@ioausa.com PRODUCER CUSTOMER ID: SEAMONA-02
INSURED Sea Monarch Condominium, Inc. 111 N. Pompano Beach Blvd. Pompano Beach, FL 33062	INSURER(S) AFFORDING COVERAGE INSURER A : The Princeton Excess and Surplus Lines Insurance Company 10786 INSURER B : Philadelphia Indemnity Insurance Company 18058 INSURER C : Travelers Excess and Surplus Lines Company 29696 INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
1 1 111 N Pompano Beach Blvd, Pompano Beach, FL

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
A	X	PROPERTY	3DA3CM000463800	12/31/2024	12/31/2025	X BUILDING	\$ 83,689,100
		CAUSES OF LOSS					
		DEDUCTIBLES					
		BASIC				PERSONAL PROPERTY	\$
		BROAD				BUSINESS INCOME	\$
		CONTENTS				EXTRA EXPENSE	\$
	X	SPECIAL				RENTAL VALUE	\$
		EARTHQUAKE				BLANKET BUILDING	\$
	X	WIND				BLANKET PERS PROP	\$
		FLOOD				BLANKET BLDG & PP	\$
		INLAND MARINE	TYPE OF POLICY				\$
		CAUSES OF LOSS					\$
		NAMED PERILS	POLICY NUMBER				\$
							\$
B	X	CRIME	PCAC0051290719	04/30/2025	04/30/2026	X Employee Theft	\$ 1,000,000
		TYPE OF POLICY				X Deductible	\$ 1,000
		Crime				X ERISA	\$ 1,000,000
C	X	BOILER & MACHINERY / EQUIPMENT BREAKDOWN	BME14W04913ATXS25	04/30/2025	04/30/2026	X Equipment Breakdown	\$ 83,650,100
						X Deductible	\$ 5,000
							\$
							\$

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
PROPERTY TIV \$83,689,100
Residential Condominium - 238 Units
DED: \$25,000 All Other Perils Per Occurrence - \$50,000 Water Damage
Deductible: 5% Named Windstorm and Windstom Hail per location subject to \$100,000 minimum per occurrence
Deductible: 5% Per Location subject to \$100,000 minimum per occurrence
SEE ATTACHED ACORD 101

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

For Informational Purposes Only



ADDITIONAL REMARKS SCHEDULE

AGENCY Insurance Office of America		NAMED INSURED Sea Monarch Condominium, Inc. 111 N. Pompano Beach Blvd. Pompano Beach, FL 33062 Broward
POLICY NUMBER SEE PAGE 1		
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 24 FORM TITLE: Certificate of Property Insurance

Special Conditions:
Deductible: \$100,000 All Other Wind/Hail per occurrence
100% Replacement Cost
Co-insurance – NIL
Ordinance & Law: Full Coverage A with B&C Combined \$1,000,000
Walls Out Coverage - Improvements & Betterments Not Included
No Inflation Guard available
10 Day notice of cancellation for non-payment of premium, 30 Days All Other
Severability of Interest is included
Equipment Breakdown covered on a separate policy

This certificate regarding coverage for Sea Monarch Condominium, Inc. is issued to the certificate holder in regard to:



A Stock Company
P.O. Box 33003
St. Petersburg, FL 33733-8003
Customer Service: 1-800-820-3242
Claims: 1-800-725-9472

FFL99.001 1021
3854035
8/13/24
2000 11523 FLD RCBP

FLOOD DECLARATIONS PAGE
AMENDED EFFECTIVE: 6/01/24

National Flood Insurance Policy

Policy Number	NFIP Policy Number	Product Type:
09 1151100452 10	1151100452	Residential Condominium Building Policy Form

Policy Period	Date of Issue	Agent Code	Prior Policy Number
From: 6/01/24 To: 6/01/25 12:01 am Standard Time	08/13/2024	0736046	1151100452

Agent (863)683-5565
INSURANCE OFFICE OF AMERICA
INC
1855 W STATE ROAD 434
LONGWOOD FL 32750-5069
CLSU@IOAUSA.COM

SEA MONARCH CONDOMINIUM INC
C/O CASTLE MANAGEMENT LLC
12270 SW 3RD ST STE 200
PLANTATION FL 33325-2811

Property Location (if other than above) Address may have been changed in accordance with USPS standards.
111 N POMPAÑO BEACH BLVD, POMPAÑO BEACH FL 33062

Rating Information

Rate Category: Rating Engine
Primary Residence: N
Building Occupancy: Residential Condominium Building
Building Description: Entire Residential Condo Building

Flood Risk: VE
First Floor Height: 1.5 ft
Method Used to Determine First Floor Height: FEMA Determined
Date of Construction: 01/01/1976
Prior NFIP Claims: 0
Number of Units: 238
Replacement Cost Value: 63,581,300

Property Description: Slab on Grade, 19 floors

Coverage	Deductible	Annual Premium
BUILDING	\$59,500,000	\$1,250
CONTENTS	\$100,000	\$1,001.00

Your property's NFIP flood claims history can affect your premium. For more information contact your insurance agent or company.

ICC Premium: \$75.00
Community Rating Discount: \$16,381.00
FULL RISK PREMIUM: \$65,717.00
DISCOUNTED PREMIUM: \$65,717.00
Reserve Fund Assessment: \$11,829.00
Federal Policy Service Fee: \$2,216.00
HFIAA Surcharge: \$250.00

TOTAL WRITTEN PREMIUM AND FEES: \$80,012.00

THIS IS NOT A BILL

Premium Paid by: Insured

Forms and Endorsements:

FFL 99.310 0224 0224 WFL 99.416 1021 1021 FFL 99.117 1021 1021

This policy is issued by NAIC company 11523
Wright National Flood Insurance Company A stock company
Copy Sent To: As indicated on back or additional pages, if any.


Patricia Templeton-Jones, President

073604609115110045224226

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Insured





A Stock Company
P.O. Box 33003
St. Petersburg, FL 33733-8003
Customer Service: 1-800-820-3242
Claims: 1-800-725-9472

FFL99.001 1021
4630835
8/13/24
2000 11523 FLD RGLR

FLOOD DECLARATIONS PAGE
AMENDED EFFECTIVE: 9/18/23

National Flood Insurance Policy

Policy Number	NFIP Policy Number	Product Type:
09 1151272393 08	1151272393	General Property Form

Policy Period	Date of Issue	Agent Code	Prior Policy Number
From: 9/18/23 To: 9/18/24 12:01 am Standard Time	08/13/2024	0736046	AB00149515

Agent (863)683-5565
INSURANCE OFFICE OF AMERICA
INC
1855 W STATE ROAD 434
LONGWOOD FL 32750-5069
CLSU@IOAUSA.COM

SEA MONARCH CONDOMINIUM INC
C/O CASTLE MANAGEMENT LLC
12270 SW 3RD ST STE 200
PLANTATION FL 33325-2811

Property Location (if other than above) Address may have been changed in accordance with USPS standards.
111 N POMPAÑO BEACH BLVD, HIGH RISE CONDO POOL CABANA, POMPAÑO BEACH FL 33062

Rating Information

Rate Category: Rating Engine
Primary Residence: N
Building Occupancy: Non-Residential Building
Building Description: Recreation Building

Flood Risk: VE
First Floor Height: 1.5 ft
Method Used to Determine First Floor Height: FEMA Determined
Date of Construction: 01/01/1970
Prior NFIP Claims: 0

Property Description: Slab on Grade, 1 floor

Replacement Cost Value: 1,200,000

Coverage	Deductible	Annual Premium
BUILDING	\$194,000	\$2,000
CONTENTS NO CONTENTS COVERAGE	INSURED DECLINED CONTENTS COVERAGE	\$9,244.00
		\$0.00

Your property's NFIP flood claims history can affect your premium. For more information contact your insurance agent or company.

ICC Premium: \$75.00
Community Rating Discount: \$15.00
FULL RISK PREMIUM: \$9,304.00
DISCOUNTED PREMIUM: \$9,304.00
Reserve Fund Assessment: \$1,675.00
Federal Policy Service Fee: \$47.00
HFIAA Surcharge: \$250.00

TOTAL WRITTEN PREMIUM AND FEES: \$11,276.00

THIS IS NOT A BILL

Premium Paid by: First Mortgagee

Forms and Endorsements:

WFL 99.415 1021 1021 FFL 99.310 0120 0120 WFL 99.118 1021 1021

This policy is issued by NAIC company 11523
Wright National Flood Insurance Company A stock company
Copy Sent To: As indicated on back or additional pages, if any.


Patricia Templeton-Jones, President

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Insured

