

***CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***  
***Regular Meeting and Closed Session***

***Date/Time:***  
***Thursday, December 18, 2025***  
***6:00 P.M.***

***Location:***  
***Cory Lake Beach Club***  
***10441 Cory Lake Drive***  
***Tampa, Florida 33647***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.***

**Cory Lakes Community Development District**  
c/o Kai  
**2502 N. Rocky Point Dr. Suite 1000**  
**Tampa, FL 33607**  
**813-565-4663**

Board of Supervisors  
**Cory Lakes Community Development District**

Dear Supervisors:

A Meeting of the Board of Supervisors of the Cory Lakes Community Development District is scheduled for **Thursday, December 18, 2025**, at **6:00 P.M.** at the **Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

*Larry Krause*

Larry Krause  
District Manager  
813-565-4663

CC: Attorney  
Engineer  
District Records

**District:** CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

**Date of Meeting:** Thursday, December 18, 2025

**Time:** 6:00 P.M.

**Location:** Cory Lake Beach Club  
10441 Cory Lake Drive  
Tampa, Florida 33647

Supervisor	Position	
Ann Belyea	Chairman	
Todd Apple	Vice Chair	
Ronald Acoff	Assistant Secretary	
Cynthia McIntyre	Assistant Secretary	
Juan Aliaga	Assistant Secretary	

**TEAMS:** [Join the meeting now](#)

Meeting ID: 223 730 841 579 33

Passcode: 34np7r6v

Dial in by phone: [+1 312-667-7136,,872351178#](#)

Phone conference ID: 872 351 178#

Mute/Unmute: \*6

## ***Regular Meeting and Closed Session***

*For the full agenda packet, please contact [corylakes@hikai.com](mailto:corylakes@hikai.com).*

### **I. Call to Order / Roll Call / Pledge of Allegiance**

### **II. Chairman's Opening Comments**

### **III. Other Supervisors' Opening Comments**

### **IV. Audience Comments – (limited to 3 minutes per individual on agenda items)**

### **V. Vendor Updates**

A. Elite Pavers – Repairs Update

**Exhibit 1**

B. District Engineer: Johnson Engineering, Inc.

1. Consideration/Approval of Weir Proposals – Hecker

a. Project Change Order No. 1 – Additional Rip Rap -  
\$33,000.00

**Exhibit 2**

b. Application No. 3 and Certificate for Payment dated  
12/01/2025

**Exhibit 3**

C. District Counsel: Straley Robin Vericker, P.A.

1. Update: 17923 Cachet Isle

D. Juniper – November 2025 Inspection Report

**Exhibit 4**

E. Steadfast – Waterway Inspection Report conducted on 12/01/2025

**Exhibit 5**

F. JCS Investigations

G. Envera

### **VI. POA Reports**

## **VII. Financial Items**

### **A. Consideration/Acceptance of November 2025 Unaudited Financial Statements**

**Exhibit 6**

1. Variance Report, Prepaid Expenses, and Project List

## **VIII. Business Items**

### **A. Review: Revised Policies and Procedures**

**Exhibit 7**

### **B. Ratification of FY 2026 Insurance Policy – Florida Insurance Alliance - \$77,236.00 (Premium)**

**Exhibit 8**

## **IX. Approval of Minutes**

### **A. Regular Meeting & Closed Session: November 20, 2025**

1. Summary of Motions

**Exhibit 9**

2. Meeting Minutes

**Exhibit 10**

3. Action Item List as of December 11, 2025

**Exhibit 11**

4. Contract List as of December 11, 2025

**Exhibit 12**

## **X. Staff Reports**

### **A. Facility Manager**

1. December 2025 Report

**Exhibit 13**

2. Discussion: Shrubbery Height (Canary Isle/Cory Lake Dr.)

3. Consideration/Approval of Proposals:

- a. Steadfast – LED Lights for Fountains 1 and 2 - \$5,655.00 – *This item was brought back from the last meeting*

**Exhibit 14**

- b. Tigris Aquatic Services

- i. Lake Fountain Lights (Cory Lake Dr & Morris Bridge Rd) - \$8,747.98

**Exhibit 15**

- ii. Fountain/Aeration Repair & Maintenance (Pond 1 & Pond 4a) - \$350.00

**Exhibit 16**

- c. Swipe – Roof Cleaning - \$2,490.00 – *This item was brought back from the last meeting.*

**Exhibit 17**

- d. Pye Barker – Fire Suppression and Extinguisher Inspection - \$614.00 – *This item was brought back from the last meeting.*

**Exhibit 18**

- e. Enos Executive – Clean, Repair, & Paint Bridge and Signs (Cachet Isle) - \$10,500.00

**Exhibit 19**

### **B. District Manager: Kai**

1. Update: FEMA
2. District Goals & Objectives: Annual Performance Report
3. FY 2026 Meeting Schedule
4. Quorum Check for Regular Meeting and Closed Session –  
01/15/2026 at 6:00 p.m.

**Exhibit 20**

**Exhibit 21**

**Exhibit 22**

**XI. Audience Comments – New Business** – *(limited to 3 minutes per individual)*

**XII. Supervisor Requests**

**XIII. Closed Session** – *Private Discussion of Security System (Exempt from Sunshine and Public Records Laws)*

- A. Open Closed Session
- B. Discussion: Amenity Access, Cameras, Gates, Rover, Resident Issues, Pool Security, Playground Security, Amenity Center Security
  1. Envera
  2. JCS Investigations
- C. Close Closed Session

**XIV. Adjournment**

# EXHIBIT 1

AGENDA

**Picture Number- Address**

4294- 10737 Cory lake Blvd  
4295-10733 Cory lake Blvd  
4296 and 4297- 10729 Cory lake Blvd  
4301, 4302, 4303- 10727 Cory lake Blvd  
4304-10723 Cory lake Blvd  
4306 and 4307-10715 Cory lake Blvd  
4313, 4314, 4315, 4316, 4317, 4318- corylake/Bahama  
4319, 4320- 10703 Cory lake Blvd  
4322- 10701 Cory lake Blvd  
4326 and 4327-10643 Cory lake Blvd  
4328-10640 Cory lake Blvd  
4329 and 4330- 10632 Cory lake Blvd  
4335 and 4336-10517 Cory lake Blvd  
4340-10415 Cory lake Blvd  
4337 and 4338- 10413 Cory lake Blvd  
4341- 10883 Cory lake Blvd  
4342 and 4343- 10879 Cory lake Blvd  
4344-10870 Cory lake Blvd  
4346-10831 Cory lake Blvd  
4349- 10820 Cory lake Blvd  
4352 and 4353-10755 Cory lake Blvd  
4357- 10753 Cory lake Blvd  
4358- 10751 Cory lake Blvd  
4360- 10749 Cory lake Blvd

# **EXHIBIT 2**

AGENDA



# HECKER CONSTRUCTION COMPANY, INC.

P.O Box 989 Ruskin, FL 33575-0989

Email: [heckercompany@aol.com](mailto:heckercompany@aol.com) Phone (813) 236-9306 Fax (813)236-9358

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Owner Information: Cory Lakes

Description of Work: The removal/demolition of existing weir structures and the installation of two new seawalls weir systems. 31' seawall for structure S-H1 and 36' seawall for structure S-J1.

## Project specifications:

1. Clear and grub for site access to existing structures, during the on-site meeting with the engineer, It was stated that we can break up the existing structure into rip rap and use it as the rip rap shown on the plans. This is our plan, If the amount of rip rap is not sufficient enough to meet the plans or engineer/community's approval then we can add loads of rip rap at the cost below. The engineer also stated that a composite cap would be acceptable to be used in this scenario due to accessibility to get concrete out to the islands.
2. Install 1ea 31LF and 1ea 36LF seawalls with composite sheet and composite cap per attached drawing /specification.
3. Demobilize and clean up.
4. The cost for the above work is \$295,000.00
5. If owner wants to install a concrete cap in lieu of the proposed composite cap, Add \$27,000.00
6. If additional loads of rip rap are needed, the cost is \$5,500.00 per Dump truck.
7. If additional loads of dirt backfill are needed and we do not have enough at the project site locations, then each addition Dump truck of dirt is \$4,000.00

## Project Change order:

1. After the seawall caps have been poured and the old drainage structures were broken up, we have concluded that we will need 3ea more loads of rip rap per structure at this time totaling 6ea loads of rip rap at the above costs of \$5,500.00 per dump truck totaling \$33,000.00. Per the last site when Johnson engineering came out to conduct a pre pour inspection they saw the need for additional rip rap.

## Project Exclusions:

1. Surveying is excluded in this scope of work. We will need the seawalls and elevations surveyed so that they are installed in the correct location.
2. Permitting and engineering are excluded in this scope of work. If you need us to assist in the permitting then we can do this for an additional costs if it is required for this project.

The payment is to be made as follows: 10% is due upon contract acceptance, 50% due upon start of project and the remaining 40% is to be paid upon project completion.

This contract amount is based on jetting and driving composite sheets. Any additional method used to obtain minimum penetration will require additional charges. If geological conditions prevent Hecker Construction Company, Inc. from completing the specified work, the cost of such work will be deducted from the contract amount as appropriate. Hecker Construction Company, Inc. will not be obligated to complete further work beyond their capabilities. This contract may be withdrawn if not accepted within 10 days.

Please note: Hecker Construction Company, Inc has federal insurance coverage along with USL&H and Jones Act Coverage.

Chapter 558 Notice of Claim: Chapter 558, Florida Statutes contains important requirements you must follow before you may bring any legal action for an alleged construction defect in your home. Sixty days before you bring any legal action, you must deliver to the other party to this contract a written notice referring to Chapter 558 of any construction conditions you allege are defective and provide such person the opportunity to inspect the alleged construction defects and to consider making an offer to repair or pay for the alleged construction

defects. You are not obligated to accept any offer which may be made. There are strict deadlines and procedures under this Florida law which must be met and followed to protect your interests.

Hecker Construction Company, Inc.

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Date

Please read the following items, initial each one, and return this document. Please note that not all items may apply to your contract. This page must be returned with the signed contract.

- \_\_\_\_\_ 1) ) Contract price does include any Hecker's permit fees and engineered drawings. Any fees associated with permitting and/or submissions to the Homeowner's Association and or jurisdiction will be added to the final invoice at actual cost.
- \_\_\_\_\_ 2) Hecker Construction Company, Inc. work is considered complete, and payment is due at the conclusion of project installation even if the utilities or permit inspections have not been completed.
- \_\_\_\_\_ 3) Payment is to be made by check or credit/debit card. If payment is made by card, a 3% fee will be added.
- \_\_\_\_\_ 4) Hecker Construction Company, Inc. is not responsible for any utilities. It is the homeowner's responsibility to contract and schedule for all electrical and plumbing work. The contract price does not include any utilities.
- \_\_\_\_\_ 5) If the price of material increases between the execution of this Contract and the time of construction, the additional cost will be included in the invoice. In such a case, the customer will be notified of the increased price before construction commences and given the choice to proceed or to exit the Contract. If the customer chooses to exit the Contract, the deposit will be forfeited and permitting fees will be charged to the customer.
- \_\_\_\_\_ 6) Owner to provide adequate staging area for construction materials to be used on project.

#### IMPORTANT NOTICE

According to Florida's Construction Lien Law (Sections 713.001-713.37, Florida Statutes), those who work on your property or provide materials and are not paid in full have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers, or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed, your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. Florida's construction lien law is complex and it is recommended that whenever a specific problem arises, you consult an attorney.

#### FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

Payment may be available from the Florida Homeowners' Construction Recovery Fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida Law by a licensed contractor. For information about the recovery fund and filing a claim, contact the Florida Construction Industry Licensing Board at the following address: 1940 North Monroe St., Suite 42, Tallahassee, FL 32388-2202. Or they may be reached by telephone at: 850-487-1395.

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Customer's Signature

Full Conditional Waiver

Cory Lakes has a contract with **Hecker Construction** to Install New drainage systems: **Cory Lake** has fully paid and satisfied. By signing this waiver All of our construction Lien rights against the property above are waived and released.

This waiver is conditioned on actual payment of TBD

Date:

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Customer's Signature

Contract Proposal Acceptance:

Owner signature

Hecker Construction Signature

## Terms and Conditions

(1) DEFINITIONS: As used in the Contract, Hecker Construction Company, Inc and CONTRACTOR shall mean the party authorized to perform the work described above under the terms of this Contract. Purchaser, as used in this Contract, shall mean the owner of the real or personal property upon which the furnishing of labor or materials is authorized, or the owner's authorized agent or assigns who shall authorize such work under this Contract.

(2) CHANGES: CONTRACTOR shall make all alterations, furnish the material for, and perform all extra work or omit any work which PURCHASER may require without modifying any other provision of this Contract at a reasonable addition to or reduction from the Contract price herein. PURCHASER specifically agrees to pay for all changes which he may authorize, either orally or in writing, which are not a part of this Contract.

If during the performance of services hereunder, any unforeseen hazardous substances, conditions or occurrence are encountered, which in the sole judgement of CONTRACTOR significantly affects or may affect either the services to be performed hereunder, the risk involved in providing the services, or the recommended scope of the services, CONTRACTOR will notify PURCHASER and, subsequent to such notification, may (a) if practicable, in the sole judgement of CONTRACTOR, complete the original scope of services in accordance with the procedures originally outlined in this Contract; or (b) agree with PURCHASER to modify the scope of services and the estimate of changes to include the previously unforeseen conditions or occurrences, such revisions to be in writing and signed by the parties hereto; or (c) terminate the services effective on the date specified by the parties hereto in writing; or (d) suspend the services to be provided hereunder if it becomes necessary for PURCHASER to employ other parties to complete work necessitated by the unforeseen hazardous substances, conditions, or occurrences. These unforeseen hazardous substances, conditions or occurrences shall include, but not be limited to, discovery of asbestos related products.

(3) WARRANTIES: Contractor hereby disclaims all warranties, either express or implied, other than stated on the face of this contract including any warranty of merchantability or fitness for a particular purpose and neither assumes nor authorizes any other person to assume for it any such warranties in connection with the furnishing of materials or labor under the terms of this contract.

CONTRACTOR specifically disclaims any liability or responsibility for any incidental or consequential damages arising from the design or manufacture of any materials furnished under this agreement including, but not limited to, loss of use of property, lost profits, personal injury and other incidental and consequential damages.

(4) DISPUTES: In the event of any lawsuit arising out of this Contract, or the work to be performed thereunder, the venue of such suit shall lie in Hillsborough County, Florida and PURCHASER waives whatever rights he may have in the selection of venue. The prevailing party shall be entitled to recover from the losing party all costs of any litigation to enforce or defend any provision of this Contract, including any and all appeals filed on behalf of either party. Such costs shall include, but are not limited to, a reasonable attorney's fee and expert witness fees. This Contract shall be governed by the laws of the State of Florida.

(5) DELAYS: CONTRACTOR shall not be liable to PURCHASER for delay in the work hereunder by the act, neglect or fault of PURCHASER, or by reason of fire or other casualty, or on account of riots, strikes, or other combined action of the workmen or others, or on the account of any acts of God, or any other cause beyond CONTRACTOR'S control, including the unavailability or delay in the delivery of materials.

(6) INTEREST ON UNPAID BALANCE: Should PURCHASER fail to timely make any payment hereunder, interest shall be charged on the unpaid principal balance at the rate of 1-1/2% per month until paid.

(7) OWNERSHIP OF FURNISHED MATERIALS: All materials which are furnished pursuant to the provisions of this Contract shall remain the property of CONTRACTOR until they have been fully paid for. Such materials

shall not be subject to any bankruptcy or insolvency proceedings of PURCHASER unless all payments hereunder have been made.

(8) ACCEPTANCE AND FINAL PAYMENT: PURCHASER'S acknowledgement of, or acceptance of any labor or materials furnished pursuant to the terms of this Contract, shall constitute PURCHASER'S acceptance of said labor and materials and the making of the Final Payment hereunder shall constitute a waiver of all claims which PURCHASER has, or may have, against CONTRACTOR.

(9) ASSOCIATION APPROVAL: PURCHASER hereby warrants that any approvals required by a homeowner association or condominium association for the work to be performed hereunder have been secured prior to the date of the contract. CONTRACTOR assumes no responsibility for obtaining such approval or for work done without such approval.

(10) BINDING EFFECT AND SEVERABILITY: This Contract shall be binding upon and inure to the benefit of the respective heirs, personal representatives, successor and assigns of the parties hereto. Should any provision or portion of this Contract be adjudged invalid, illegal, unconscionable or in conflict with any law of the state of Florida, the validity, legality, and enforceability of all remaining portions and provisions of the Contract shall not be affected or impaired thereby.

(11) WORK TO BE PERFORMED BY OTHERS: All lift wiring must be performed by an approved electrician in order for any warranty provisions to be enforceable hereunder. Any work required to be done by other trades outside the scope of Contractor's license, shall be done either through such trade's direct contract with the Owner or a Subcontractor with Contractor. Such Subcontract shall constitute a change order hereunder for the direct costs of either such contract, plus an allowance of 20% to the Contractor for overhead, supervision and profit.

(12) CONSTRUCTION INDUSTRIES RECOVERY FUND: Payment may be available from the Construction Industries Recovery Fund if you lose money on a project performed under contract, where the loss results from specified violations of Florida Law by a state licensed contractor. For information about the Recovery Fund and filing a claim, contact the Florida Construction Industry Licensing Board at the following telephone number and address: 7690 Arlington Expressway, Suite 300, Jacksonville, Florida 32211-7467. Telephone (904) 359-6310.

(13) ENTIRE AGREEMENT: This Contract contains all of the terms and conditions as agreed by the parties hereto, and no other agreements, instruments or papers, oral or otherwise, respecting the subject matter of this Contract, shall be deemed to exist or to bind any of the parties hereto, subject to the provisions of paragraph (2) herein.

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Customer's Signature

# HECKER CONSTRUCTION COMPANY, INC.

**P.O Box 989 Ruskin, FL 33575-0989**

Email: [heckercompany@aol.com](mailto:heckercompany@aol.com) Phone (813) 236-9306 Fax (813)236-9358

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## LIST OF ELECTRICAL / PLUMBING CONTRACTORS

CJH Electrical

Christian: 813-365-6110

RW Electric

Robert Wade: 813-770-8660

# **EXHIBIT 3**

AGENDA

# Hecker Construction Company, Inc.

## APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF TWO PAGES

TO (CONTRACTOR):  
Hecker Construction Company, Inc.  
P O Box 989  
Ruskin, FL 33575

PROJECT: Corey Lakes

ARCHITECT:

DATE: 12/1/2025  
APPLICATION NO: 3  
PERIOD FROM: 10/27/2025  
PERIOD TO: 11/30/2025  
CONTRACT DATE: 1/22/2025

### CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL		
Approved this Month		
Number Date Approved		
Bond		
Change Order 1		
Change Order 2		
Change Order 3		
TOTALS		\$0.00
Net change by Change Orders		\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Hecker Construction Company, Inc.

By: [Signature] 12/1/2025

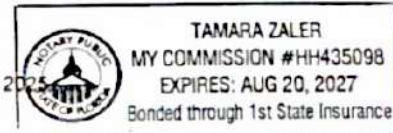
### OWNER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Owner certifies that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM .....	331,660.00
2. Net change by Change Orders .....	\$0.00
3. CONTRACT SUM TO DATE (LINE 1 +/- 2)	331,660.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) .....	286,580.00
5. RETAINAGE: 10% of contract sum	14,329.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total) .....	272,251.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) .....	117,771.50
8. CURRENT CERTIFICATE .....	154,479.50
9. PAST DUE FROM PRIOR CERTIFICATES .....	
10. CURRENT PAYMENT NOW DUE.....	154,479.50

State of: Florida County of: Hillsborough  
Personally appeared before me this 1 day of December, 2025  
Notary Public: [Signature]  
My Commission Expires: 8/20/2027  
Comm. No.: HH435098



AMOUNT CERTIFIED ..... \$ .....  
(Attach explanation if amount certified differs from the amount applied for)

By: \_\_\_\_\_ Date: \_\_\_\_\_  
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



## DRAW - 3

NO.	ITEM DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPL. PREV. APPL.	WORK COMPL. THIS APPL.	TOTAL COMPLETE TO DATE	% COMP	BALANCE REMAINING	RETAINAGE
1	Performance & Payment Bond	9,660.00	9,660.00	-	9,660.00	100%	-	483.00
2	Mobilization	32,200.00	32,200.00	-	32,200.00	100%	-	1,610.00
3	Demo Existing Structures	32,200.00	32,200.00	-	32,200.00	100%	-	1,610.00
4	Supply and install SH-1 Structure	80,500.00	20,125.00	60,375.00	80,500.00	100%	-	4,025.00
5	Backfill and install existing broken concrete as rip rap for SH-1	32,200.00	3,220.00	20,930.00	24,150.00	75%	8,050.00	1,207.50
6	Supply and Install SJ-1 Structure	80,500.00	20,125.00	60,375.00	80,500.00	100%	-	4,025.00
7	Backfill and install existing broken concrete as rip rap for SJ-1	32,200.00	3,220.00	20,930.00	24,150.00	75%	8,050.00	1,207.50
8	Demobilization	32,200.00	3,220.00	-	3,220.00	10%	28,980.00	161.00
9				-	-		-	-
10				-	-		-	-
11				-	-		-	-
12				-	-		-	-
13				-	-		-	-
14				-	-		-	-
15				-	-		-	-
16				-	-		-	-
17				-	-		-	-
18				-	-		-	-
19				-	-		-	-
20				-	-		-	-
	***GRAND TOTALS***	331,660.00	123,970.00	\$ 162,610.00	286,580.00	86%	45,080.00	14,329.00

CONTRACTOR: Hecker Construction Company, Inc.

# **EXHIBIT 4**

AGENDA

# CORY LAKE NOVEMBER INSPECTION 2025

## Cross Creek

Dollar weed behind exit monument sign.

Once Muhly grass boom is over cut all throughout property back.

Along roadway beds, soft edging needs to be done

At community sign before gate entrance side, dollar weed present

Inside guard shack along roadway remove suckers from Ligustrum trees

## Bahama Isle

At the Caymen Isle CUL DE SAC cut back plant material off curb, this looks like the plants have been hit by vehicle.

### ST Lucia Westside

Cut back red fountain grass in CUL DE SAC

### Pool Aea

Remove any dead hanging or debris from Ananitta palms

Cut back Muhly grass at the beach area sidewalk

Make sure spray of weeds on beach area is being consistently done.

### Cachet Isle

At the entrance to bridge keep plant material separation from each other.

### ST Croix

Cut back fountain grass at the CUL DE SAC.

### Morris Bridge

Dollar weed in Zoyshia

Remove viney growth from Arbicola center island at tip before guard shack coming in.

At the inbound lane at end of rod iron fence Capri Isle, remove dead Bogainvillia

### Barbados Isle

Cut back fountain grass at CUL DE SAC

Mowing Functions- Good

Edging Functions- Some bed areas along cross Creek need completed soft edging. -2%

String Trimming- Good

Plant Pruning Functions- Fountain Grass cutbacks not completed -1%

Palm Pruning- At Cross Creek entrance side there is a dead Wahintonian palm that needs removed.

Pest Control- Good

Turf Weed Control- Dollar weed at Morris Bridge Zoyshia and Cross Creek behind exit side monument and

Community sign entrance side to guard gate. -3%

Bed weed Control- Very small amount noticed. -1%, Remove fern from growing in plant material, this is hard to control. -2%

Over all Cleanliness- Good

100%

-9%

Total score 91%

# **EXHIBIT 5**

AGENDA



## Cory Lakes CDD

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**Inspection Date:**

12/11/2025 11:23 AM

**Prepared by:**

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940



# Inspection Report

## SITE: 2

Condition: ☒Excellent    ☐Great    ☐Good    ☐Poor    ☐Mixed Condition    ☐Improving



### Comments:

Huge improvement since last month. No algae or submerged vegetation observed. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
		<input type="checkbox"/> Other:	

## SITE: 3

Condition: ☐Excellent    ☒Great    ☐Good    ☐Poor    ☐Mixed Condition    ☒Improving



### Comments:

All submerged vegetation has uprooted and started to decay. The conditions of this pond typically mimic those of pond 2, so we should see further improvement by next month. No algae observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input checked="" type="checkbox"/> Other: Submerged



# Inspection Report

## SITE: 4

Condition: ☒Excellent    ☐Great    ☐Good    ☐Poor    ☐Mixed Condition    ☐Improving



### Comments:

No algae or nuisance grass observed. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
		<input type="checkbox"/> Substantial	
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
		<input type="checkbox"/> Other:	

## SITE: 5

Condition: ☒Excellent    ☐Great    ☐Good    ☐Poor    ☐Mixed Condition    ☐Improving



### Comments:

No algae or nuisance grass observed. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
		<input type="checkbox"/> Substantial	
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
		<input type="checkbox"/> Other:	

# Inspection Report

## SITE: 6

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



### Comments:

No algae or nuisance grass observed. I suspect the slight green tint is turbidity settling after being stirred up by rain over the weekend. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	Clear	<input checked="" type="checkbox"/> Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

## SITE: 7

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



### Comments:

No algae or nuisance grass observed. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara



# Inspection Report

**SITE: 8.3**

Condition:    Excellent    ☒Great    Good    Poor    Mixed Condition    Improving



## Comments:

The hydrilla present in other sections of the lake has started to creep into this one. While algal and other vegetative growth is slow, technicians have been focusing their efforts on the hydrilla when treating the lake. No other nuisance growth observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
<input checked="" type="checkbox"/> Hydrilla	Slender Spikerush	Other:	Chara

**SITE: 8.6**

Condition:    Excellent    ☒Great    Good    Poor    Mixed Condition    Improving



## Comments:

Very little hydrilla present. Much of this section is bordered by retaining walls rather than shoreline which is keeping the hydrilla at bay. Technicians will continue treatment until growth has cleared. No other nuisance growth observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
<input checked="" type="checkbox"/> Hydrilla	Slender Spikerush	Other:	Chara

# Inspection Report

**SITE: 9**

Condition: ☒Excellent    ☐Great    ☐Good    ☐Poor    ☐Mixed Condition    ☐Improving



## Comments:

More improvement since last month. All hygrophylla and most of the lilies have cleared. No algae or other nuisance grass observed. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

**SITE: 10**

Condition: ☐Excellent    ☐Great    ☐Good    ☐Poor    ☒Mixed Condition    ☐Improving



## Comments:

Possible early planktonic algae bloom starting. A technician is on-site today to treat before it continues.  
No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input checked="" type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

## MANAGEMENT SUMMARY



With December here, fall gives way to winter. We can expect mornings, evenings, and nights to have colder temperatures with the occasional higher daytime temperature. The growth rate for both algae and nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rain events are becoming less frequent, leading to extended decay times for surface algae (further extended by the cold weather). Additionally, water levels across most ponds will be/are decreasing.

Overall, ponds are in great shape. Submerged vegetation will be the primary focus during the winter, as this vegetation is not as affected by reduced temperature and sunlight. Rain over the weekend may feed a small burst of growth, but herbicide treatments and lower daily temperatures will handle these quickly.

## RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

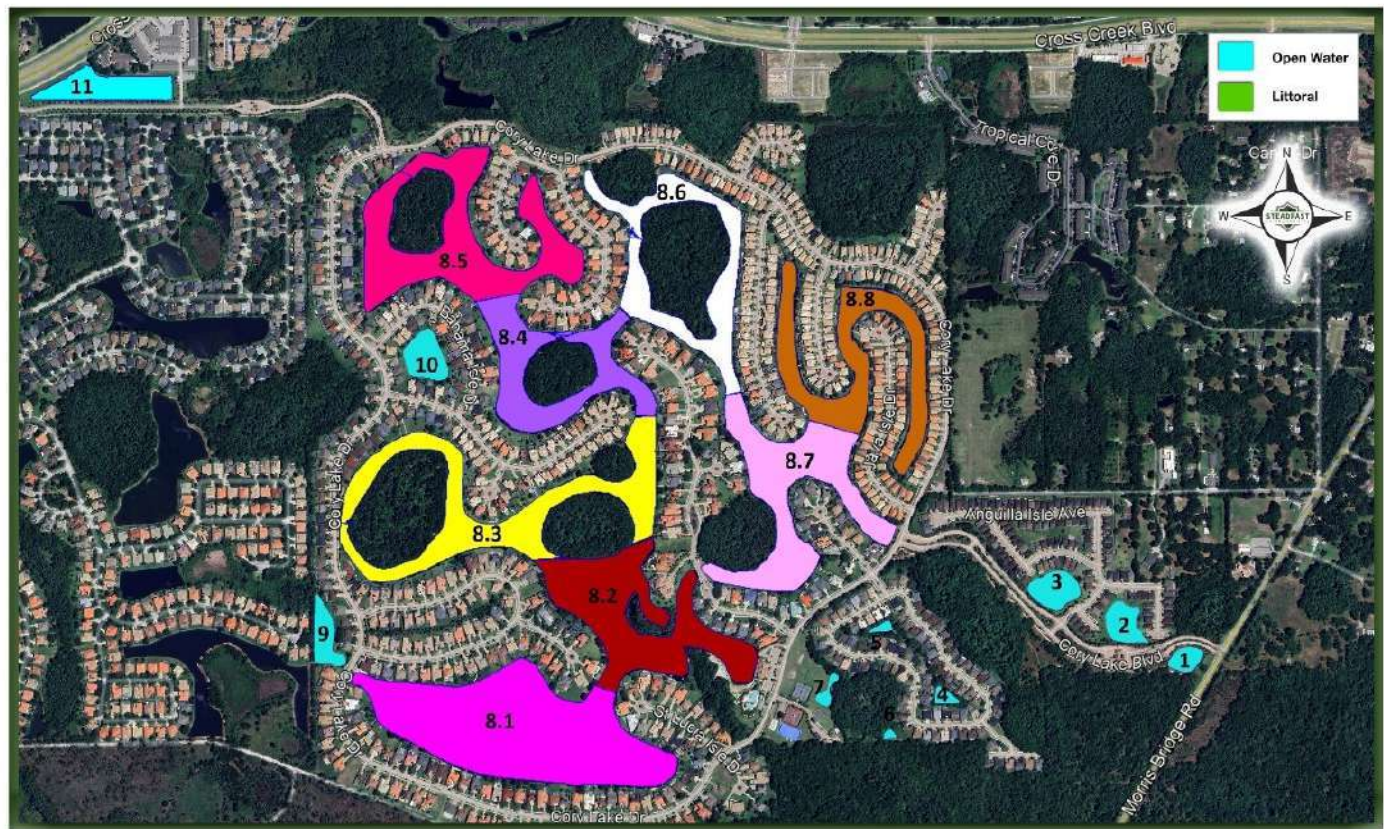


MAINTENANCE AREA



Cory Lakes CDD  
10441 Cory Lake Drive, Tampa, Florida 33647

Gate Code:



# **EXHIBIT 6**

AGENDA

**Cory Lakes  
Community Development District**

**Financial Statements  
(Unaudited)**

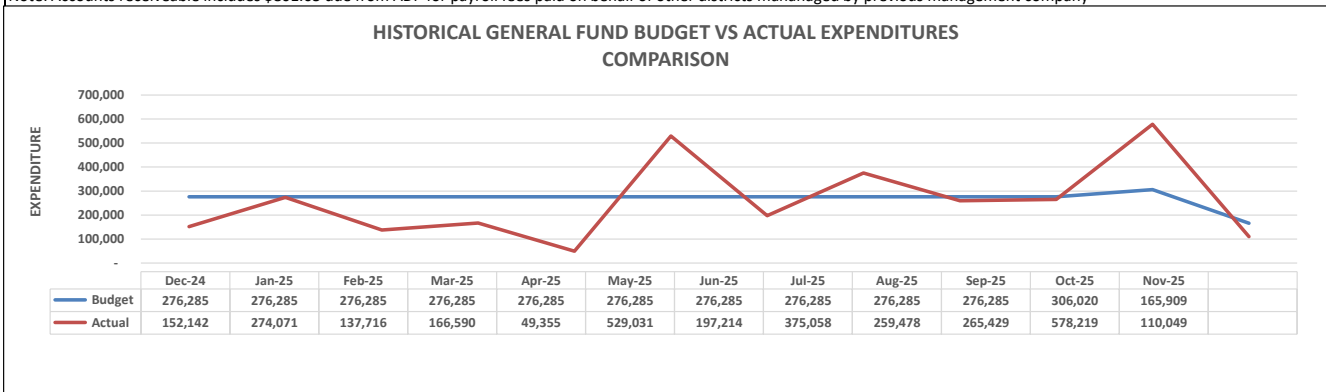
**November 30, 2025**



**CORY LAKES CDD**  
**Financial Report Summary - General Fund - DRAFT PROJECTIONS**  
**11/30/2025**

	BS Line	GENERAL FUND 11/30/2025	DEBT SERVICE 2013 11/30/2025
1 For The Period Ending :			
2 CASH BALANCE (MM AND OP ACCOUNTS)	3, 4, 8	\$ 296,843	\$ 190,559
3 CASH RESERVED FOR WEIR PROJECT (includes earned interest)	6	147,140	-
4 CASH RESERVED FOR OPERATING RESERVE (includes earned interest)	7	480,116	-
5 RESTRICTED CASH FOR DEBT SERVICE	9	19,236	-
6 PLUS: ACCOUNTS RECEIVABLE - ON ROLL	20	2,271,778	-
7 DUE FROM OTHER FUNDS	16,17,18,19	-	-
8 PLUS: ACCOUNTS RECEIVABLE - OTHER	22	300	-
9 PLUS: PREPAID AND DEPOSITS	23, 24	148,357	-
10 LESS: ACCOUNTS PAYABLE & ACCRUED EXPENSES	28, 29, 31,34, 35	(54,317)	-
11 LESS: DEFERRED REVENUES	32	(2,271,778)	-
12 LESS: DUE TO DEBT SERVICE	33	(19,236)	-
13 NET CASH BALANCE		<b>\$ 1,018,439</b>	<b>\$ 190,559</b>
14 Budgeted Fund Balance Analysis:(Based on 100% of the Budget to be Expended)			
15 NON SPENDABLE FOR PREPAIDS AND DEPOSITS		\$ 148,357	
16 FY2025 TWO MONTH OPERATING RESERVE (Budgeted Expenditure)/12*2	\$2,880,698/12*2	\$ 480,116	
17 ASSIGNED FOR FY2026 PROJECT IN PROGRESS - (EOY)		\$ -	
18 ASSIGNED FOR WEIR AFTER BUDGET (Contract \$322,000+Bond \$9,660+\$18,340 contingency - \$202,860 spent)		\$ 147,140	
19 REMAINING BUDGET NEEDED FOR FY 2026 FISCAL YEAR		\$ 2,353,430	
20		\$ 3,129,044	
21 DIFFERENCE BETWEEN NET CASH BALANCE AND CASH REQUIRED		\$ (2,110,605)	
22 DEFERRED ASSESSMENTS RECEIVABLE TO BE COLLECTED		\$ 2,271,778	
23 Net Cash Surplus (Deficit) Projected at EOY		<b>\$ 161,173</b>	
24 ACTUAL GENERAL FUND REVENUE AND EXPENDITURES:(AFTER BUDGET COST SAVING MEASURES)			
	11/30/2025 ACTUAL	11/30/2025 BUDGET	FAVORABLE (UNFAVORABLE)
25 REVENUE (YTD) COLLECTED	YEAR-TO-DATE	YEAR-TO-DATE	VARIANCE
26 EXPENDITURES (YTD)	\$ 721,624	\$ 284,405	\$ 437,219
27 NET OPERATING CHANGE	(688,268)	(471,929)	(216,339)
28 AVERAGE MONTHLY EXPENDITURES	\$ 33,356	\$ (187,524)	\$ 220,880
29 PROJECTED EOY BASED ON AVERAGE	\$ 344,134	\$ 235,964	\$ (108,169)
30 GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	\$ 4,129,607	\$ 2,831,573	\$ (1,298,034)
	11/30/2025 ACTUAL	11/30/2025 BUDGET	FAVORABLE (UNFAVORABLE)
31 REVENUE:	YEAR-TO-DATE	YEAR-TO-DATE	VARIANCE
32 ASSESSMENTS ON-ROLL (NET)	\$ 524,820	\$ 279,405	\$ 245,415
33 ASSESSMENTS OFF-ROLL	-	-	-
34 INTEREST	4,361	5,000	(639)
35 MISCELLANEOUS REVENUE	7,130	-	7,130
36 TRANSFER	185,312	-	185,312
37 DECREASE IN RESERVES	-	-	-
38 TOTAL REVENUE	<b>721,624</b>	<b>284,405</b>	<b>437,219</b>
39 EXPENDITURES:			
40 ADMINISTRATIVE EXPENDITURES & DEBT SERVICE	32,651	61,052	28,401
41 UTILITIES	74,883	74,213	(670)
42 SECURITY OPERATIONS	91,414	84,399	(7,015)
43 CONTRACTED PERSONNEL AND AMENITY & FIELD OPERATIONS	73,339	50,583	(22,756)
44 LANDSCAPE MAINTENANCE	72,189	90,917	18,728
45 FACILITIES MAINTENANCE	336,806	101,336	(235,471)
46 FACILITIES MAINTENANCE (POOL)	6,985	9,429	2,445
47 CONTINGENCY	-	-	-
48 TOTAL EXPENDITURES	<b>\$ 688,268</b>	<b>\$ 471,929</b>	<b>\$ (216,339)</b>

Note: Accounts receivable includes \$801.05 due from ADP for payroll fees paid on behalf of other districts managed by previous management company



\*(1) Revenue collections from County tax collector and/or budget funding agreement as needed only based on actual expenditures. Draws upon budget funding agreement can only be based on actual expenditures.

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
NOVEMBER 30, 2025**

	GENERAL FUND	DEBT SERVICE 2013	TOTAL GOVERNMENTAL FUNDS
1 <b>ASSETS</b>			
2 Operating account			
3 Bank United - operating account	\$ 112,133	\$ -	\$ 112,133
4 Bank United - debit card	-	-	-
5 Suntrust - Operating	-	-	-
6 MMK account 4004 -Weir Assigned	147,140	-	147,140
7 MMK account 4004 -two months operating	480,116	-	480,116
8 MMK account 5435	184,710	-	184,710
9 MMK account 5435-restricted cash	19,236	-	19,236
10 Investments			
11 Revenue	-	80,263	80,263
12 Reserve	-	49,903	49,903
13 Prepayment	-	-	-
14 Sinking fund	-	-	-
15 Undeposited funds	-	-	-
16 Due from other funds	-	-	-
17 Due from Debt service fund - series 2013 A-1	-	-	-
18 Due from General fund	-	19,236	19,236
19 Due from Debt service fund - series 2013	-	-	-
20 Retainer	-	-	-
21 Accounts receivable-On Roll Assessments	2,271,778	82,730	2,354,508
22 Accounts receivable	300	-	300
23 Prepays	125,203	-	125,203
24 Deposits	23,154	-	23,154
25 Total assets	<u>3,363,770</u>	<u>\$ 232,133</u>	<u>\$ 3,595,903</u>
26 <b>LIABILITIES AND FUND BALANCE</b>			
27 Liabilities:			
28 Accounts payable	\$ 16,557	\$ -	\$ 16,557
29 Accrued expenses payable	37,760	-	37,760
30 Due to other funds	-	-	-
31 Sales tax payable	-	-	-
32 Deferred revenue-On roll assessments	2,271,778	82,730	2,354,508
33 Due to debt service fund - series 2013	19,236	-	19,236
34 Other payables	-	-	-
35 Rental deposits	-	-	-
36 JSAPP deposit	-	-	-
37 Total liabilities	<u>2,345,331</u>	<u>82,730</u>	<u>2,428,061</u>
38 <b>FUND BALANCES</b>			
39 Nonspendable	148,357	-	148,357
40 Restricted for Debt Service	19,236	149,403	168,639
41 Assigned for Two Month Operating Reserve	480,116	-	480,116
42 Assigned for Weir Project Reserve	147,140	-	147,140
43 Assigned for Projects	-	-	-
44 Unassigned	223,589	-	223,589
45 Total fund balances	<u>1,018,439</u>	<u>149,403</u>	<u>1,167,842</u>
46 Total liabilities and fund balances	<u>\$ 3,363,770</u>	<u>\$ 232,133</u>	<u>\$ 3,595,903</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
GENERAL FUND  
FOR THE PERIOD BEGINNING OCTOBER 1, 2025 THROUGH NOVEMBER 30, 2025**

		<b>FY 2026 ADOPTED BUDGET</b>	<b>YTD BUDGET</b>	<b>YTD ACTUAL</b>	<b>YTD VARIANCE FAV (UNFAV)</b>	<b>ADOPTED BUDGET VARIANCE FAV (UNFAV)</b>	<b>% OF BUDGET BUDGET SPENT TO DATE</b>
1	<b>REVENUES</b>						
2	Assessment levy: all residents	\$ 2,794,048	\$ 279,405	\$ 524,342	\$ 244,937	\$ (2,269,706)	18.77%
3	Assessment levy: Cachet	2,550	-	479	479	(2,071)	18.77%
4	Interest Revenue-Investments	30,000	5,000	4,361	(639)	(25,639)	14.54%
5	Miscellaneous Revenue						
6	Rental Income		-	5,738	5,738	5,738	0.00%
7	Bar Code Access	-	-	1,392	1,392	1,392	0.00%
8	Tennis Contract Revenue	-	-	-	-	-	0.00%
9	Event Sponsorship	-	-	-	-	-	0.00%
10	Miscellaneous Revenue	-	-	-	-	-	0.00%
11	Fund Balance Forward from FY25	54,100	-	24,312	24,312	(29,788)	44.94%
12	Fund Balance Forward-Weir Project	-	-	161,000	161,000	161,000	0.00%
13	<b>Total Revenues</b>	<b>2,880,698</b>	<b>284,405</b>	<b>721,624</b>	<b>437,219</b>	<b>(2,159,074)</b>	<b>25.05%</b>
14	<b>EXPENDITURES</b>						
15	<b>Administrative</b>						
16	Supervisors fees	14,000	2,333	2,000	333	12,000	14.29%
17	Payroll service fee	-	-	202	(202)	(202)	0.00%
18	Payroll taxes	1,071	179	153	26	918	14.29%
19	District management	70,000	11,667	12,214	(547)	57,786	17.45%
20	Auditing services	4,900	817	-	817	4,900	0.00%
21	Assessment roll preparation	-	-	-	-	-	0.00%
22	Legal - general counsel	20,000	3,333	1,016	2,318	18,984	5.08%
23	District Engineer	15,000	2,500	-	2,500	15,000	0.00%
24	Insurance- General Liability & Public Officials	80,000	13,333	12,873	461	67,127	16.09%
25	Legal Advertising	1,500	250	-	250	1,500	0.00%
26	Bank fees	1,500	250	-	250	1,500	0.00%
27	Credit card discount	200	33	-	33	200	0.00%
28	Dues & Licenses	175	175	175	-	-	100.00%
29	Postage	2,500	417	-	417	2,500	0.00%
30	Website	1,000	167	-	167	1,000	0.00%
31	ADA website Compliance	210	35	-	35	210	0.00%
32	Contingencies	2,000	333	829	(496)	1,171	41.47%
33	<b>Total Administrative</b>	<b>214,056</b>	<b>35,822</b>	<b>29,462</b>	<b>6,360</b>	<b>184,594</b>	<b>13.76%</b>
34	<b>Debt Service</b>						
35	Arbitrage rebate calculation	2,500	417	-	417	2,500	0.00%
36	Trustee fees	3,558	593	629	(36)	2,929	17.67%
37	Capital reinvestment note 2022 repayment	145,323	24,221	2,561	21,660	142,762	1.76%
38	<b>Total Debt Service</b>	<b>151,381</b>	<b>25,230</b>	<b>3,189</b>	<b>22,041</b>	<b>148,192</b>	<b>2.11%</b>
39	<b>Utilities</b>						
40	Communication	38,000	6,333	5,519	814	32,481	14.52%
41	Streetlights	255,000	42,500	41,444	1,056	213,556	16.25%
42	Electricity	95,280	15,880	13,672	2,208	81,608	14.35%
43	Water, Sewer Utility Services	40,000	6,667	12,016	(5,349)	27,984	30.04%
44	Solid waste removal	12,000	2,000	1,638	362	10,362	13.65%
45	Sewer lift station	5,000	833	595	238	4,405	11.90%
46	<b>Total Utilities</b>	<b>445,280</b>	<b>74,213</b>	<b>74,883</b>	<b>(670)</b>	<b>370,397</b>	<b>16.82%</b>
47	<b>Security Operations</b>						
48	Security staffing contract services	415,000	69,167	81,520	(12,353)	333,480	19.64%
49	Contractual virtual guard	66,912	11,152	9,894	1,258	57,018	14.79%
50	Off duty policing	24,480	4,080	-	4,080	24,480	0.00%
51	<b>Total Security Operations</b>	<b>506,392</b>	<b>84,399</b>	<b>91,414</b>	<b>(7,015)</b>	<b>414,978</b>	<b>18.05%</b>
52	<b>Contracted Personnel</b>						
53	Contracted Personnel	200,000	33,333	37,398	(4,065)	162,602	18.70%
54	<b>Total Contracted Personnel</b>	<b>200,000</b>	<b>33,333</b>	<b>37,398</b>	<b>(4,065)</b>	<b>162,602</b>	<b>18.70%</b>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
GENERAL FUND  
FOR THE PERIOD BEGINNING OCTOBER 1, 2025 THROUGH NOVEMBER 30, 2025**

	<b>FY 2026 ADOPTED BUDGET</b>	<b>YTD BUDGET</b>	<b>YTD ACTUAL</b>	<b>YTD VARIANCE FAV (UNFAV)</b>	<b>ADOPTED BUDGET VARIANCE FAV (UNFAV)</b>	<b>% OF BUDGET BUDGET SPENT TO DATE</b>
<b>55 Amenity &amp; Field Operations</b>						
56 Seasonal decorations	55,000	9,167	27,315	(18,148)	27,685	49.66%
57 Beach club office equipment	4,500	750	121	629	4,379	2.70%
58 Beach club office supplies	4,500	750	42	708	4,458	0.93%
59 Beach club gym supplies	19,000	3,167	4,116	(949)	384	91.47%
60 Guard office equipment	1,000	167	-	167	4,500	0.00%
61 Guard office supplies	1,500	250	-	250	19,000	0.00%
62 Community events supplies	18,000	3,000	4,347	(1,347)	(2,847)	289.79%
<b>63 Total Amenity &amp; Field Operations</b>	<b>103,500</b>	<b>17,250</b>	<b>35,941</b>	<b>(18,691)</b>	<b>57,559</b>	<b>34.73%</b>
<b>64 Landscape Maintenance</b>						
65 Landscape maintenance	350,000	58,333	57,314	1,019	292,686	16.38%
66 Mulch	50,000	8,333	-	8,333	50,000	0.00%
67 Beach sand	6,000	1,000	-	1,000	6,000	0.00%
68 Annuals & seasonal plant installation	7,500	1,250	1,750	(500)	5,750	23.33%
69 Plant replacement	25,000	4,167	633	3,533	24,367	2.53%
70 Sod replacement	5,000	833	-	833	5,000	0.00%
71 Well maintenance-irrigation	3,000	500	-	500	3,000	0.00%
72 Irrigation - maintenance	15,000	2,500	2,362	138	12,638	15.74%
73 Tree removal, replacement, & maintenance	24,000	4,000	530	3,470	23,470	2.21%
74 Lake & Pond maintenance	60,000	10,000	9,600	400	50,400	16.00%
<b>75 Total Landscape Maintenance</b>	<b>545,500</b>	<b>90,917</b>	<b>72,189</b>	<b>18,728</b>	<b>473,311</b>	<b>13.23%</b>
<b>76 Facilities Maintenance</b>						
77 Outside facilities maintenance	50,000	8,333	5,075	3,259	44,925	10.15%
78 Weir project	-	-	161,000	(161,000)	(161,000)	0.00%
79 Car & Cart repairs and maintenance	9,000	1,500	-	1,500	9,000	0.00%
80 Rentals & leases	10,824	1,804	1,411	393	9,413	13.04%
81 Cleaning	35,000	5,833	3,575	2,258	31,425	10.21%
82 Pest control	2,340	390	390	-	1,950	16.67%
83 Security gate maintenance & repair	10,000	1,667	6,225	(4,559)	3,775	62.25%
84 Security gate maintenance & repair - Cachet	2,550	425	-	425	2,550	0.00%
85 Monuments and signs	6,000	1,000	-	1,000	6,000	0.00%
86 Fountains	8,000	1,333	18,217	(16,884)	(10,217)	227.71%
87 Strom water drainage	30,000	5,000	-	5,000	30,000	0.00%
88 Recreational equipment maintenance & repair	15,000	2,500	1,578	922	13,422	10.52%
89 Building equipment maintenance & repair	10,000	1,667	-	1,667	10,000	0.00%
90 Pressure washing	7,500	1,250	800	450	6,700	10.67%
91 Facilities maintenance contingency	258,300	43,050	32,770	10,280	225,530	12.69%
92 Contingency for end of year	53,500	8,917	52,383	(43,466)	1,117	97.91%
93 Paver, streets & sidewalk repairs and cleaning	100,000	16,667	53,382	(36,715)	46,618	53.38%
<b>94 Total Facilities Maintenance</b>	<b>608,014</b>	<b>101,336</b>	<b>336,806</b>	<b>(235,471)</b>	<b>271,208</b>	<b>55.39%</b>
<b>95 Facilities maintenance (pool)</b>						
96 Pool maintenance	39,000	6,500	6,500	-	32,500	16.67%
97 Pool repairs	12,000	2,000	-	2,000	12,000	0.00%
98 Pool heater utilities	5,000	833	152	682	4,848	3.03%
99 Pool permit	575	96	333	(237)	242	57.90%
<b>100 Total Facilities maintenance (pool)</b>	<b>56,575</b>	<b>9,429</b>	<b>6,985</b>	<b>2,445</b>	<b>49,590</b>	<b>12.35%</b>
<b>101 Other financing sources and uses</b>						
102 Increase in fund balance - Operating Reserve	50,000	-	-	-	50,000	0.00%
<b>103 Total other financing sources and uses</b>	<b>50,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>50,000</b>	<b>0.00%</b>
<b>104 Total Expenditures</b>	<b>2,880,698</b>	<b>471,929</b>	<b>688,268</b>	<b>(216,339)</b>	<b>284,185</b>	<b>23.89%</b>
<b>105 Excess/(deficiency) of revenues over/(under) expenditures</b>	<b>-</b>	<b>(187,524)</b>	<b>33,356</b>	<b>220,880</b>	<b>(1,874,890)</b>	<b>0.00%</b>
106 Fund balance - beginning (unaudited)			1,170,395			
107 Less FB carryforward - Weir project			(161,000)			
108 Less FB carryforward from FY2024			(24,312)			
109 Plus increase in operating reserves			-			
<b>110 Fund balance - ending</b>			<b>\$ 1,018,439</b>			

\*Note: The financials include invoices received through October 14, 2025. The mangement company and the amenity management have contacted vendors to request final submission of any pending invoices. Legal and engineering services performed in the prior month are usually billed by the end of the following month.

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
DEBT SERVICES FUND SERIES 2013  
FOR THE PERIOD BEGINNING OCTOBER 1, 2025 THROUGH NOVEMBER 30, 2025**

	<b>FY 2025 ADOPTED BUDGET</b>	<b>YTD BUDGET</b>	<b>YTD ACTUAL</b>	<b>YTD VARIANCE FAV (UNFAV)</b>
<b>1 REVENUES</b>				
2   Assessment levy	\$   101,842	\$    10,184	\$    19,112	\$       8,928
3   Interest	-	-	1,195	1,195
4   Bond close out transfer in	-	-	-	-
5   Total revenues	<u>101,842</u>	<u>10,184</u>	<u>20,307</u>	<u>10,123</u>
<b>6 EXPENDITURES</b>				
<b>7 Debt Service</b>				
8   Assessment Collection Fee 2%	-	-	-	-
9   Principal prepayment	-	-	-	-
10   Principal:				
November 2025	30,000	30,000	30,000	-
11   Interest:				
12   November 2025	30,744	30,744	31,588	(844)
13   May 2026	30,744	30,744	-	30,744
14   Total debt service expenditures	<u>91,488</u>	<u>91,488</u>	<u>61,588</u>	<u>29,900</u>
15   Excess/(deficiency) of revenues	<u>10,355</u>	<u>(81,303)</u>	<u>(41,281)</u>	<u>40,023</u>
16 Fund balance - beginning (unaudited)			190,683	
17 Fund balance - ending			<u>\$   149,403</u>	

**Cory Lakes**  
**Operating Account - Bank Reconciliation**  
**November 30, 2025**

	<u><b>Operating Acct (BU )</b></u>
<i><b>Balance Per Bank Statements</b></i>	\$ 63,962.58
Plus: Deposits In Transit	-
Less: Outstanding Checks	(11,489.22)
Less: Restricted cash in operating account	
<i><b>Adjusted Bank Balance</b></i>	<u><u><b>\$ 52,473.36</b></u></u>
<i><b>Beginning Balance Per Books</b></i>	\$ 199,199.80
Cash Deposits & Credits	234,417.82
Cash Disbursements & Transfers	(381,144.26)
<i><b>Balance Per Books</b></i>	<u><u><b>\$ 52,473.36</b></u></u>

**Cory Lakes CDD**  
**Check Register - Operating Account**  
**FY2026**

Date	Number	Payee	Memo	Payment	Deposit	Balance
<b>9/30/2025</b>			<b>EOY BALANCE</b>			<b>135,942.71</b>
10/1/2025	100759	Air Masters of Tampa Bay, Inc.	Invoice: 200132 (Reference: Gym AC and there is a leak at the vent in the bathroom at the pool.	638.00		135,304.71
10/1/2025	100760	State of Florida Department of Health	Invoice: 29-BID-7840718 (Reference: Swimming Pools Public Pool > 25000 Gallons. )	325.00		134,979.71
10/2/2025	100761	JCS Investigations	Invoice: 15 (Reference: Security at cross creek, morris bridge gate and pool guard-Oct 2025. )	37,440.00		97,539.71
10/2/2025	100762	Kai	Invoice: 21133 (Reference: Ramp Volleyball Lines. )	199.27		97,340.44
10/6/2025	100625ACH1	Tampa Electric	Reference: 11589 Cory Lake BL August 08, 2025 - September 08, 2025	33.03		97,307.41
10/6/2025	100625ACH	Tampa Electric	Reference: 12027 Cory Lake Blvd August 08, 2025 - September 08, 2025	24.23		97,283.18
10/6/2025	300046	Tampa Electric	Invoice: 9993- 09/25 (Reference: 12027 CORY LAKE BLVD-August 08, 2025 - September 08, 2025.	24.23		97,258.95
10/6/2025	300047	Tampa Electric	Invoice: 9928- 09/25 (Reference: 11589 CORY LAKE BL-August 08, 2025 - September 08, 2025. )	33.03		97,225.92
10/7/2025			Deposit		3,338.30	100,564.22
10/7/2025	100763	JCS Investigations	Invoice: 116 (Reference: CDD Facilities and Administration-03 Oct 2025. )	7,479.60		93,084.62
10/7/2025	100764	Gate Tech Inc.	Invoice: 168474 (Reference: DKS Cellular Monthly Charge Monthly charge for Doorlocking cellular s)	256.49		92,828.13
10/7/2025	100765	Don Harrison Enterprises	Invoice: 3172 (Reference: All labour and material to install,new wall mount. )	5,325.40		87,502.73
10/7/2025	100766	Kai	Invoice: 21210 (Reference: Maintenance supplies for CORY LAKES CDD,Pool Lane Buoy Replacem	735.78		86,766.95
10/7/2025	100767	Don Harrison Enterprises	Invoice: 3170 (Reference: Billing completion for adding GFCI protection for fountain pumps and l	11,642.14		75,124.81
10/7/2025	100768	Envera Systems	Invoice: 760494 (Reference: Additional Residents,Envera Kiosk System,Guard. )	3,390.00		71,734.81
10/7/2025	100769	Sunshine Cleaning Crew LLC	Invoice: 1017 (Reference: September 2025 Cleaning Services. )	2,750.00		68,984.81
10/7/2025	100770	Strategic Air Conditioning	Invoice: 8200 (Reference: Removed existing mini split system installed new 2.5 ton heat pump sp	10,850.00		58,134.81
10/7/2025	100771	WM Corp Services, Inc	Invoice: 0189692-2206-8 (Reference: Waste Management Services-Sep. )	818.99		57,315.82
10/7/2025	100772	Navitas Credit Corp	Invoice: 100425-4119 (Reference: Contract payment-Oct 2025. )	705.74		56,610.08
10/7/2025	100773	Landscape Maintenance Professionals	Invoice: 360460 (Reference: Bed Prep - Plant, Sod, Debris Removal. ) Invoice: 360459 (Reference	34,907.40		21,702.68
10/7/2025	100774	Steadfast Alliance, LLC	Invoice: SA-16009 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month date	4,800.00		16,902.68
10/7/2025	631		BOS 9/18/25 meeting	67.32		16,835.36
10/9/2025	100775	Kai Connected, LLC	Invoice: 4798 (Reference: Professional Management Services Monthly Management Services-Oct	5,833.33		11,002.03
10/9/2025	100776	Verizon	Invoice: 6124210448 (Reference: Monthly service 08/23- 09/22. )	208.08		10,793.95
10/9/2025	100777	Star Environmental, Inc	Invoice: 80827 (Reference: Monthly lift station 1 Oct 31,2025. ) Invoice: 80857 (Reference: Mon	170.00		10,623.95
10/10/2025	100778	CIO Technology Solutions, inc	Invoice: 36118-MSP (Reference: Agreement Recurring: Cory Lake,Managed Service: Workstation	557.27		10,066.68
10/10/2025			Funds Transfer		75,000.00	85,066.68
10/13/2025	625R	Florida Dept of Revenue	Reverse of GJE 625 -- CY 2025 Q3 Sales tax	389.02		84,677.66
10/15/2025	100779	Elite Pavers Of Tampa Bay	Invoice: 12078 (Reference: Pavers - Repair work Cory Lake Drive. )	53,381.75		31,295.91
10/15/2025	100780	A#1 SEAMLESS GUTTER SOLUTIONS,LI	Invoice: 992511000 (Reference: GUTTER SERVICE. )	981.00		30,314.91
10/15/2025	100781	Kai	Invoice: 21228 (Reference: Ramp Supplies for CORY LAKES CDD project -Oct 2025. ) Invoice: 212	908.24		29,406.67
10/15/2025	100782	HD Supply Facilities Maintenance, LTC	Invoice: 9241818975 (Reference: 18v 90 Mph 250 CFM CrdLss Leaf Blwr/Swpr-VN. )	612.30		28,794.37
10/15/2025	100783	Hecker Construction Company,Inc.	Invoice: 7743 (Reference: Cory Lake Drainage Structure Replacement. )	9,660.00		19,134.37
10/15/2025	100784	RyCo Enterprises, Inc	Invoice: 39065 (Reference: Fixing area that holds water Including removing sand Including taking	5,400.00		13,734.37
10/15/2025	100785	Servicore Window Cleaning	Invoice: 20173157 (Reference: Window Cleaning-Quarterly Cleaning of Exterior Windows-Oct 20.	825.00		12,909.37
10/15/2025	100786	Fitness Services of Florida, Inc.	Invoice: 30066 (Reference: Monthly Preventative Maintenance service of all cardio and strength	350.00		12,559.37
10/15/2025	100787	Gate Tech Inc.	Invoice: 168658 (Reference: ELP-Q018,ELP,Evening/weekend service,Additional Time,12V DC mo	1,414.84		11,144.53
10/15/2025	100788	Fast Track Roofing LLC	Invoice: 1374 (Reference: Drywall in Restrooms-Repair. )	2,300.00		8,844.53
10/15/2025	101525ACH	Frontier Communications	Reference: Frontier-Communication.	212.71		8,631.82
10/20/2025	100789	Kai	Invoice: 21243 (Reference: Ramp CDD Advanced Agenda Packet - October. )	355.33		8,276.49
10/21/2025			Deposit		778.72	9,055.21
10/21/2025	100790	Welch Tennis Courts, Inc.	Invoice: 82724 (Reference: 4? Professional Pro Beach Power Net Shipping & Handling. )	275.99		8,779.22
10/21/2025			Funds Transfer		216.56	8,995.78
10/22/2025	100791	Enos Painting Inc	Invoice: 101525- (Reference: Stucco repair for the trim band on the tower ,Fascia repair on the g	1,300.00		7,695.78
10/22/2025	100792	JCS Investigations	Invoice: 117 (Reference: CDD Facilities and Administration-17 Oct 2025. )	7,479.60		216.18

**Cory Lakes CDD**  
**Check Register - Operating Account**  
**FY2026**

Date	Number	Payee	Memo	Payment	Deposit	Balance
10/22/2025		100793 Fitness Services of Florida, Inc.	Invoice: 30395 (Reference: Approved 07/31/25 by Dane. Received a request from FSF SO 91277 f	825.00		-608.82
10/22/2025		100794 Nova Data LLC	Invoice: 1221 (Reference: Labor Troubleshoot Bio Entry Computer. Toned and tested all cables in	125.00		-733.82
10/22/2025		100795 Kai	Invoice: 21252 (Reference: Ramp Fuel expense for CORY LAKES CDD project.. ) Invoice: 21255 (R	442.21		-1,176.03
10/22/2025		100796 HD Supply Facilities Maintenance, LTC	Invoice: 9242011345 (Reference: Enmotion 800' Roll Towel 6/Cs-US,Super Iron Out 1 Gal Rust Stz	725.77		-1,901.80
10/22/2025	102225ACH	Tampa Electric	Reference: Summary Bill account.	26,682.37		-28,584.17
10/22/2025		607 Constant Contacts	autopay approved by prior amenity manager	59.00		-28,643.17
10/23/2025	WIRE	Finemark National Bank & Trust	Reference: Interest To 11/01/25. <a href="https://clientname(FILLIN).payableslockbox.com/DocView/Invc">https://clientname(FILLIN).payableslockbox.com/DocView/Invc</a>	2,560.93		-31,204.10
10/24/2025		100797 Straley Robin Vericker	Invoice: 27374 (Reference: For Professional Services Rendered Through September 30, 2025. )	1,921.50		-33,125.60
10/24/2025		100798 Finemark National Bank & Trust	VOID: Invoice: 101625-0001 (Reference: Interest To 11/01/25. )			-33,125.60
10/24/2025		100799 Gate Tech Inc.	Invoice: 168761 (Reference: Service call (Area 3). ) Invoice: 168762 (Reference: Service call (A	1,124.89		-34,250.49
10/24/2025		100800 Kai	Invoice: 21267 (Reference: Ramp Supplies for CORY LAKES CDD project. ) Invoice: 21276 (Refere	2,152.07		-36,402.56
10/24/2025		300049 City of Tampa Utilities	Invoice: 100825-0805 (Reference: Water Services-Oct 2025-10800 W CORY LAKE BLVD. )	1,521.72		-37,924.28
10/24/2025		300050 City of Tampa Utilities	Invoice: 100825-9596 (Reference: Water Services-Oct 202-10812 CORY LAKE DR ASSOC. )	928.14		-38,852.42
10/24/2025		300051 City of Tampa Utilities	Invoice: 100825-9595 (Reference: Water Services-Oct 2025-10759 CORY LAKE DR ASSOC. )	280.49		-39,132.91
10/24/2025		300052 City of Tampa Utilities	Invoice: 100825-0806 (Reference: Water Services-Oct 2025-15200 ANGUILLA ISLE AVE UNIT IRR.	235.74		-39,368.65
10/24/2025		300053 City of Tampa Utilities	Invoice: 100825-9598 (Reference: Water Services-Oct 2025-10581 CORY LAKE DR-. )	227.13		-39,595.78
10/24/2025		300054 City of Tampa Utilities	Invoice: 100825-0807 (Reference: Water Services-Oct 2025-15231 ANGUILLA ISLE AVE UNIT IRR.	215.33		-39,811.11
10/24/2025		300055 City of Tampa Utilities	Invoice: 100825-0810 (Reference: Water Services-Oct 202-11026 TAHITI ISLE LN IRR. )	170.07		-39,981.18
10/24/2025		300056 City of Tampa Utilities	Invoice: 100825-9589 (Reference: Water Services-Oct 202-10907 CORY LAKE DR ASSOC. )	163.18		-40,144.36
10/24/2025		300057 City of Tampa Utilities	Invoice: 100825-9593 (Reference: Water Services-Oct 2025-10749 CORY LAKE DR ASSOC. )	135.92		-40,280.28
10/24/2025		300058 City of Tampa Utilities	Invoice: 100825-0808 (Reference: Water Services-Oct 2025-15218 ANTILLES ISLE LN UNIT IRR. )	117.59		-40,397.87
10/24/2025		300059 City of Tampa Utilities	Invoice: 100825-0809 (Reference: Water Services-Oct 2025-11021 TAHITI ISLE LN IRR. )	96.35		-40,494.22
10/24/2025		300060 City of Tampa Utilities	Invoice: 100825-9594 (Reference: Water Services-Oct 2025-10814 CORY LAKE DR ASSOC. )	74.30		-40,568.52
10/24/2025		300061 City of Tampa Utilities	Invoice: 100825-9590 (Reference: Water Services-Oct 2025-10747 CORY LAKE DR ASSOC. )	40.08		-40,608.60
10/24/2025		300062 City of Tampa Utilities	Invoice: 100825-9599 (Reference: Water Services-Oct 2025-10594 CORY LAKE DR. )	19.68		-40,628.28
10/24/2025		300063 City of Tampa Utilities	Invoice: 100825-9597 (Reference: Water Services-Oct 2025-12001 CORY LAKE BLVD. )	13.73		-40,642.01
10/24/2025		300065 City of Tampa Utilities	Invoice: 100825-9591 (Reference: Water Services-Oct 2025-10921 CORY LAKE DR ASSOC. )	156.24		-40,798.25
10/27/2025			Funds Transfer		100,000.00	59,201.75
10/28/2025	102825ACH1	Frontier Communications	Reference: Frontier-Communication.	145.98		59,055.77
10/28/2025	102825ACH2	Frontier Communications	Reference: Frontier-Communication.	205.98		58,849.79
10/28/2025	102825ACH3	Frontier Communications	Reference: Frontier-Communication.	285.98		58,563.81
10/28/2025		100801 Hecker Construction Company,Inc.	Invoice: 7742 (Reference: The demolition and removal of existing weir structures and the installa	161,000.00		-102,436.19
10/28/2025	102825ACH	Frontier Communications	Reference: Frontier-Communication.	205.98		-102,642.17
10/28/2025		606 ADP	BOS 10/16/25 meeting	738.80		-103,380.97
10/28/2025		606 ADP	BOS 10/16/25 meeting	153.00		-103,533.97
10/28/2025		606 ADP	BOS 10/16/25 meeting	67.32		-103,601.29
10/28/2025		606 Cynthia McIntyre	BOS 10/16/25 meeting - Cynthia McIntyre Ck # 1139	184.70		-103,785.99
10/28/2025			Funds Transfer		161,000.00	57,214.01
10/30/2025		100802 Kai	Invoice: 21283 (Reference: Fuel expense for CORY LAKES CDD project.. ) Invoice: 21285 (Referer	736.21		56,477.80
10/30/2025		100803 Welch Tennis Courts, Inc.	Invoice: 82844 (Reference: Deluxe PickleNet Replacement Net (Flat Center Support) Shipping & f	127.17		56,350.63
10/30/2025		100804 Landscape Maintenance Professionals	Invoice: 363059 (Reference: #367954 - Flush Cut Palm Affected by Disease. )	350.00		56,000.63
10/30/2025		100805 HD Supply Facilities Maintenance, LTC	Invoice: 9242264273 (Reference: Sanitizing Wipes 2300 Sht Rolls 2/Cs-US. ) Invoice: 9242300895	958.19		55,042.44
10/30/2025		100806 Hughes Exterminators Inc	Invoice: 64221372 (Reference: Commercial Pest Service-Oct 2025. ) Invoice: 64221371 (Referen	195.00		54,847.44
10/30/2025		100807 WM Corp Services, Inc	Invoice: 0197779-2206-3 (Reference: Waste Management Services-Oct. )	818.99		54,028.45
10/30/2025		100808 Fitness Services of Florida, Inc.	Invoice: 30444 (Reference: Monthly Preventative Maintenance service of all cardio and strength	350.00		53,678.45
10/30/2025		100809 Playworx Playsets LLC	Invoice: 5348-F (Reference: KB equipment RO321254003-Dumpster Rental and Disposal Charges-	11,623.56		42,054.89



**Cory Lakes CDD**  
**Check Register - Operating Account**  
**FY2026**

Date	Number	Payee	Memo	Payment	Deposit	Balance
10/30/2025	100810	Bandu LLC	Invoice: INV0631 (Reference: All four heaters are installed and the remaining balance after proje	12,895.00		29,159.89
10/30/2025	100811	Enos Painting Inc	Invoice: 091525- (Reference: Exterior painting:Monument signs,Club house, Guard house, entrar	6,250.00		22,909.89
10/31/2025	100812	Timber Intentions	Invoice: 164(B) (Reference: BEACH CLUB SEMI CIRCLE DECKS ,BEAC CLUB BOARDWALK. )	23,040.00		-130.11
10/31/2025	100813	Kai	Invoice: 21314 (Reference: Ramp-Fuel expense for CORY LAKES CDD project.,Playground hardwai	1,189.43		-1,319.54
10/31/2025	100814	HD Supply Facilities Maintenance, LTI	Invoice: 9242471717 (Reference: PIR 42 Gal. 2.5 Lw Blk 33" X 48" 50/Pkg-US,200 MI Gojo Soap Fo	850.88		-2,170.42
10/31/2025	300048	Charter Communications	Invoice: 128076001101425 (Reference: 10441 CORY LAKE DR-0/14/2025 through 11/13/2025. )	930.60		-3,101.02
10/31/2025		Transfer			5,880.55	2,779.53
<b>10/31/2025</b>				<b>479,377.31</b>	<b>346,214.13</b>	<b>2,779.53</b>
11/3/2025	100815	Kai	Invoice: 21327 (Reference: Ramp Supplies for CORY LAKES CDD project. )	13.50		2,766.03
11/4/2025			Deposit		2,599.05	5,365.08
11/4/2025	100816	Landscape Maintenance Professionals	Invoice: 364174 (Reference: #368771 - Enhancement - Seasonal Color Annuals. )	1,750.00		3,615.08
11/4/2025	100817	JCS Investigations	Invoice: 16 (Reference: Security at cross creek, morris bridge gate and pool guard-Nov 2025. )	43,760.00		-40,144.92
11/4/2025	100818	Gate Tech Inc.	Invoice: 168838 (Reference: Labor for the installation of gates, fence, operators and accessories.	2,010.36		-42,155.28
11/5/2025	300066	Tampa Electric	Invoice: 9993- 10/25 (Reference: 12027 CORY LAKE BLVD-September 09, 2025 - October 07, 2025	203.97		-42,359.25
11/5/2025	300067	Tampa Electric	Invoice: 9928- 10/25 (Reference: 11589 CORY LAKE BL-September 09, 2025 - October 07, 2025. )	413.02		-42,772.27
11/5/2025			Funds Transfer		125,000.00	82,227.73
11/6/2025	100819	U.S. BANK	Invoice: 7940039 (Reference: Trustee Fees-Oct 2025. )	3,771.25		78,456.48
11/6/2025	100820	Steadfast Alliance, LLC	Invoice: SA-16924 (Reference: Routine Aquatic Maintenance (Pond Spraying) for the month date	4,800.00		73,656.48
11/6/2025	100821	Crew Entertainment Productions Inc.	Invoice: 5924 (Reference: DJ Services-Oct 2025. )	450.00		73,206.48
11/6/2025	100822	Envera Systems	Invoice: 761618 (Reference: Additional Residents,Envera Kiosk System,Guard-Nov 2025. )	3,390.00		69,816.48
11/6/2025	100823	Verizon	Invoice: 6126697360 (Reference: Monthly service 09/23- 10/22. )	208.48		69,608.00
11/6/2025	100824	Kai Connected, LLC	Invoice: 4852 (Reference: General Administration Services-10/16 and 10/28 Meeting overage 2 h	448.79		69,159.21
11/6/2025	100825	Gate Tech Inc.	Invoice: 168946 (Reference: DKS Cellular Monthly ChargeMonthly charge for Doorking cellular sy	57.44		69,101.77
11/7/2025	100826	Business Observer	Invoice: 24-02728H (Reference: Legal Advertising-Notice of Meeting-Cory Lakes Community Deve	65.63		69,036.14
11/7/2025	100827	Moore Bounce and Party Rentals	Invoice: 50212859 (Reference: Decorations-11/15/2025-1.00-4.00PM. )	2,862.19		66,173.95
11/10/2025	614	State of Florida Department of Health	check # 100760 returned from SR		325.00	66,498.95
11/12/2025	100828	Kai Connected, LLC	Invoice: 4838/CR4808 (Reference: Professional Management Services Monthly Management Ser	5,734.62		60,764.33
11/12/2025	100829	Kai	Invoice: 21370 (Reference: Office Supplies Board requested letters sent to 4 resident. ) Invoice	943.51		59,820.82
11/12/2025	100830	Navitas Credit Corp	Invoice: 110425-4119 (Reference: Contract payment-Nov 2025. )	705.74		59,115.08
11/12/2025	100831	Kai	Invoice: 21446 (Reference: Ramp Fuel expense for CORY LAKES CDD project.,EVENT Supplies for (	141.74		58,973.34
11/12/2025	100832	Envera Systems	Invoice: 759358 (Reference: Additional Residents,Envera Kiosk System,Guard Module,Service & I	8,061.00		50,912.34
11/12/2025	100833	Sunshine Cleaning Crew LLC	Invoice: 1018 (Reference: October 2025 Cleaning Services. )	2,750.00		48,162.34
11/12/2025	100834	CIO Technology Solutions, inc	Invoice: 36270-MSP (Reference: Agreement Recurring: Cory Lake-Oct 2025. )	557.27		47,605.07
11/12/2025	100835	Gate Tech Inc.	Invoice: 169032 (Reference: Service call (Area 3),Additional Time,GAA-LEDFOld46-94. )	1,275.61		46,329.46
11/13/2025	111325ACH	Frontier Communications	Reference: Frontier-Communication.	225.60		46,103.86
11/19/2025	100836	Strategic Air Conditioning	Invoice: 8222 (Reference: Maintennce on all seven system charged filters as well. ) Invoice: 823	913.00		45,190.86
11/19/2025	100837	Star Environmental, Inc	Invoice: 80039 (Reference: MONTHLY LIFT STATION SERVICE August 1-August 31, 2025. ) Invoice	255.00		44,935.86
11/19/2025	100838	Access Central Inc	Invoice: 83953 (Reference: 11-5-25 DELIVER 300 BARCODES FC8 STARTING AT 18301 AT BEACH C	2,167.10		42,768.76
11/19/2025	100839	Kai Connected, LLC	Invoice: 21462 (Reference: Ramp Fuel expense for CORY LAKES CDD project.. )	60.00		42,708.76
11/19/2025	100840	JCS Investigations	Invoice: 118 (Reference: CDD Facilities and Administration-31st Oct 2025. ) Invoice: 119 (Refere	14,959.20		27,749.56
11/19/2025	100841	HD Supply Facilities Maintenance, LTI	Invoice: 9242953752 (Reference: Sanitaire PRO Bagless Upright Vacuum-CN. )	215.09		27,534.47
11/19/2025	100842	Hughes Exterminators Inc	Invoice: 64721532 (Reference: Commercial Pest Service-Nov 2025. ) Invoice: 64721531 (Referen	195.00		27,339.47
11/20/2025	100843	Kai	Invoice: 21452 (Reference: Ramp Junk removal service for CORY LAKES CDD project,Ramp Fitness	765.34		26,574.13
11/20/2025	100844	Florida Dept of Economic Opportunity	Invoice: 92010 (Reference: Annual District Filing Fee-Oct 2025. )	175.00		26,399.13
11/20/2025	100845	Juniper Landscaping of Florida, LLC	Invoice: 365802 (Reference: #306788 - Cory Lake Isles CDD- Landscape Maintenance Agreement -	28,940.28		-2,541.15
11/20/2025	100846	Kai	Invoice: 21489 (Reference: Ramp Replacement Sign - Being Reimbursed. )	45.34		-2,586.49

**Cory Lakes CDD**  
**Check Register - Operating Account**  
**FY2026**

Date	Number	Payee	Memo	Payment	Deposit	Balance
11/20/2025	300070	Tampa Electric	VOID: Voided in SR Invoice: 311000020199 (Reference: 2300 GLADES RD, STE 410W-Nov 2025. )			-2,586.49
11/20/2025	300071	Tampa Electric	Invoice: 110325-0199 (Reference: 2300 GLADES RD, STE 410W-Nov 2025. )	26,356.70		-28,943.19
11/20/2025			Funds Transfer		100,000.00	71,056.81
11/21/2025	100847	Enos Painting Inc	Invoice: 111825- (Reference: Soffit and Fascia repair and paint on guard house by Cross Creek Blv	800.00		70,256.81
11/21/2025	100848	Suncoast Rust Control, Inc.	Invoice: 08719 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for	2,654.00		67,602.81
11/21/2025	100849	Gate Tech Inc.	Invoice: 169145 (Reference: Liftmaster Mega C Series Motor Brush-Replacement "C" series moto	298.83		67,303.98
11/21/2025	100850	Juniper Landscaping of Florida, LLC	Invoice: 367822 (Reference: #362791 - Cut Down Dead Pine Tree. )	530.00		66,773.98
11/21/2025	100851	HD Supply Facilities Maintenance, LTC	Invoice: 9243116769 (Reference: PIR 42 Gal. 2.5 Lw Blk 33" X 48" 50/Pkg-US,MI Gojo Soap Foam I	1,080.15		65,693.83
11/25/2025	100852	Straley Robin Vericker	Invoice: 27499 (Reference: For Professional Services Rendered Through October 31, 2025. )	950.00		64,743.83
11/25/2025	100853	Kai	Invoice: 21492 (Reference: Ramp Agenda Packet Materials for CORY LAKES CDD, Fuel expense for	399.55		64,344.28
11/25/2025	300073	City of Tampa Utilities	Invoice: 110725-9588 (Reference: Water Services-Nov 2025-10441 CORY LAKE DR. )	1,431.41		62,912.87
11/25/2025	300074	City of Tampa Utilities	Invoice: 110725-9596 (Reference: Water Services-Nov 202-10812 CORY LAKE DR ASSOC. )	1,197.55		61,715.32
11/25/2025	300075	City of Tampa Utilities	Invoice: 110725-9591 (Reference: Water Services-Nov 2025-10921 CORY LAKE DR ASSOC. )	732.48		60,982.84
11/25/2025	300076	City of Tampa Utilities	Invoice: 110725-9589 (Reference: Water Services-Nov 202-10907 CORY LAKE DR ASSOC. )	609.98		60,372.86
11/25/2025	300077	City of Tampa Utilities	Invoice: 110725-9595 (Reference: Water Services-Nov 2025-10759 CORY LAKE DR ASSOC. )	344.58		60,028.28
11/25/2025	300078	City of Tampa Utilities	Invoice: 110725-9598 (Reference: Water Services-Nov 2025-10581 CORY LAKE DR-. )	327.61		59,700.67
11/25/2025	300079	City of Tampa Utilities	Invoice: 110725-0806 (Reference: Water Services-Nov 2025-15200 ANGUILLA ISLE AVE UNIT IRR.	262.06		59,438.61
11/25/2025	300080	City of Tampa Utilities	Invoice: 110725-9593 (Reference: Water Services-Nov 2025-10749 CORY LAKE DR ASSOC. )	252.70		59,185.91
11/25/2025	300081	City of Tampa Utilities	Invoice: 110725-0807 (Reference: Water Services-Nov 2025-15231 ANGUILLA ISLE AVE UNIT IRR.	231.44		58,954.47
11/25/2025	300082	City of Tampa Utilities	Invoice: 110725-0808 (Reference: Water Services-Nov 2025-15218 ANTILLES ISLE LN UNIT IRR. )	149.78		58,804.69
11/25/2025	300083	City of Tampa Utilities	Invoice: 110725-0809 (Reference: Water Services-Nov 2025-11021 TAHITI ISLE LN IRR. )	126.81		58,677.88
11/25/2025	300084	City of Tampa Utilities	Invoice: 110725-0810 (Reference: Water Services-Nov 202-11026 TAHITI ISLE LN IRR. )	111.50		58,566.38
11/25/2025	300085	City of Tampa Utilities	Invoice: 110725-9594 (Reference: Water Services-Nov 2025-10814 CORY LAKE DR ASSOC. )	108.99		58,457.39
11/25/2025	300086	City of Tampa Utilities	Invoice: 110725-9590 (Reference: Water Services-Nov 2025-10747 CORY LAKE DR ASSOC. )	86.22		58,371.17
11/25/2025	300087	City of Tampa Utilities	Invoice: 110725-9599 (Reference: Water Services-Nov 2025-10594 CORY LAKE DR. )	46.54		58,324.63
11/25/2025	300088	City of Tampa Utilities	Invoice: 110725-9597 (Reference: Water Services-Nov 2025-12001 CORY LAKE BLVD. )	17.91		58,306.72
11/25/2025	300089	City of Tampa Utilities	Invoice: 110725-9592 (Reference: Water Services-Nov 2025-10836 CORY LAKE DR ASSOC. )	7.48		58,299.24
11/28/2025	112825ACH1	Frontier Communications	Reference: Frontier-Communication.	205.98		58,093.26
11/28/2025	112825ACH2	Frontier Communications	Reference: Frontier-Communication.	145.98		57,947.28
11/28/2025	112825ACH3	Frontier Communications	Reference: Frontier-Communication.	205.98		57,741.30
11/28/2025	100854	Boring Inc	Invoice: 886318 (Reference: Konica/bh C450i. )	3.36		57,737.94
11/28/2025	100855	Florida Patio Furniture, Inc	Invoice: 79722B (Reference: PICKED UP 5 UMBRELLAS FOR REPAIR (ONE IS NOT REPAIRABLE ANC	799.00		56,938.94
11/28/2025	100856	Star Environmental, Inc	Invoice: 81284 (Reference: MONTHLY LIFT STATION SERVICE Nov 1-Nov30, 2025. ) Invoice: 8157	340.00		56,598.94
11/28/2025	100857	Bandu LLC	Invoice: INV0677 (Reference: December pool service, invoice is due upon receipt.. )	3,250.00		53,348.94
11/28/2025	112825ACH	Frontier Communications	Reference: Frontier-Communication.	285.98		53,062.96
11/30/2025			Deposit		613.22	53,676.18
11/30/2025	606	Cynthia McIntyre	Cynthia McIntyre Ck # 1140 BOS 11/20/25 meeting	184.70		53,491.48
11/30/2025	606	ADP	BOS 11/20/25 meeting	738.80		52,752.68
11/30/2025	606	ADP	BOS 11/20/25 meeting	153.00		52,599.68
11/30/2025	606	ADP	BOS 11/20/25 meeting	67.32		52,532.36
11/30/2025	607	Constant Contacts		59.00		52,473.36
<b>11/30/2025</b>				<b>717,322.40</b>	<b>580,631.95</b>	<b>52,473.36</b>

**Cory Lakes Community Development District**  
**Budget Variance Report**  
**11/30/2025**

	<b>ADOPTED BUDGET</b>	<b>YTD BUDGET</b>	<b>YTD ACTUAL</b>	<b>YTD VARIANCE FAV (UNFAV)</b>	<b>Notes</b>
Payroll service fee	-	-	202	(202)	No budget for payroll service fees
District management	70,000	11,667	12,214	(547)	10/6/25 and 10/28 meetings 2 hours over
Contingencies	2,000	333	829	(496)	Board of Supervisor agenda preparation cost
Water, Sewer Utility Services	40,000	6,667	12,016	(5,349)	10800 Cory Lakes Drive and 10812 Cory Lakes Drive Oct bills are higher than normal. These two bills and 10441 Cory Lakes Drive were higher in Nov.
Security staffing contract services	415,000	69,167	81,520	(12,353)	JCS services Oct - Nov
Contracted Personnel	200,000	33,333	37,398	(4,065)	three paydays in Oct - timing difference
Seasonal decorations	55,000	9,167	27,315	(18,148)	Timing difference - one-half of seasonal decorations
Beach club gym supplies	19,000	3,167	4,116	(949)	HD Supply bills - numerous small bills and a few small equipment parts
Community events supplies	18,000	3,000	4,347	(1,347)	Bounce House \$2,862 11/15/25 rental
Annuals & seasonal plant installation	7,500	1,250	1,750	(500)	One season change out of annuals - timing difference of budget for 2 months vs seasonal change out
Weir project	-	-	161,000	(161,000)	No budget for Weir project
Security gate maintenance & repair	10,000	1,667	6,225	(4,559)	Three significant service calls totaling \$3700 and numerous other small bills to Gate Tech, Inc. (this does not include amount due from resident for damage \$199.05)

Cory Lakes

\$ 52,800.00

Σ (c) Ties to prepaid on tab "Project List Balance" column L total

Prepaid Expenses

November 30, 2025

	Invoice No.	Total pmt	Monthly expense	term beg	term end	Prepaid Current bal	Prior bal	AJE dr/(cr)
US Bank 2013 DS trustee fees	7940039	3,771.25	314.27	10/1/2025	9/30/2026	3,142.71	-	3,142.71
Envera -billing a month ahead leave prepaid until corrected	732881	3,340.00				3,340.00	3,340.00	-
Egis Policy #100125518	29705	77,236.00	6,436.33	10/1/2025	9/30/2026	64,363.33	-	64,363.33
Lawson Courts	52089	52,800.00				52,800.00	-	52,800.00
Envera	759359	1,725.00	575.00	10/1/2025	12/31/2025	575.00	-	575.00
Envera	759360	1,821.00	607.00	10/1/2025	12/31/2025	607.00	-	607.00
Envera	759361	1,125.00	375.00	10/1/2025	12/31/2025	375.00	-	375.00
<b>TOTAL PREPAID EXP</b>						<b>125,203.04</b>	<b>3,340.00</b>	<b>121,863.04</b>

23,154.38	add Deposits
148,357.42	non-spendable FB - Current bal
79,294.43	QB bal
(69,062.99)	Adjustment

Cory Lakes Community Development District  
FY 2025 working Project List

Line #	Project	Budgeted Amount	FY2025 Actuals (Paid and Expensed)	FY2025 Project Variance (Over)/Under	FYE2025 Pending Project Costs	FY2026 Carryforward Prepaid (Non Spendable FB)	FY2026 Assigned Carryforward	FY2026 Actuals Spent	Project list Balance	Total Project Variance (Over)/Under
1	4 Tennis, Membrane, and 1 Basketball courts	\$ 52,800.00	\$ -	\$ -	\$ 52,800.00	\$ 52,800.00	\$ -		\$ 52,800.00	\$ 52,800.00
2	Pool Furniture	24,873.00	25,173.00	(300.00)	-	-	-		-	(300.00)
3	Wicker Cush.	5,364.00	4,542.65	821.35	-	-	-		-	821.35
4	Clubhouse Floors	31,000.00	31,998.63	(998.63)	-	-	-		-	(998.63)
5	Volleyball Court	29,800.00	-	-	29,800.00	-	5,400.00	5,400.00	-	24,400.00
6	Lighting for Tennis Courts 3 and 4	-	-	-	-	-	-		-	-
7	Sidewalks	60,000.00	51,744.00	8,256.00	-	-	-		-	8,256.00
8	Playground Cover for Capri Isle	-	-	-	-	-	-		-	-
9	2 of 4 Playgrounds Cory Lake Drive	22,892.00	23,247.12	(355.12)	-	-	-		-	(355.12)
10	Purchase 40 wall sconces and replace 36, including installation	-	-	-	-	-	-		-	-
11	Fountain GFIs	17,900.00	-	-	17,900.00	8,950.00	9,267.14	19,117.14	-	(1,217.14)
12	Tinting Windows in Beach Club	8,500.00	20,658.00	(12,158.00)	-	-	-		-	(12,158.00)
13	Pool Heaters	24,300.00	-	-	24,300.00	16,000.00	9,645.00	25,645.00	-	(1,345.00)
14	Tennis Court Fencing/Custom Morris Bridge	15,000.00	5,668.00	9,332.00	-	-	-		-	9,332.00
15	HVAC Replacement-Morris bridge and cross creek guard stations	8,000.00	17,953.00	(9,953.00)	-	-	-		-	(9,953.00)
16	Remove trees about tennis court	-	-	-	-	-	-		-	-
17	Pool trash cans	1,500.00	1,729.53	(229.53)	-	-	-		-	(229.53)
Total Projects Expensed		\$ 301,929.00	\$ 182,713.93	\$ (5,584.93)	\$ 124,800.00	\$ 77,750.00 (b)	\$ 24,312.14 (a)	\$ 50,162.14	\$ 52,800.00 (c)	\$ 69,052.93

Total of Actual Paid, Pending & Carryforward	\$ 403,991.14
Variance in Project Costs and Completed Projects	\$ 69,052.93
Total Projects List	\$ 473,044.07

Line #	Budgeted Expenses	Amounts
67	Misc Field Expense - Furniture & Court Resurface	\$ 87,000.00
88	Outside Facilities Maintenance	\$ 50,000.00
95	Facilities Maintenance Contingency	\$ 248,000.00
	<b>Total Budgeted</b>	<b>\$ 385,000.00</b>
	Actuals as of 09/30/2025	Amounts
67	Misc Field Expense - Furniture & Court Resurface	\$ (50,511.24)
88	Outside Facilities Maintenance	\$ (29,417.24)
95	Facilities Maintenance Contingency	\$ (151,987.32)
	<b>Total Spent</b>	<b>\$ (231,915.80)</b>
	Funds Remaining	Amounts
	FY2026 Carryforward Prepaid (Non Spendable FB)	\$ (77,750.00) (b)
156	FY2026 Assigned Carryforward	\$ (24,312.14) (a)
	<b>Total Project Funds Remaining</b>	<b>\$ 51,022.06</b>

Cory Lakes Community Development District  
FY 2026 Working Project List

Line										
Project #	Project	FY 2026 Budget	FY025 Payments/ Carry Forward	FY2026 Project Balance	FY 2026 Actuals/Paid	Amount remaining	FY2026 Budget Available for Reallocation	Completed (Y/N)	Vendor	Comments
1	HVAC Replacement (FY 2026) amenity center 2 systems on pool side - Southside	\$ 30,000		\$ 30,000	\$ -	\$ 30,000	-	N	TBD	
2	Additional Fountain Maintenance Cross Creek	-		-	-	-	-			
3	Replace wall sconces	-		-	-	-	-	Y		
4	Refurbish club house interior (furniture replace sofas and love seats, lighting)	30,000		30,000	-	30,000	-	N	TBD	
5	Volleyball court*	50,000	5,400	44,600	-	44,600	50,000	Y	Ryco Enterprises	
6	Pavers	-		-	-	-	-	N		
7	Sidewalks	50,000		50,000	-	50,000	-	N	Roadway Concepts	In progress / nothing billed yet FY26
8	Landscaping	50,000		50,000	-	50,000	-	N		not designated to specific project - need further direction from board
9	Mulch	-		-	-	-	-			
10	Pickleball courts (roller hockey rink)	-		-	-	-	-			
11	Pool Furniture Maintenance	-		-	-	-	-			
12	Gym equipment replacement (2 treadmills and elliptical)	30,000	2,186	27,814	-	27,814	30,000	Y	Fitness Services of Florida, Inc.	FY paid and completed in FY25 / on hold - repaired current equip vs replacement
13	3 District computers (laptops, docking stations, and monitors)			-	-	-	-			
14	Audio system and ZOOM	8,000		8,000	926	7,074	-	N	Various	
15	Repair, power wash & painting of the monuments (need head count)	6,000	33,200	-	-	-	6,000	Y	Enos Painting	FY paid and completed in FY25
16	Additional folding tables and chairs	-		-	-	-	-			
17	Pool Heaters*	24,300	25,645	-	-	-	24,300	Y	Bandu	Project funded in FY2025 Non Spendable and FY 2025 Carry Forward
18	Ice maker and freezer maintenance	-		-	-	-	-			
19	Replace exit gate arms Morris Bridge and entrance at Cross Creek	10,000		10,000	-	10,000	-	N		
20	Pedestrian Walkway	-		-	-	-	-			
21	Patio and stairs deck	-		-	-	-	-		Timber Intentions	done 2 timber invoices
	Total	\$ 288,300	\$ 66,431	\$ 250,414	\$ 926	\$ 249,488	\$ 110,300			

*\*Note- \$24,312.14 has been carried over from FY2025 to cover the Volleyball court \$5,400, The Fountain GFI \$9,267.14 and Pool heaters for \$9,645.00. In addition, \$77,750 in deposits were paid in FY2025 for Tennis/Basketball Court \$52,800, Fountain GFIs \$8,950 and Pool heaters for \$16,000. Gym equipment repairs and monument repairs/power wash/painting were paid from FY2025 assessments. The FY2026 budgeted amounts for the projects listed can be re-assigned to other projects.*

FY 2026 Project Costs		\$ 288,300.00	
Line #	Budget Line	Project Lists	
91	Facilities Maintenance Contingency	\$ 258,300.00	
Line #	Budget Line	Budget Expense	Project Lists
77	Outside Facilities Maintenance	\$ 50,000.00	
	Other Maintenance	\$ (20,000.00)	
		\$ 30,000.00	HVAC Replacement (FY 2026) amenity center 2 systems on pool side - Southside
Total FY 2026 Project Costs		\$ 288,300.00	
***FY26 \$10,850 paid pool house HVAC mini-split installed and paid on 10/3/25-not budgeted			

# **EXHIBIT 7**

AGENDA





# Cory Lakes Community Development District Policies

Revised January 2025 (Draft 5 September 17, 2025)

## **Definitions**

**"Adult"**-shall be considered any person 18 years of age or older.

**"Amenity Facilities"**-shall mean, in general, the properties and areas owned by the District, including those intended for recreational use and shall include, but not specifically be limited to, the pool, beach volleyball court, basketball court, tennis courts, roller hockey court, white sand beach, Beach Club, playgrounds, soccer field, fitness center, and pocket parks together with their appurtenant facilities and areas. Any reference intended as to one or more specific Facility shall reference that Facility by name.

**"Facility Manager"**-shall mean the on-site managerial employees or a management company, including its employees, staff and agents, contracted by the District to manage Amenity Facilities within the District.

**"Board"**-shall mean the Board of Supervisors of the District.

**"District"**-shall mean the Cory Lakes Community Development District.

**"District Manager"**-shall mean the professional management company with which the District has contracted to provide management services to the District.

**"District Staff"** -shall mean those acting in an official capacity in representation of the District, including but not limited to the District Manager, Facility Manager, Office Administrator, Attendants, On-duty Security Personnel, and any other person acting in said capacity.

**"Family"**-shall mean a group of related individuals living under one roof or head of household. This includes individuals who have not yet attained the age of 18, together with their parents or legal guardians. This does not include visiting relatives or extended family not residing in the home.

**"Guest"** -shall mean any person or persons who are invited and accompanied by a Patron to participate in the use of the Amenity Facilities.

**"Non-Resident"**-shall mean any person or persons that do not own property within the District.

**"Non-Resident Member"**-shall mean any person or family not owning property in the District who is paying the annual user fee to the District for use of all Amenity Facilities.

**"Owner"**-shall mean any person or family owning property within the District.

**"Patron"** or **"Patrons"**- shall mean Owners, Renters or Non-Resident Members who are 14 years of age and older.

**"Renter"**- shall mean any tenant residing in an Owner's home pursuant to a valid rental or lease agreement executed by the Owner.

**"Policies"** - shall mean all policies of the District, as amended from time to time.

**"Service Areas"** – *Needs definition by Counsel*

## **Important Contact Information**

Community security: (813) 986-0030

Clubhouse Office (813) 986-1031 [clibeachclub@corylakescdd.net](mailto:clibeachclub@corylakescdd.net)

Cross Creek gatehouse at (813) 986-0030.

## **Enforcement of Policies**

The Board, the District Manager, Facility Manager, and District Staff shall have full authority to enforce these policies. However, the Board and the District Manager shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons and their Guests. Such a temporary waiver of any policy shall not constitute a continuous, ongoing waiver of said policy.

Law enforcement officers of the Hillsborough County Sheriff's Office or Florida Highway Patrol, Tampa Police Department, District Private Security guards and District staff/employees have the authority to disperse groups who loiter, and to generally respond to unlawful behavior at any Amenity Facilities. These entities are authorized to issue Trespass Warnings to those who fail to obey the policies. Violators who have been issued Trespass Warnings and subsequently return to the Amenity Facilities before the warning's expiration, may be arrested for trespassing.

All Patrons and guests must be prepared to provide their home address and/or identification when requested by District staff or security guards.

## **Use of Amenity Facilities at Your Own Risk**

Patrons and their Guests are welcome to enjoy the Amenity Facilities at their own risk and pursuant to the District's policies. The District does not provide any lifeguards or any on-site staff dedicated for the purpose of monitoring the use of all Amenity Facilities or safety of the Patrons, Renters, or their Guests. The District will not accept responsibility for any injuries from the use of the Amenity Facilities or damage or theft of property. The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property.

*Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.*

1. All outdoor sports facilities and amenities are used at your own risk.

**This may be the place to add the section re thunder and lightning**

## **General Provisions**

2. All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies of the District governing the Amenity Facilities. No cursing, profane, abusive, or harassing language of any kind will be tolerated.
3. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies, when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for herein, the Board must hold a duly-noticed public hearing on said rates and fees.
4. Violation of the District's Policies, theft of District equipment, and/or misuse or destruction of amenity Facility equipment may result in suspension or termination of Amenity Facility privileges of the offending patron.
  - a. If the violation was done by a guest, the Patron will be held accountable for their actions as though done by the Patron.
  - b. The District may pursue further legal action and restitution for the destruction of Amenity Facility property or equipment.
5. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities and shall ensure that any minor for whom they are responsible for and their Guests also complies with the same.
6. **Hours**-The Amenity Facilities are available for use by patrons during normal operating hours to as posted by the District.
  - a. Fitness Center is open 24 hours a day.
  - b. Community playground, lake, park facilities, Cricket pitch, soccer field, and beach area are open daily during posted hours, or if hours are not posted, then from 30 minutes after sunrise until 30 minutes before sunset, except for activities that are pre-approved by the District. The District may change posted hours without notice.
  - c. Lighted outdoor Sport Facilities (tennis, basketball, hockey rink, volley ball court) will remain open for use until 10:00 p.m.
    - i. All Sport Facilities must be vacated by 10 pm.
    - ii. All facility lighting will be turned off no later than 10:30 p.m.
  - d. Except for activities pre-approved by the District, loitering or parking at the community playground, beach club, beach area, or Sport Facilities outside of posted operating hours is strictly prohibited.
  - e. The Beach Club will be closed on the following holidays: New Years Day, Martin Luther King, Jr. Day, President's Day, Easter, Memorial Day, Juneteenth, July 4<sup>th</sup>, , Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day, and Christmas Day. The Beach Club may also have limited hours of operation or be closed on Christmas Eve and New Year's Eve with Board authorization.
7. **Emergencies**- After contacting 911 if required; all emergencies and injuries must also be reported to the office of the Facilities Manager or the Cross Creek gatehouse.
8. **Reports of Concerns or Issues.** Patrons should report any concerns or issues immediately to the District staff. If after hours, leave a detailed voice message or contact the security guard. District staff or the community security shall address any conflicts or complaints.

9. Inflatables such as water slides or bounce houses are strictly prohibited on any District property (except for events sponsored by the District).
10. All motorized vehicles (such as cars, trucks, motorcycles, mopeds, go carts, remote control vehicles, scooters) are not to be operated on district property except on streets, parking lots, and other posted areas. No remote control vehicles or toys can be operated in the parking lots or on District property.
11. Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, sidewalks, or in any way which blocks the normal flow of traffic. See District Towing Policy for additional information.
12. All motorized vehicles are prohibited on all landscaped property owned, maintained, and operated by the District, unless such vehicle is owned or contracted by the district.
13. Destruction, removal or defacing of park equipment, plants, (including driving on the grass), structures, District Property or surrounding wildlife areas is strictly prohibited.
14. No person shall use threatening, abusive, insulting, or indecent language, nor behave in a boisterous or disorderly manner while on district property. Anyone found to be in violation will be asked to leave the amenity immediately. All patrons, guests, district staff, and contractors must treat each other with mutual respect at all times.
15. No person shall create any noise at excessive levels or use amplified sound or music without prior written permission from the Board while on district property.
16. All trash and waste must be deposited in receptacles. Food and perishable items are not to be left on District property.
17. No person shall possess, consume, serve, or sell drugs, alcohol, smokeless tobacco on District property. Any person suspected of being intoxicated or under the influence of drugs or alcohol while on District property shall be denied admission and/or be removed by law enforcement.
  - a. Alcoholic beverages may be served at District pre-approved special events or with the appropriate rental agreement in place during a Beach Club rental.
18. No fireworks of any kind are allowed on District property.
19. No weapons should be brought onto District property. If there are any concerns with weapons or safety, the concerned party should contact law enforcement. Except for licensed individuals, the use of projectiles of any kind shall be strictly prohibited on District property.
20. Patrons are personally responsible for their party and agree to pay for any damage caused by their use or their guest's use of the facilities.
21. Except as specifically noted in any policy, upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, children under 14 years of age must be accompanied by a parent, guardian, or adult Patron, 18 years of age or older. This policy is meant to follow the sound public policy and determination of appropriate age for minors to assume responsibility for their actions in accordance with the State of Florida's requirements for obtaining a Florida's learner's permit.
22. Guests must be accompanied by a Patron at all times while using any of the Amenities.

23. Only District employees, contractors, and staff are allowed in the service areas of the Amenity Facilities.
24. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the District Manager and/or the District Supervisors.
25. The Amenity Facilities shall not be used for retail purposes without written permission from the Board. The term "retail purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
26. The Amenity Facilities cannot be used for fundraising events without permission from the District Supervisors in advance of the planned event.
27. District Staff reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, number of guests, facility reservations, etc., at all Amenity Facilities, except usage fees that have been established by the Board.
  - a. District Staff also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided.
  - b. This includes, but is not limited to, various athletic events and programs, and children's programs, social events, etc.
  - c. Usage of the Amenity Facilities may be limited or suspended from time to time for events approved by the District.
28. Various areas of the Amenity Facilities have security cameras and are under 24-7 surveillance, intended solely to ensure the property of the District is protected or to identify any persons who damage District property.
  - a. Only law enforcement, the District Manager, Facilities Manager, the installation company, District Chair, or a person authorized by motion of the Board are authorized to view security footage.
  - b. To preserve the limited exemption to the public records laws, no footage shall be released to the public or any Patrons. (*Counsel – does this apply to any body cam footage and security reports?*)
29. Various areas of the Amenity Facilities have an access system to ensure only authorized Patrons and Guests are to enjoy the Amenity Facilities.
  - a. Access will be issued to all Patrons, which includes all children 14 years of age and older.
  - b. All Patrons will be required to execute an amenity facilities registration form prior to receiving their access. Proof of Patron status will be required for facility access.
  - c. Do not hold doors or gates open to allow non Patrons or someone that is not your personal guest to enter the Amenity Facilities.
  - d. Do not use the "EXIT" button to allow a non-Patron to enter.
  - e. Do not leave doors or gates open or propped open at any time, for any reason.
30. Any perceived or observed illegal activity should be referred to the appropriate law enforcement authorities and District security.
31. Patron may also be subject to the imposition of fines by the POA for violation of the covenants.

- 32. Instructor Use of District Property.** To ensure the safety of our Patrons and reduce the liability of the District, any person wishing to conduct or instruct a class that involves any physical activity on District property, whether fee-based or free, must be preapproved by the District Board. This includes tennis lessons, fitness training, kick boxing, swim lessons, dancing, yoga, soccer lessons, basketball, pickleball etc. A fully completed and approved Instructor Agreement, proof of compliance with the District's insurance requirements and proof of any requested instructor certification requirements must be on file with the District before the commencement of the first class and must remain in effect throughout the class or program. Approved instructors are bound by the Instructor Agreement. Failure to comply with the provisions of the Instructor Agreement will result in the cancellation of the class or program. No contract can be subleased.
33. District property and facilities may not be used as a drop-off point for any third-party donation collections.
34. Any planned events using district property must receive prior Board approval at least 60 days prior to the planned event. A fee may be charged if additional costs to the district are incurred.
35. Any CDD property or equipment that is found to be damaged or unsafe should be promptly reported to district staff.
36. District staff are authorized to cancel or discontinue any programs, events, services, or activities due to safety concerns or conflicts in the operation of any district facilities.
37. Any signs posted on CDD Property must be authorized by the CDD Board.



## **Beach Club Facility Rental Policies**

1. Only Patrons 21 years and older may reserve the Beach Club.
2. Reservations may not be made more than 12 months prior to the event.
3. Patrons interested in renting should contact the Clubhouse Office regarding the anticipated date and time of the event to determine availability.
4. The Patron renter must remain at the facility the entire time during the rental.
5. The Patron is responsible for any damage to or theft of District Property that occurs during the time of the rental regardless of who did the damage or theft.
  - a. The Patron renting the Beach Club shall be responsible for any and all damage and expenses arising from the event.
6. The Beach Club is closed and is not available for rent on the following days:
  - a. New Years Day, Martin Luther King Jr Day, Presidents' Day, Easter, Memorial Day, Juneteenth, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day, and Christmas Day. The Beach Club may also have limited hours of operation or be closed on Christmas Eve and New Year's Eve, with Board authorization.
7. The pool and pool deck facilities are not included in Beach Club Rental Agreement and must be reserved separately. The Beach Club is available for rent from 9 a.m. to 11 p.m. 7 days a week.
  - a. 2-hours rentals can take place from 9 a.m. to 9 p.m. 7 days a week.
  - b. 6-hour rentals can take place from 9:00 a.m. to 11:00 p.m. 7 days a week. No more than one (1) 6-Hour rental a day will be approved for the facility.
- 8.
9. **Fee Schedule:**

Fees are listed in the rental agreements.
10. Rental time includes set up and break down. No extra time is allowed prior to the event to set up or after the event to put the Beach Club back in order and clean it.
11. Insurance:
  - a. A valid Certificate of Insurance for all vendors MUST be provided to the District office no less than 7 days prior to the scheduled event. Failure to provide the COI will result in the vendor being turned away at the event.
  - b. Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages.
  - c. Additional liability insurance coverage may be required for certain events the District feels should require additional liability coverage on a case-by-case basis to be reviewed by the Board.
  - d. The District is to be named on these policies as an additional insured party.
12. Patrons interested in reserving the Beach Club must submit to the Clubhouse Office a completed Rental Agreement.
  - a. The event date and time will not be confirmed until all fees associated with the rental are paid.
  - b. A District Staff member is required to work during the rental.
13. All checks and money orders are to be made payable to **the Cory Lakes Community Development District**. Cash is not accepted.
14. The Facilities Manager, at their sole discretion, has the authority to deny a rental request.
  - a. Denial of a request may be appealed to the Board at the next available board meeting.
15. Reservation for non-profit events must be made at least 90 days in advance of the event and are contingent on approval by the Board.
  - a. Non-Profit means any 501(c) organization. Non-Profit and Not for Profit are used interchangeably
  - b. Patrons may not rent the facilities in their personal name if a non-profit or for-profit organization advertises the event. Such rental should occur in the name of the organization.
16. **Cancellation Policy:** Cancellation of the reservation less than thirty (30) days from Facility use date will result in a forfeiture of the entire security deposit.

- a. The Board may at their discretion suspend the forfeiture of the rental fee when an event is cancelled due to unforeseen circumstances.
- 17. **Capacity:** The capacity cannot exceed 100 people for a sit-down dinner event.
- 18. **Return of the Deposit:** To receive a refund of the deposit, the following **MUST** be completed and verified by the District Staff.
  - a. No violation of District policies.
  - b. All trash and garbage must be removed from the building and placed inside the dumpster situated near the basketball court across the street from the clubhouse.
  - c. Arrangement for the delivery and removal of rented equipment and supplies must not interfere with usage of the Beach Club for other events.
  - d. All displays, favors or remnants of the event must be removed.
  - e. All furniture and other items must be returned to their original position.
  - f. There must be no theft of or damage to the Beach Club and its property.
  - g. Capacity cannot be exceeded.
  - h. Time period may not be exceeded.
    - 1. If the event exceeds the scheduled time limit by more than 30 minutes, the entire deposit, will be forfeited to cover the additional staff time.
- 19. Consumption of alcohol:
  - a. No one under 21 years of age may consume alcohol on District Property.
  - b. If 50% of the guests are under 21 at least 2 responsible adults must be present during the entire event.
- 20. Serving Food at Private Events:
  - a. The District is not responsible or liable for any issues, injuries, reactions, illnesses, or death caused by food brought by Patrons, vendors, organizations, or third parties for events held on the District's property.
  - b. In consideration of being permitted to participate in any event on the District's property where food (perishable or otherwise) is prepared, handled, transported, or stored, the Patron renter agrees to assume all risk of issues, injuries, reactions, illness, or death resulting from consumption of food items.
- 21. Decoration:
  - a. Tape or anything adhesive cannot be placed on the walls or furniture.
  - b. No nails, tacks or pins may be placed in the walls or furniture.
  - c. No confetti may be used at any time.
  - d. Only tabletop decorations are allowed in the Beach Club.
  - e. No fires or lighting of matches is allowed.
    - 1. ~~Battery operated candles are allowed.~~
- 22. The volume of live or recorded music must not violate applicable city of Tampa Noise Ordinances.
- 23. Anyone standing in the driveway at the end of the canopy entrance should not be able to hear the music or other noise from the event.
- 24. The Patron Renter is responsible for any and all monetary citation and fines that may be issued to the District as a result of the Patron's event
- 25. Enforcement: District staff are authorized to cancel events or restrict access for violations of District policies.

## Pool Party Reservation Policies

1. The designated area to be reserved, consists of the 4 tables under the roof overhang only.
    - a. The use of the pool for a party is non-exclusive.
    - b. The pool is open to the community and will remain open to all Patrons/guests during the event.
    - c. The renter may set up tables, decorations and tents on the beach for the event.
  2. Any Pool Party must be booked at least seven (7) days prior to the event.
    - a. Please contact District Staff at the main office, located in the Beach Club.
    - b. Cancellation policy requires a 72-hour notice of cancellation to receive a refund of the security deposit.
  3. Pool parties can only be scheduled to be held during regular pool hours.
  4. Pool Party rental fee is referenced in the rental agreement for up to a 4-hour rental, which includes set up and clean-up of the area.
  5. The Patron is also required to pay a deposit referenced in the rental agreement..
  6. Rental of the facility is not confirmed until the rental fee and deposit are received.
- Capacity: Total party attendees at the pool cannot exceed 20 people. This number includes all children and adults, guests, and patrons. Return of the Deposit is contingent upon receiving approval by District Staff of the checklist, referenced in the rental agreement AND fulfilling the below::
- a. No violation of District policies.
  - b. .
  - c. Capacity cannot be exceeded.
  - d. Time period may not be exceeded.
7. .
  8. . No food or beverages are to be brought into the pool. Food may be served on the beach. Only drinks in containers with lids ~~may be served are permitted~~ within the confines of the pool area. No glass of any kind is allowed in the pool/pool area.
  9. Functions may be canceled due to bad weather or pool malfunctions. District staff will give as much advance- notice as possible
  10. Alcohol may not be consumed at the pool/pool area.
  11. Tabletop decorations only in the pool area. (no balloons, confetti or signs taped to wall/canvas picture).
  12. No grilling or fires are allowed.
  13. No loud music.
  14. All children under age 14 must be supervised **by a Patron**
  15. The following number of adult chaperones be present at all times during children's parties:
    - a. Children between age 0 and 13 - 1 adult for every 4 children
    - b.

## **General Policies for Swimming Pool and Water Slide**

1. All Patrons must use their assigned facility access issued to them upon entering the pool area.
2. A Patron aged 14 to 18 years old may bring 1 guest; a patron over 18 years old may bring no more than 2 guests per day.
3. No loud music. Radios, tape players, CD players, MP3 players, televisions, or any noise making device including cell phones, are only permitted with headphones.
4. Swimming is permitted only during designated hours
5. No food, chewing gum, glass containers, sharp or hazardous objects are permitted in the pool..
6. No jumping, pushing, running, throwing balls or other objects in the air or other horseplay is allowed in the pool or in the enclosed pool area.
7. A supervising parent, guardian or caregiver who is able to swim must remain within arm's length of any child who cannot swim while the non-swimming child is in any pool.
8. Parents should take their children to the restroom before entering the pool.
9. Children who are not potty trained must wear a reusable swim diaper made of polyester or nylon.
  - a. Throw-away or one time use swim diapers are not allowed unless covered by a reusable swim diaper.
  - b. Regular diapers are not allowed in the pool.
10. Diving is strictly prohibited.
11. Pool entrances must be kept clear at all times.
12. No swinging or climbing on ladders, fences, lap lanes, or railings is allowed.
13. Pool furniture and accessories should not be removed from the pool area or be placed in the pool.
14. Anyone who pollutes the pool is liable for any costs incurred in treating and reopening of the pool.
15. Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
16. Bicycles, skateboards, roller blades, and scooters are not permitted to be used, stored or operated on the pool deck area inside the pool gates at any time.
17. ADA chair lifts are for use by disabled Patrons and disabled Guests only. Chair lifts are designed for self-use.
  - a. District Staff is not authorized to assist Patrons or Guests with use beyond initial review of operating instructions.
18. No sports equipment is allowed in the pool area: This includes soccer balls, footballs, nerf balls, tennis balls, etc.
  - a. Exceptions to the above are Coast Guard approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys for organized special events previously approved by the District.
19. Aquatic toys and equipment are permitted in the pool so long as they do not disturb other users. Non-aquatic toys and equipment are not permitted in the pool.
  - a. Air mattresses are NOT permitted in the pool
  - b. Exceptions to the above are Coast Guard-approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, and water wings.
  - c. District staff has the final say regarding the use of any and all recreational floatation devices.
20. The District Staff reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc. conducted at the pool, including swim lessons, aquatic/recreational programs and POA sponsored events.
21. Only those swim coaches authorized by the District may teach private or group lessons at the pool.
22. Patrons, and guests are not allowed to jump the fence to gain access to the pool.
23. Climbing on rocks and the water slide is not permitted.
24. Patrons and guests must wear proper swimming attire.
25. NO Suntan OIL- Suntan lotion is acceptable.

26. Shower before entering the pool.
27. All walkways around the perimeter of the pool must be kept clear at all times.
28. All swimmers MUST leave the pool when lightning is detected within 10 miles or thunder is heard.
  - a. They cannot go back into the pool for at least 30 minutes after the last clap of thunder is heard.
29. No yelling, screaming, loud noises, or any activity or action that is a nuisance to other swimmers.
30. .
31. No jumping off the bridge or leaning over the bridge. No throwing of anything off the bridge.
32. Return all chairs and tables to their original position
33. Remove all refuse and place in garbage receptacles.
34. Lap lanes are for lap swimming.
  - a. Patrons and guests may be required to share lanes with other lap swimmers.

## **Water Slide Policies:**

1. Anyone using the slide must be at least 42" tall when standing barefoot and be able to swim without the assistance of swim aids or safety devices.
2. Only one person is allowed on the slide at a time.
3. A Parent may slide with their young child. .
4. Any person waiting to use the slide must wait at the top of the slide.
5. Absolutely no stopping on the slide.
6. All Patrons and Guests must go down the slide feet first and facing upward.
7. Blocking the water slide and causing a buildup of water is prohibited.

## **Feces Policy for Swimming Pool**

1. If contamination occurs, the pool will be closed and decontaminated.

## **Fitness Center Policies**

1. The Fitness Center is an unattended facility. Staff are not present to provide personal training or exercise consultation.
2. No one under the age of 14 is allowed in the Fitness Center at any time.
3. Between the hours of 10:00 p.m and 5:00 a.m. Patrons who are 17 years old or less must be accompanied by an Adult Patron.
4. Guests are allowed in the Fitness Center if accompanied by a Patron.
5. Patrons may bring a preapproved personal trainer to the Fitness Center for personal training sessions only.
6. Food (including chewing gum and candy) is not permitted within the Fitness Center.
7. Non-alcoholic Beverages are permitted in the Fitness Center if contained in non-breakable containers with a screw top or sealed lids.
8. Appropriate clothing and athletic footwear (covering the entire foot) must always be worn in the Fitness Center.
  - a. Appropriate clothing includes t-shirts, tank tops, athletic shorts (no jeans), and/or sweat suits (no swimsuits).
  - b. No flip flops or sandals are allowed.
9. Patrons are responsible for wiping off fitness equipment after use.
10. Hand chalk is not permitted to be used in the Fitness Center.
11. Personal audio devices (e.g. Radios, CD players, MP3 players, Bluetooth speakers, etc.) are not permitted unless they are personal units equipped with ear or headphones.
12. When other Patrons are waiting, the use of cardiovascular equipment should be limited to 30 minutes and breaks should be taken between multiple sets on weight equipment.
13. Weights or other fitness equipment may not be removed from the Fitness Center.
14. Weights must be returned to their proper location after use.
15. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
16. Patrons are responsible for removing the weight plates that they use on the plate- loaded machine and returning all plates, dumbbells, barbells, and other equipment to the proper storage places.
17. Weight plates are not to be attached to weight stacks on the machines.
18. Benches and machines are not to be stepped on.
19. Dumbbells, weight plates, and barbells shall not be placed on the benches.
20. All broken equipment should immediately be reported to the District Staff.
21. The District Staff reserves the right to discontinue any programs or activities due to concerns with safety and other conflicts with the operation of the Beach Club.
22. There is to be no loitering in the gym at any time.

# **General Policies for Sport Facilities**

Sport Facilities include the soccer field, volleyball court, tennis courts, pickleball courts, basketball court, cricket pitch, and hockey rink

1. The Sport Facilities are unattended facilities.
2. Use of the facilities is limited to one hour when other players are waiting.
3. Gates must be closed at all times during play and upon leaving the facilities.
4. Only District approved instructors are allowed to use the facilities and are only allowed while training Patrons.
  - a. Refer to **“Instructor Use of District Property”** in these Policies for more information.
5. Beverages are permitted at the Sport Facilities if contained in non-breakable containers with screw top or sealed lids.
6. No glass containers, food, gum, candy, cans, or disposable cups are permitted at any of the Sport Facilities.
7. Players must clean up after play. This includes "dead" balls, trash, Styrofoam cups, cans, wrappers, plastic bottles, etc.
8. Use of radio, television, or similar devices permitted only when used with headphones.
9. Proper shoes and attire, as determined by the staff, are required at all times. Shirts must be worn at all times.
10. Patrons and Guests must supply their own equipment.
11. The Sport Facilities may not be rented.
12. Bicycles, skateboards, and scooters are prohibited to be used at any of the Sport Facilities.
  - a. Only roller-skates and rollerblades are permitted on the hockey rink.
13. Cars may never be driven on the soccer field.
14. Roller blades may only be used at the hockey rink.
15. No walking across the Sport Facilities while play is in motion.



## **Tennis Courts Policies**

1. Children 12 years of age and younger must be accompanied by parents or adult guardian.
2. No more than 4 players are permitted on any court.
  - a. All others including spectators shall watch from outside the courts and/or the bleachers. The exception is during tennis lessons taught by the District authorized tennis coach.
3. Court lights must be turned off at the conclusion of the play and before leaving the courts.
4. Trainers are required to use the original courts for instructional purposes.
  - a. Court #1 in the original courts enclosure will be the primary training court.
  - b. If more than one trainer is on the courts to give lessons at the same time and Patrons are not using court #2, a trainer can use that court.
  - c. Trainer must vacate court #2 when a Patron player is waiting.
  - d. Refer to “**Instructor Use of District Property**” in these Policies for more information.
  - e. Courts #1 & #2 adjacent to the soccer field are considered the lesson courts.
    - i. The other 2 courts adjacent to the volleyball court are not authorized to be used unless courts 1 & 2 are occupied.
5. Other than USTA standard tennis or pickleball, no other ball sports are permitted on the tennis courts.
6. The Facility Manager reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc., including Tournaments.
7. Tennis courts are for the play of tennis only, except that Court #4 can be used for pickleball as it is lined to accommodate a standard Pickleball court.
8. If the prior Patron left trash on the court, the next Patron is to photograph the appearance and turn the photos over the Facility Manager.

## **Tennis and Pickle Ball Reservation Policy:**

1. Courts must be reserved by a Patron using the “Court Reserve” app.
2. Reservations can be made by Patrons no more than 24-48 hours in advance.
  - a. The exception is the authorized District Tennis Coach. They may reserve all classes days/weeks in advance as needed so the dates of the entire class are reserved.
3. Only one court can be reserved per day per Patron/household and no more than 2x week.
4. Playing time is limited per reservation to 90 minutes for singles and 2 hours for doubles.
5. A player or group of players may not reserve 2 consecutive court times.
6. Patrons/households may bring no more than 3 guests per day to play tennis or pickle ball and a total of 6 guests per week.
  - a. Any individual guest using the tennis courts or pickle ball courts may not frequent no more than 2 times per week (Sunday-Sunday).
7. A Patron that has a reservation is not allowed to give his/her assigned time to another Patron.
8. Reserving a specific court with intent to not use that court is prohibited.
9. A Patron has until 15 minutes past the start of the court reservation time to begin play, or the court may be reassigned to another Patron for the balance of the reservation time.
10. Patrons must cancel reservations for court times no later than 7 am on the day of reserved court time.
  - a. Any reservation that must be cancelled as a result of conditions that prohibit play on the courts during the reservation window (as determined by the Facility Manager) will not be counted as a no-show for any Patron.
11. If a Patron reserves a court time and fails to appear, does not make use of the specific court reserved, or fails to cancel the reservation timely, the Patron will be placed on the no-show list.
  - a. If the Patron’s name appears on the no-show list 3 times during any 3 month period, the Patron may be prohibited from making future reservations of court time and the Patron’s tennis privileges may be suspended for a period of time not to exceed 30 days for each 3 time no-show iteration.
12. The Patron reserving a court for pickleball is responsible for setting up and taking down the portable

## **Basketball, Volleyball and Hockey Court Policies**

1. Reservations are required using the “Court Reserve” app.
  - a. All guests must be listed by first and last name by the Patron that is reserving the court.
  - b. Use of the facilities is limited to the time indicated in the “court reserve” app.
  - c. All Patrons and guests must leave the court at the end of their allotted time.
2. If Tennis Court #4 is occupied, the Hockey Rink can be utilized for pickleball.
3. Guest Policies:
  - a. Patrons who are either 16 or 17 are permitted to bring 1 Guest per day. The Guest must be 16 years of age or older.
  - b. Patrons over the age of 18 may bring a maximum of 4 guests per day to these facilities.
4. Anyone under the age of 15 is not allowed to use the Basketball or Roller Hockey Court Facilities unless accompanied by an Adult Patron at all times.
5. The courts and surrounding areas must be cleaned up by the Patron after use.
6. Anyone found to be removing sand or damaging the netting under the sand in the volley ball court will be required to pay for the damage and replace the sand.

## **Playground and Pocket Park Policies**

1. Parks and playgrounds are available on a first come first serve basis, no reservations are permitted.
2. No one over the age of 12 is allowed on any of the equipment
3. Children under the age of 8 must be accompanied by an Adult Patron or guardian.
4. Persons using the parks and playgrounds must clean up all food, beverages, and miscellaneous trash brought to the park/playground.
5. Place all trash in containers
6. Glass containers are prohibited.
7. No person shall create any noise at excessive levels, or use amplified sound or music.

## **Pets and Animal Policies**

1. Dogs and all other pets (with the exception of Service Animals) are not permitted in the Beach Club, pool area, weight room, Courts, (tennis, basketball, volley ball or hockey) or within the playground areas.
2. Where pets are permitted on the grounds, they must be on a 6-foot leash or shorter.
3. Patrons are responsible for picking up after all pets.
4. No dogs deemed “dangerous dogs” by the appropriate authority are allowed on District property at any time.
5. Nuisance alligators should be reported to the Facility Manager.
  - a. The Facility Manager will contact the alligator trapper for removal as deemed appropriate.
  - b. Nuisance wildlife, as defined in Florida Administrative Code (F.A.C.) 68A-9.010, refers to an animal or animals exhibiting behavior that:
    - i. causes (or is about to cause) property damage,
    - ii. presents a threat to public safety, or
    - iii. causes an annoyance within, under or upon a building.
6. No person shall feed, pursue, molest, harm, harass, capture, possess or sell any wildlife or part therefor or their nests or eggs.
  - a. Violators will be reported to the Florida Fish and Wildlife Conservation Officer for legal action.

Prohibitions on dogs or other pets do not include “Service Animal(s)” trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability.

A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

1. If the Service Animal is out of control and the handler does not take effective measures to control it;
2. If the Service Animal is not housebroken; or,
3. If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

## **Parking and Towing**

1. The District's parking restriction policy is:

No cars are to be parked overnight on any street. No cars are to be parked on easements.

2. Illegally Parked Vehicle will be subject to:

A total of one (1) No Parking Warning provided by District's security company. Thereafter, the vehicle is subject to towing at owner's expense.

3. Residents who require additional temporary on-street overnight parking must obtain a parking pass from the CDD office or Security. The valid parking pass must be displayed in the vehicle visible to security: the car will not be stickered if a valid parking pass is visible.

## **Dog Park Policies**

- ~~1. The Dog Park is unattended.~~
- ~~2. Only Patrons with facility access are permitted to bring a dog to the dog park.~~
- ~~3. Limit is 2 dogs per Patron per visit.~~
- ~~4. Dogs that have been declared dangerous or aggressive are prohibited.~~
- ~~5. All Patrons must have proof of their dog's current rabies vaccination and license to get access to the dog park via "Court Reserve".~~
- ~~6. No Guests are allowed at the dog park.~~
- ~~7. Children under the age of 6 are not permitted in the dog park.~~
- ~~8. Children 6-13 years of age must be accompanied by an Adult and must have a dog to enter the park area.~~
- ~~9. Strollers are not allowed in the park.~~
- ~~10. Puppies under 4 months old are not permitted in the park.~~
- ~~11. All Patrons are expected to abide by the posted policies regarding the times that large dogs and small dogs are allowed.~~
- ~~12. Only dogs under 40 pounds are permitted in the small dog park.~~
- ~~13. Dogs in heat are not allowed.~~
- ~~14. Patrons must pick up after their dog and dispose of feces properly.~~
- ~~15. Patrons must fill in holes dug by their dog.~~
- ~~16. Dogs must be on a leash when entering and exiting the dog park. Patrons must carry a leash for each~~

- ~~dog while inside the dog area and the dogs must always be under voice command.~~
- ~~17. Dogs are always required to wear a basic flat buckle collar or harness with identification tags. No spiked or pronged dog collars are allowed.~~
  - ~~18. Animals other than dogs are not allowed.~~
  - ~~19. Leaving dogs unattended is prohibited. All Patrons must always remain in the park with their dogs.~~
  - ~~20. Dogs that persistently bark, are a nuisance, are annoying or provoking other dogs or persons must leave the Dog Park area.~~
  - ~~21. Climbing on or over the fence is not permitted.~~
  - ~~22. Patrons must use caution when bringing dog toys to the park since fights could erupt.~~
  - ~~23. No food (dog or human), or raw hides are allowed in the Dog Park.~~
  - ~~24. No alcoholic beverages or glass containers are allowed in the park.~~
  - ~~25. The District staff has the authority to close the park or sections of the park for any reason including maintenance, mowing, weather related problems, special events, or for the public's safety and/or health.~~
-

## **Fishing Policies**

1. Fishing is permitted only from 30 minutes after sunrise to 30 minutes before sunset.
2. The District operates under a catch and release policy for fishing.
  - a. The lake and ponds serve as storm water management purposes and are not to State Code for keeping or consuming your catch. The purpose of these bodies of water is to help facilitate the District's natural water system for storm water runoff.
  - b. Removal of hooks and lures from fish should be performed in a manner that gives the fish the best chance of survival. De-Hookers or needle-nose pliers need to be carried by authorized users at all times.
  - c. Circle Hooks are recommended for all live bait fishing.
3. Traps, Cast netting, spear fishing, or the use of spear guns, bow & arrows, and firearms are not permitted as acceptable methods to fish.
4. Respect your fellow landowners and access the lake and ponds through the proper access points.
  - a. At no time is a Patron or their guests to enter private property to reach the lake or pond.
5. There is a 20-foot District owned buffer surrounding each pond.
  - a. Patrons may fish in the 20-foot buffer and are asked to be respectful of adjacent homes.
6. If dangerous wildlife is "caught" by hook or lure, the line(s) should be cut at a safe distance so as to avoid possible bodily injury and harm.
7. All trash or debris must be disposed of in the appropriate receptacles.
8. The introduction of fish or wildlife is not authorized.
9. Fish are not to be moved from one lake or pond to another.
10. Patrons and Guests will be responsible to obtain any permits or licenses that may be required under Florida Law to legally fish.
  - a. Any monetary penalties or fees incurred by the District as a result of user's failure to acquire such required permits or licenses will be the liability of the individual
11. Guest Policies:
  - a. Patrons between the ages of 14 and 17 are permitted to have 1 Guest with them when fishing at the ponds. That Guest must be 14 years of age or older.
  - b. Patrons over the age of 18 may have a maximum of 4 guests with them.
12. Parking on any grassed area near the ponds is prohibited.

## **Pond Policies**

1. Because of the potential presence of dangerous wildlife:
  - a. Pets are prohibited in all ponds
  - b. Swimming is prohibited in all ponds
  - c. No personal watercraft of any kind are permitted.
2. Patrons are allowed to use remote control boats in the ponds.

## **Lake, Beach, Dock, and Boat Ramp Policies**

1. Only vessels belonging and registered to a Patron are permitted on the lake or to be docked at the Beach Club.
  - a. Unregistered inoperable or derelict craft may not be on the lake or docked at the Beach Club and will be towed at owner's expense.
  - b. All vessels must be registered with the POA prior to entering the lake and must display the issued (CL) registration.
2. To ensure the peace and enjoyment of the Patrons living on the lake, boats can only be on the lake from 30 minutes after sunrise to 30 minutes before sunset.
3. Only routine boat cleaning and maintenance performed with environmentally safe materials is permitted at the boat ramp.

- a. Any other activity that might result in spillage of oils, lubricants, solvents or other hazardous material into the lake is prohibited.
4. All vessels mooring and/or docked at the Beach Club will be properly secured using at minimum a 3/8 inch nylon mooring line.
5. Music on boats should not be so loud as to disturb Patrons living on the lake.
6. No entry or activity is permitted on the conservation islands.
7. All areas of the lake are "NO WAKE" except for the area inside the buoys on the ski lake.
8. Be courteous to those using the ski lake. Always travel in a counter-clockwise direction and refrain from creating wakes interfering with any watercraft pulling a skier, wake boarder, tube or other towable.
9. Reckless or unsafe operation of any vessel is strictly prohibited.
10. All repairs, maintenance and improvements of pond slopes and retaining walls on private property are the responsibility of the property owners and not that of the District.
11. Swimming in the lake is not recommended due to the potential presence of dangerous wildlife and potential for certain amoeba and other microorganisms that may be dangerous to human beings.

## **Natural Buffer Areas Policy Statement**

The following is the policy statement of the District as it regards the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the Community. The policy statement is consistent with the policies of other governments including Hillsborough County, and Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies, including but not limited to, trees are left to fulfill their role in nature's process. Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Hillsborough County, and SWFWMD.

Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Hillsborough County, and SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.

There is no trespassing allowed in all designated wetland conservation and/or mitigation areas located on District property.

## **Renters' Privileges**

1. Patrons who rent out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Patron's membership privileges for purposes of Amenity Facilities use.
2. An Amenity Assignment of Rights and Privileges Form must be executed by the Owner on behalf of the Renter and witnessed before any facility finger print access is issued to the Renter.
3. A Renter who is designated as the beneficial user of the Owner's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Owner.
4. During the period when a Renter is designated as the beneficial user of an Owner's membership, that Owner shall not be entitled to use the Amenity Facilities.
5. Owners are responsible for the actions of their Renter. If the Renter damages Amenity Facilities and does not reimburse the District, the Owner will be required to reimburse the District

## **Security Bar Code Fees**

The fee to be paid for Patron security bar codes shall be \$15.00 per bar code. This fee is intended to offset the price of the bar codes, the routine operations and maintenance of the security systems and gates, and the time and labor of District staff. Patrons are encouraged to obtain bar codes for all registered vehicles.

## **Annual User Fee**

The annual user fee for persons not owning or renting property within the District is equal to the amount of the annual District operation and maintenance assessment per family. This fee will cover membership to all Amenity Facilities for 1 full year from the date of receipt of payment by the District. This fee must be paid in full at the time of the completion of the Non-Resident Member application. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. This membership is not available for commercial or business purposes.



# **Suspension and Termination of Privileges**

1. **Violations.** The privileges of a Patron to use the Amenity Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
  - a. Submits false information on any application for use of the Amenity Facilities.
  - b. Permits the unauthorized access to Amenity Facilities.
  - c. Exhibits unsatisfactory behavior or appearance.
  - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
    - i. Any patron that hits the barcode gate and fails to pay the assessed the cost of repair will only have their bar code privileges suspended until restitution is made. The cost of repair includes, but is not limited to, service calls, emergency service call fees, parts, labor and administrative costs.
    - ii. Bar code privileges will not be suspended for other violations of District policies.
  - e. Fails to abide by any policies established for the use of the Amenity Facilities or other policies of the District.
  - f. Treats the District's supervisors, contractors, other representatives, or other Patrons, in an unreasonable or abusive manner.
  - g. Damages or destroys District property.
  - h. Littering on District property.
  - i. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, other representatives, or other Patrons.
2. **Documentation of Violations.** The Clubhouse Staff or District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The Clubhouse Staff shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.
3. **Suspension by the Clubhouse Manager or District Manager**
  - a. The Clubhouse Manager or District Manager may at any time suspend a Patron's privileges to use the Amenity Facilities for committing any of the violations outlined above.
  - b. The Clubhouse Manager or District Manager shall ask the Patron to leave the Amenity Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
  - c. Such suspension shall be for a maximum period of 30 consecutive days.
  - d. In determining the length of any suspension, the Clubhouse Manager or District Manager, shall take into account the nature of the conduct and any prior violations.
4. **Longer Suspension or Termination of Privileges by the Board.**
  - a. The Clubhouse Manager or District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
  - b. At least 14 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
  - c. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
  - d. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5. **Trespass.** If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

6. **Appeal of Suspension**

- a. A Patron subject to a suspension may appeal the suspension to the District's Board by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson with a copy to the District Manager.
- b. The filing of a request for an appeal shall not result in the stay of the suspension.
- c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
- d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension, to address the appeal and any violations.
- f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

# **EXHIBIT 8**

AGENDA



**PUBLIC ENTITY  
COMMON AGREEMENT DECLARATIONS**

**Agreement Number: 100125518**

**NAMED COVERED PARTY AND MAILING ADDRESS:**

**Cory Lakes Community Development District  
c/o Kai  
2502 N. Rocky Point Drive Ste. 1000  
Tampa, FL 33607**

**AGREEMENT PERIOD:** From: October 1, 2025 To: October 1, 2026  
At 12:01 a.m. Standard Time at your mailing address shown above

In return for the payment of the premium, and subject to all the terms and conditions of this agreement, we agree with you to provide the coverage as stated in this agreement.

This agreement consists of the following coverage parts for which a premium is indicated. This premium may be subject to adjustment.

COVERAGE PART	PREMIUM
General Liability	Included
Property	Included
Inland Marine	Included
Automobile Liability	Included
Hired Non-Owned Auto	Included
Employment Practices Liability	Included
Public Officials Liability	Included
Crime	Included
Deadly Weapon Protection	Included
Total	\$77,236

FORMS APPLICABLE TO ALL COVERAGE PARTS: See Schedule of forms and Endorsements – FIA 003.

THESE DECLARATIONS TOGETHER WITH THE COMMON AGREEMENT CONDITIONS, COVERAGE PARTS, SUPPLEMENTAL DECLARATIONS, FORMS AND ENDORSEMENTS, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED AGREEMENT.

Countersigned: November 5, 2025  
Date

By:   
Authorized Representative



**PUBLIC ENTITY  
COMMON POLICY CONDITIONS**

All Coverage Parts included in this Policy are subject to the following conditions:

**A. CANCELLATION**

1. The first Named Insured shown in the Declarations may cancel this Policy by mailing or delivering to us advance written notice of cancellation.
2. If this Policy has been in effect for 90 days or less, we may cancel this Policy by mailing or delivering to the first Named Insured written notice of cancellation at least:
  - a. 10 days before the effective date of cancellation if we cancel for nonpayment of premium; or
  - b. 60 days before the effective date of cancellation if we cancel for any other reason.

However, if this Policy includes Automobile coverage for Personal Injury Protection, Property Damage Liability Coverage or both and:

- (1) Such coverage is new or a renewal of existing coverage, then this Policy may not be cancelled by the first Named Insured during the first 60 days immediately following the effective date or renewal date except for one of the following reasons:
    - (a) The covered **auto** is completely destroyed such that it is no longer operable;
    - (b) Ownership of the covered **auto** is transferred; or
    - (c) The Named Insured has purchased another policy covering the motor vehicle insured under this Policy.
  - (2) It is a new coverage to the Policy, we may not cancel the Policy during the first 60 days immediately following the effective date for nonpayment of premium unless a check used to pay us is dishonored for any reason or any other type of premium payment is subsequently determined to be rejected or invalid.
3. If this Policy has been in effect for more than 90 days, we may cancel this Policy only for one or more of the following reasons:
  - a. Nonpayment of premium;
  - b. This Policy was obtained by a material misstatement;
  - c. Failure to comply with underwriting requirements established by us within 90 days of the effective date of coverage;
  - d. A substantial change in the risk covered by this Policy; or
  - e. The cancellation is for all insureds under such policies for a given class of insureds.

Under this paragraph 3., we may cancel this Policy by mailing or delivering to the first Named Insured written notice of cancellation at least:

- (1) 10 days before the effective date of cancellation if we cancel for nonpayment of premium; or

(2) 30 days before the effective date of cancellation if we cancel for any reason listed in **b.** through **e.** above.

4. We will mail or deliver our notice, including the reason for cancellation, to the first Named Insured's last mailing address known to us.
5. Notice of cancellation will state the effective date of cancellation. The Policy Period will end on that date.
6. If this Policy is cancelled, we will send the first Named Insured any premium refund due. If we cancel, the refund will be pro rata, subject to condition **G. MINIMUM EARNED PREMIUM**. If the first Named Insured cancels, the refund may be less than pro rata, subject to condition **G. MINIMUM EARNED PREMIUM**.

If the return premium is not refunded with the notice of cancellation or when this Policy is returned to us, we will mail the refund within 15 working days after the date cancellation takes effect, unless this is an audit policy.

If this is an auditable policy, then, subject to your full cooperation with us or our agent in securing the necessary data for audit, we will return any premium refund due within 90 days of the date cancellation takes effect. If our audit is not completed within this time limitation, then we shall accept your own audit, and any premium refund due shall be mailed within 10 working days of receipt of your audit.

7. The cancellation will be effective even if we have not made or offered a refund.
8. If notice is mailed, proof of mailing will be sufficient proof of notice.
9. Your failure to make timely payment of premium shall be considered a request by you for us to cancel on your behalf. In the event of such cancellation for non-payment of premium, the minimum earned premium shall be due and payable; provided, however, such cancellation shall be rescinded if you remit and we receive the full premium within 10 days after the date of issuance of the cancellation notice.

## **B. CHANGES**

This Policy contains all the agreements between you and us concerning the coverage afforded. The first Named Insured shown in the Declarations is authorized to make changes in the terms of this Policy with our consent.

This Policy's terms can be amended or waived only by endorsement issued by us and made a part of this Policy.

## **C. CONTROL OF PROPERTY**

Any act or neglect of any person other than you beyond your direction or control will not affect this Policy.

## **D. EXAMINATION OF YOUR BOOKS AND RECORDS**

We may examine and audit your books and records as they relate to this Policy at any time during the Policy Period and up to three years afterward.

## **E. INSPECTIONS AND SURVEYS**

We have the right but are not obligated to:

1. Make inspections and surveys at any time;
2. Give you reports on the conditions we find; and
3. Recommend changes.

Any inspections, surveys, reports or recommendations relate only to insurability and the premiums to be charged. We do not make safety inspections. We do not undertake to perform the duty of any person or organization to provide for the health or safety of workers or the public. And we do not warrant that conditions:

1. Are safe or healthful; or
2. Comply with laws, regulations, codes or standards.

This condition applies not only to us, but also to any rating, advisory, rate service or similar organization which makes insurance inspections, surveys, reports or recommendations.

#### **F. LIBERALIZATION**

If we adopt any revision that would broaden the coverage under this Policy without additional premium within 45 days prior to or during the coverage period, the broadened coverage will immediately apply to this Policy.

#### **G. MINIMUM EARNED PREMIUM**

In the event of cancellation of this Policy, a minimum premium of 25% of written premium for the Policy therein shall become earned, subject to any provision of the Policy to the contrary notwithstanding.

#### **H. OTHER COVERAGE OR INSURANCE**

1. The following applies except when paragraph 2. is applicable:

You may have other coverage or insurance subject to the same plan, terms, conditions and provisions as the coverage under one or more Coverage Parts of this Policy. If you do, we will pay our share of the covered loss or damage. Our share is the lesser of:

- a. The proportion that the Limit of Coverage for the applicable coverage in the Coverage Part of our Policy bears to the total of the limits of all the policies covering on the same basis; or
- b. The amount retained by us when we are a named insured on reinsurance or excess of loss coverage purchased on behalf of our members.

Additionally, in the event an occurrence exhausts a limit purchased by us on behalf of multiple members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by member.

Our administrator will retain reinsurance or excess of loss coverage policies purchased on behalf of our members.

2. If the Excess Coverage Part is included in this Policy, then paragraph 1. above does not apply to the Excess Coverage Part and the Other Insurance condition included in the Excess Coverage Part will apply.

#### **I. PREMIUMS**

The first Named Insured shown in the Declarations:

1. Is responsible for the payment of all premiums; and
2. Will be the payee for any return premiums we pay.

#### **J. SUBROGATION**

In the event of any payment under this Policy, we shall be subrogated to all of your rights of recovery therefore against any person or organization, and you shall execute and deliver instruments and

papers and do whatever else is necessary to secure such rights. You shall not act (or fail to act, as the case may be) in any manner that will prejudice our subrogation rights.

#### **K. TRANSFER OF YOUR RIGHTS AND DUTIES UNDER THIS COVERAGE AGREEMENT**

Your rights and duties under this Policy may not be transferred without our written consent.

#### **L. DUTY TO DEFEND**

We shall have the right and duty to defend any covered claim brought against the Insured even if such claim is groundless, false or fraudulent. The Insured shall not admit or assume liability or settle or negotiate to settle any claim or incur any claims expenses without our prior written consent, and we have the right to appoint counsel and to make such investigation and defense of a covered claim as we deem necessary.

#### **M. TWO OR MORE COVERAGE FORMS**

If more than one Coverage Form, endorsement or policy issued to you by us or any company affiliated with us applies to the same or any related or interrelated acts, **occurrence**, offense, **accident**, **wrongful act**, **loss**, claim, claimant or **suit**, the maximum Limit of Liability under all of the Coverage Forms will not exceed the highest applicable Limit of Liability under any one Coverage Form or endorsement.

The Retention or Deductible applicable to any such same, related or interrelated acts, **occurrence**, offense, **accident**, **wrongful act**, **loss**, claim, claimant or **suit** will be the Retention or Deductible applicable to the Coverage Form which has the highest applicable Limit of Liability, unless the Coverage Form has been endorsed to provide a separate Limit of Liability and Retention or Deductible that apply to that specific risk. If the Limit of Liability is the same for all Coverage Forms, the lowest applicable Retention or Deductible will apply.

#### **N. NONRENEWAL**

1. If we decide not to renew this Policy, we will mail or deliver to the first Named Insured written notice of nonrenewal, accompanied by the reason for nonrenewal, at least 45 days prior to the expiration of this Policy.
2. Any notice of nonrenewal will be mailed or delivered to the first Named Insured at the last mailing address known to us. If notice is mailed, proof of mailing will be sufficient proof of notice.

#### **O. COVERAGE INQUIRIES AND COMPLAINT ISSUES**

If an Insured needs information regarding coverage, has a coverage inquiry or needs assistance resolving a complaint arising out of or relating to this coverage, we can be reached at 1-888-259-3010.





## **PUBLIC ENTITY POLICY FORMS LIST**

NAMED INSURED: Cory Lakes Community Development District  
POLICY NO: 100125518

### **Form Name**

FIA 001 (10 19) - Common Agreement Declarations  
FIA 002 (11 23) - Common Agreement Conditions  
FIA 003 (11 24) - Coverage Agreement Forms List  
FIA 100 (11 23) - Property Declarations  
FIA 120 (04 18) - Cap on Losses from Certified Acts of Terrorism  
FIA 160 (04 18) - Sinkhole Loss Coverage Endorsement  
FIA 170 (04 20) - Communicable Disease Endorsement  
FIA 020 (10 19) - Crime Declarations  
FIA 200 (02 19) - Government Crime Coverage Form  
FIA 030 (10 19) - General Liability Declarations  
FIA 300 (11 24) - General Liability - Coverage Form  
FIA 303 (10 19) - General Liability - Employee Benefits Liability Coverage  
FIA 305 (10 19) - General Liability - FIA Endorsement  
FIA 306 (10 19) - General Liability – Deductible Coverage  
FIA 310 (02 19) - General Liability – Cap on Losses from Certified Acts of Terrorism  
FIA 040 (10 19) - Public Officials' Liability and Employment Practices Declarations  
FIA 400 (07 20) - Public Officials' Liability and Employment Practices Liability Coverage Form  
FIA 405 (10 19) - Extra Contractual Legal Expense Coverage Endorsement  
FIA 407 (10 19) - Cyber Liability Endorsement  
FIA 050 (10 19) - Automobile Liability Declarations  
FIA 500 (10 19) - Automobile Liability Coverage Form  
FIA 501 (10 19) - Automobile Liability – Florida Endorsement  
FIA 506 (10 19) - Automobile Liability – Deductible Liability Coverage  
FIA 509 (10 19) - Florida Personal Injury Protection  
FIA 511 (10 19) - Pollution Liability – Broadened Coverage For Covered Autos  
FIA 512 (02 19) - Physical Damage Endorsement (Automobile)  
FIA 517 (02 19) - Florida Uninsured Motorists Coverage – Nonstacked  
FIA 600 (10 19) - Automobile and General Liability - Nuclear Energy Liability Exclusion Endorsement  
FIA 602 (10 19) - Automobile and General Liability - Automatic Additional Covered Parties  
FIA 604 (10 20) - Additional Covered Party Endorsement Management Company  
FIA 606 (11 24) - PFAS Chemicals Exclusion  
FIA 080 (08 21) - Deadly Weapon Protection Declarations  
FIA 800 (08 21) - Deadly Weapon Coverage Form  
FIA 802 (08 21) - Deadly Weapon Business Interruption Extension  
FIA 804 (08 21) - Deadly Weapon Demolition Endorsement  
FIA 901 (10 16) - Two or More Coverage Forms  
Schedules





## PROPERTY DECLARATIONS

**THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR HURRICANE LOSSES, WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.**

INSURER: FLORIDA INSURANCE ALLIANCE  
 NAMED INSURED PARTY: Cory Lakes Community Development District  
 AGREEMENT NO: 100125518  
 COVERAGE PERIOD: October 1, 2025                      Expiration Date: October 1, 2026

12:01 A.M. Standard Time at your mailing address shown above.

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

### **SCHEDULE OF COVERAGES AND LIMITS OF INSURANCE**

<b>COVERED PROPERTY</b>	
Total Insured Values –Building and Contents – Per Schedule on file totaling	\$4,882,320
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
<b>Inland Marine</b>	
Scheduled Inland Marine	\$465,290

<b>DEDUCTIBLES</b>		
All Other Perils	\$2,500	Per Occurrence, Building & Contents and Extensions of Coverage.
	Per Attached Schedule	Per Occurrence, Inland Marine Item.
Named Storm	5 %	Total Insured Values per scheduled building, including inland marine items, and vehicle values, at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.

<b>Special Property Coverages</b>		
<b>Coverage</b>	<b>Deductibles</b>	<b>Limit</b>
Earth Movement	\$2,500	Included
Flood	\$2,500 except for Zones A & V where special deductible applies	Included
Boiler & Machinery	\$2,500	Included

If marked with an "X", the following **EXTENSIONS OF COVERAGE** will be covered under the Coverage Form. These limits of insurance do not increase any other applicable limit of insurance.

(X)	Code	Extension of Coverage	Limit of Insurance
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is subject to a maximum final contract value any one construction project limit of \$1,000,000.
X	D	Debris Removal Expense	\$250,000 per Named Insured Party or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 in any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 60 days. However, Monroe County is on a prior submit basis only.
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only
X	Y	Money and Securities	\$ 10,000 in any one occurrence
X	Z	Exhibitions, Fair or Trade Shows	\$ 50,000 in any one occurrence
X	AA	Glass and Sanitary Fittings Extension	\$25,000 in any one occurrence
X	BB	Ingress / Egress	45 Consecutive Days
X	CC	Lock and Key Replacement	\$2,500 in any one occurrence
X	DD	Tracks and Fields (except Lawns, Plants, Trees and Shrubs covered under code K)	\$ 250,000 in any one occurrence and \$ 500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

## EXTENSIONS OF COVERAGE DEDUCTIBLES

Limit of Insurance specified in the Extensions of Coverage Schedule above is subject to the following deductibles:

1. In respect to Earth Movement:
  - a. Subject to the \$2,500 deductible shown in this Coverage Form.
  - b. However, a deductible of \$2,500 in any one occurrence applies to covered property in transit.
2. In respect of Flood:
  - a. Subject to the \$2,500 deductible and/ or Special Flood Deductible specified in this Coverage Form.
  - b. However, a deductible of \$2,500 in any one occurrence applies to covered property in transit.
3. In respect of Named Storm:
  - a. Subject to the 5 % deductible specified in this Coverage Form with a minimum of \$10,000 in any one occurrence.
  - b. However, a deductible of 5 % in any one occurrence applies to covered property in transit.
4. In respect of All Other Perils:
  - a. \$2,500 in any one occurrence.

THE DECLARATIONS, TOGETHER WITH THE COVERAGE FORM AND ENDORSEMENTS, IF ANY, COMPLETE THE POLICY.

TOTAL PREMIUM	Included
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Authorized Representative

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## PROPERTY COVERAGE FORM

Various provisions in this Coverage Form restrict coverage. Read the entire Coverage Form carefully to determine rights, duties and what is and is not covered.

Throughout this Coverage Form the words "you" and "your" refer to the Named Insured Party(ies) shown in the DECLARATIONS. The words "we", "us" and "our" refer to the Insurer providing this Coverage Form.

Terms in **bold-faced type** have special meanings in this Coverage Form. They are defined in SECTION VIII - DEFINITIONS. These definitions apply to this entire Coverage Form, and to any endorsements to it. Definitions that apply to individual forms or endorsements will be noted in those forms or endorsements. The names of forms are capitalized (for example, DECLARATIONS).

This Coverage Form will also include any endorsements added by agreement between you and us. Coverage is provided at the **covered location(s)** and for those coverages and **limits of insurance** shown in the **Schedule of the DECLARATIONS**. Extensions of coverage, sublimits of insurance and deductibles are listed in the DECLARATIONS. Endorsements may contain separate deductibles and limits or sublimits of insurance.

### SECTION I - COVERAGE AGREEMENTS

#### **A. Property Coverage Agreement**

We will pay, subject to all the terms and conditions of this Coverage Form, for direct physical loss occurring during the **coverage period** to **covered property** as a result of an **occurrence**, unless excluded.

#### **B. Coverages**

We will provide **real property**, **inland marine** or **personal property** coverage if marked with an "X" below.

Coverage will be provided:

1. At the locations shown on the **Schedule of the DECLARATIONS**;
2. **Property in the open** within 1,000 feet of locations described in 1; and
3. With respects to **inland marine**, at or away from your **covered location**.

This Coverage Form provides coverage on an **actual cash value** basis for **real property**, **inland marine** and **personal property** unless **replacement cost** coverage is marked with an "X".

(X) **Real Property**

(X) **Replacement Cost**

(X) **Personal Property**

(X) **Replacement Cost**

(X) **Inland Marine**

( ) **Replacement Cost**

### C. Limits of Insurance

1. Subject to all terms and conditions of the Coverage Form, the most we will pay for all loss, damage or costs to **real property** and **personal property** in any one **occurrence** is the applicable **limits of insurance** shown in the DECLARATIONS. The limit of insurance shown in the DECLARATIONS applies to all **real property** and **personal property** unless a separate limit, lower limit or reduced amount of insurance is indicated elsewhere in the Coverage Form. It is also agreed that any location listed on the **Schedule of the DECLARATIONS** with no value (USD 0) is not covered by the Property Coverage Agreement.
2. Subject to all the terms and conditions of the Coverage Form, the most we will pay for loss or damage to **inland marine** in any one **occurrence** is the applicable limit of insurance shown in the DECLARATIONS.
3. The Florida Insurance Alliance is a shared limit. The limits purchased are a per **occurrence** limit and in the event an **occurrence** exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a **covered loss** will be reduced pro-rata based on the amounts of **covered loss** by all members affected by the **occurrence**.

### D. Deductible(s)

1. Your deductibles for this agreement will be according to the terms of the following paragraphs, and information in the DECLARATIONS.
  - a. Unless shown differently on this form or any endorsement, we will not pay unless a **covered loss** from any one **occurrence** exceeds the amount of the applicable deductible shown in the DECLARATIONS. We will then subtract the deductible from the adjusted amount of loss and pay the resulting amount or the applicable **limit of insurance**, whichever is less. If a **covered loss** involves two or more deductibles, we will only use the largest of the applicable deductibles.
  - b. **Earth Movement** Deductible
    - (1) We will not pay for an **earth movement** loss at a **covered location** until the loss exceeds the deductible shown for **earth movement** in the DECLARATIONS. We will then pay the amount of loss in excess of the deductible, up to the applicable **limit of insurance** in any one **occurrence**.
    - (2) A deductible of USD 2,500 in any one **occurrence** applies to **covered property** in transit.
  - c. **Flood** Deductible
    - (1) We will not pay for a **flood** loss at a **covered location** until the loss exceeds the applicable deductible shown for **flood** in the DECLARATIONS. We will then pay the amount of loss in excess of the deductible, up to the applicable limit of liability in any one **occurrence**.
    - (2) A deductible of USD 2,500 in any one **occurrence** applies to **covered property** in transit.
  - d. **Special Flood** Deductible  
Property designated as being within **Flood Zone A** or **Flood Zone V** (and prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers at the time of loss, will have a Special **Flood** Deductible equal to all **flood** insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value per building and 5% of the amount of Business Income loss, at each affected location whichever is the greater.
  - e. **Named Storm** Deductible
    - (1) We will not pay for a **named storm** event loss until the loss exceeds the deductible shown in the DECLARATIONS. We will then pay the amount of loss in excess of the deductible, up to the applicable limit of insurance in any one **occurrence**.
    - (2) A deductible of USD 2,500 in any one **occurrence** applies to **covered property** in transit.
    - (3) Deductible applies per:
      - (a) Scheduled building;
      - (b) Inland Marine Item; and
      - (c) Scheduled Automobile.
    - (4) 5% of the amount of the **business income** loss will apply.



## SECTION II – ADDITIONAL COVERAGES

A. We will pay if a limit is shown in the DECLARATIONS, for:

1. Your Loss of **Business Income**

a. We will pay for the actual loss of **business income** you sustain due to the necessary suspension of your operations during the **period of restoration**. The suspension must be caused by:

- (1) Direct physical loss or damage by a **covered loss** to property at premises which are described in the DECLARATIONS; or
- (2) Action of civil or military authority that prohibits access to the described premises due to direct physical loss of or damage by a **covered loss** to property, other than at the described premises but within one statute mile thereof, beginning 72 hours after the time of that action and for a period not to exceed forty-five (45) consecutive days from the date of the action.

And for which a Business Income Limit of Insurance is shown in the DECLARATIONS. The loss or damage must be caused by or result from a peril insured against.

b. With respect to the requirements set forth in the preceding paragraph, if you occupy only part of the site at which the described premises are located, your premises means:

- (1) The portion of the building which you rent, lease or occupy; and
- (2) Any area within the building or on the site at which the described premises are located, if that area services, or is used to gain access to, the described premises.

c. In determining the actual loss of **business income**, consideration must be given to:

- (1) The experience of the business before the loss and the probable experience after the loss;
- (2) The continuation of only those normal charges and expenses that would have been incurred had no interruption of production or suspension of business operations or services happened;
- (3) The demonstration of an actual loss of sales or income; and
- (4) Any amount recovered under property damage coverages at selling price for loss or damage to merchandise will be considered to have been sold to your regular customers.

d. We will not pay unless you are wholly or partially prevented from:

- (1) Producing goods; or
- (2) Continuing business operations or services.

e. You are required to mitigate your loss by:

- (1) Making up lost production within a reasonable period of time not limited to the **period of restoration**.
- (2) Continuing business operations or services during the **period of restoration**.
- (3) Using any property or service;
  - (a) Owned or controlled by you; or
  - (b) Obtainable from any other sources.
- (4) Working extra time or overtime.
- (5) Using inventory.

We will not pay for any loss to the extent it can be reduced through these or any other means whether at a **covered location** or any other location.

f. We will not pay for:

- (1) Any loss during any idle period. Idle period includes but is not limited to any period when production, operation or service would cease or be prevented due to:
  - (a) Physical damage not covered under this Coverage Form on or away from the **covered location**;
  - (b) Planned or rescheduled shutdown or maintenance;
  - (c) Strikes or other work stoppage;
  - (d) Any reason other than a covered loss.
- (2) Any increase in loss due to:
  - (a) Suspension, cancellation or lapse of any lease, contract, license or order.
  - (b) Fines or damage for breach of contract for late or non-completion of orders, or for penalties

of any nature.

- (3) Any consequential, indirect or remote loss.
- (4) Any loss resulting from damage to:
  - (a) Finished goods manufactured by you; nor for the time required for their reproduction.
  - (b) Property in transit.
- (5) Any loss or expense recoverable elsewhere in this Coverage Form.
- g. The most we will pay for a loss under this coverage is the lesser of:
  - (1) Your actual loss of **business income** and necessary expense; or
  - (2) The applicable limit of insurance shown on the Schedule of the DECLARATIONS.

## 2. **Additional Expense**

- a. We will pay the actual and necessary **additional expense** you sustain due to:
  - (1) Direct physical loss or damage by a **covered loss** to property at premises which are described in the DECLARATIONS; or
  - (2) Action of civil or military authority that prohibits access to the described premises due to direct physical loss of or damage by a **covered loss** to property, other than at the described premises but within one statute mile thereof, for a period not to exceed forty-five (45) consecutive days from the date of the action;And for which an **Additional Expense Limit of Insurance** is shown in the DECLARATIONS. The loss or damage must be caused by or result from a **peril insured against**.
- b. With respect to the requirements set forth in the preceding paragraph, if you occupy only part of the site at which the described premises are located, your premises means:
  - (1) The portion of the building which you rent, lease or occupy; and
  - (2) Any area within the building or on the site at which the described premises are located, if that area services, or is used to gain access to, the described premises.
- c. We will also pay **additional expense** to repair or replace property, but only to the extent it reduces the amount of loss that otherwise would have been payable under this Coverage Form.
- d. Coverage for **additional expense** does not apply when action is taken to avoid or minimize a suspension of operations caused by destruction or corruption of **Data**, or any loss or damage to **Data**.
- e. We will not pay for:
  - (1) Loss of **business income**.
  - (2) Costs which would have been incurred in conducting your business during the same period had no **covered loss** happened.
  - (3) The cost of permanent repair or replacement of property that has been damaged or destroyed.
  - (4) Any loss during any idle period. Idle period includes but is not limited to any period when production, operation or service would cease or be prevented due to:
    - (a) Physical damage not covered under this Coverage Form on or away from the **covered location**;
    - (b) Planned or rescheduled shutdown or maintenance;
    - (c) Strikes or other work stoppage;
    - (d) Any reason other than a **covered loss**.
  - (5) Any increase in loss due to:
    - (a) Suspension, cancellation or lapse of any lease, contract, license or order.
    - (b) Fines or damage for breach of contract for late or non-completion of orders, or for penalties of any nature.
  - (6) Any consequential, indirect or remote loss.
  - (7) Any loss resulting from damage to:
    - (a) Finished goods manufactured by you; nor for the time required for their reproduction.
    - (b) Property in transit.
  - (8) Any loss or expense recoverable elsewhere in this Coverage Form.
- f. The most we will pay for a loss under this coverage is the lesser of:
  - (1) Your actual **additional expense**; or
  - (2) The applicable limit of insurance shown on the **Schedule of the DECLARATIONS**.

**B. Flood Coverage**

We will pay for direct physical loss to **covered property** caused by **flood**. With respect to **flood, occurrence** shall mean all losses, wherever occurring, which arise between the time of movement of water into, onto, or over the property insured hereunder and the receding of the same, regardless of the period of time so embraced.

**C. Earth Movement Coverage**

1. We will pay for direct physical loss to **covered property** caused by sudden **earth movement**. All earthquake shocks within a continuous 72-hour period will be considered a single **occurrence**. The expiration of this agreement will not reduce this 72-hour period.
2. **Earth Movement** Coverage under this Coverage Form does not apply to any underground piping, wiring, sewers, or any other conduit.

### SECTION III - EXCLUSIONS

#### A. War Exclusion

1. Notwithstanding any provision to the contrary within this Coverage Form or any endorsement thereto it is agreed that this coverage excludes loss, damage, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any of the following regardless of any other cause or event contributing concurrently or in any other sequence to the loss: war, invasion, acts of foreign enemies, hostilities or warlike operations (whether war be declared or not), civil war, rebellion, revolution, insurrection, civil commotion assuming the proportions of or amounting to an uprising, military or usurped power.
2. This coverage also excludes loss, damage, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any action taken in controlling, preventing, suppressing or in any way relating to 1. above.
3. If we allege that by reason of this exclusion, any loss, damage, cost or expense is not covered by this Coverage Form, the burden of proving the contrary shall be upon you.

#### B. Property Cyber and Data

1. Notwithstanding any provision to the contrary within the Coverage Form or any endorsement thereto this Coverage Form excludes any:
  - a. **Cyber Loss**, unless subject to the provisions of paragraph 2;
  - b. loss, damage, liability, claim, cost, expense of whatsoever nature directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any loss of use, reduction in functionality, repair, replacement, restoration or reproduction of any **Data**, including any amount pertaining to the value of such **Data**, unless subject to the provisions of paragraph 3;

regardless of any other cause or event contributing concurrently or in any other sequence thereto.

2. Subject to all the terms, conditions, limitations and exclusions of this Coverage Form or any endorsement thereto, this Coverage Form covers physical loss or physical damage to property insured under this Coverage Form caused by any ensuing fire or explosion which directly results from a **Cyber Incident**, unless that **Cyber Incident** is caused by, contributed to by, resulting from, arising out of or in connection with a **Cyber Act** including, but not limited to, any action taken in controlling, preventing, suppressing or remediating any **Cyber Act**.
3. Subject to all the terms, conditions, limitations and exclusions of this Coverage Form or any endorsement thereto, should **Data Processing Media** owned or operated by the Insured suffer physical loss or physical damage insured by this Coverage Form, then this Coverage Form will cover the cost to repair or replace the **Data Processing Media** itself plus the costs of copying the **Data** from back-up or from originals of a previous generation. These costs will not include research and engineering nor any costs of recreating, gathering or assembling the **Data**. If such media is not repaired, replaced or restored the basis of valuation shall be the cost of the blank **Data Processing Media**. However, this Coverage Form excludes any amount pertaining to the value of such **Data**, to the Insured or any other party, even if such **Data** cannot be recreated, gathered or assembled.
4. In the event any portion of this endorsement is found to be invalid or unenforceable, the remainder shall remain in full force and effect.
5. This endorsement supersedes and, if in conflict with any other wording in the Coverage Form or any endorsement thereto having a bearing on **Cyber Loss**, **Data** or **Data Processing Media**, replaces that wording.

C. Asbestos

1. This Coverage Form only covers asbestos physically incorporated in a covered building or structure, and then only that part of the asbestos which has been physically damaged during the period of coverage by a **specified peril**.
2. This coverage is subject to each of the following specific limitations:
  - a. The said building or structure must be covered under this Coverage Form for damage by that **specified peril**.
  - b. The **specified peril** must be the immediate, sole cause of the damage of the asbestos.
  - c. The covered party must report the existence and cost of the damage as soon as practicable after the **specified peril** first damaged the asbestos. However, this Coverage Form does not cover any such damage first reported more than 12 (twelve) months after the expiration, or termination, of the period of coverage.
  - d. Coverage under this Coverage Form in respect of asbestos shall not include any sum relating to:
    - (1) Any faults in the design, manufacture or installation of the asbestos;
    - (2) Asbestos not physically damaged by the **specified peril** including any governmental or regulatory authority direction or request of whatsoever nature relating to undamaged asbestos.
3. Except as set forth in the foregoing item 1, this Coverage Form does not cover asbestos or any sum relating thereto.

D. We will not pay for losses caused by or resulting from any of the following, regardless of any other cause or event, including a **peril insured against**, that contributes to the loss at the same time or in any other sequence:

1. Any electrical injury or disturbance to electrical appliances, devices, fixtures, wiring or other electrical or electronic equipment caused by electrical currents artificially generated. If a fire or an explosion loss ensues, we will pay for that loss.
  - a. This exclusion will not apply to physical loss to:
    - (1) A **Computer System** caused by short circuit, blowout, or other electrical damage from an **occurrence** that took place within 1,000 feet of the **covered location**.
2. **Pollution**.
3. Demolition Cost, Operation of Building Laws and Increased Cost of Construction Enforcement of any ordinance or law regulating the use, construction, repair or demolition of buildings or structure including Debris Removal Expense. This Exclusion does not apply to the extent that coverage is provided in Section VII - Extensions of Coverage, paragraphs D and E.
4. Seizure or destruction of **covered property** by government order. But we will pay for loss to **covered property** resulting from acts of destruction ordered by government to prevent the spread of fire.
5. Nuclear reaction or nuclear radiation, or radioactive contamination.
6. Interference with or interruption of any public or private utility or any entity providing power, heat, air conditioning, communication, water or sewer or any other service, however caused, if the failure occurs away from the **covered location**. But if a **covered loss** ensues, we will pay for that loss.

E. We will not pay for losses caused by or resulting from any of the following:

1. Unexplained or mysterious disappearance of any property;
2. Shortage of property discovered on taking inventory;
3. Theft by employees, whether acting alone or with others;
4. Any criminal, fraudulent or dishonest acts committed alone or in collusion with others:
  - a. By you;
  - b. By any proprietor, partner, director, officer or employee of yours; or
  - c. By any proprietor, partner, director or officer of any proprietorship, partnership, corporation or association engaged by you to render any service or perform any act in connection with **covered property**.
5. Manufacturing or processing operations, which result in damage to stock or materials while the stock or materials are being processed, manufactured, worked on or tested.

- a. But if a **covered loss** ensues, we will pay for that loss.
- 6. Delay, loss of market, loss of use, indirect or remote loss or damage.
- 7. Loss attributable to:
  - a. Wear and tear, deterioration, depletion, erosion, rust, corrosion, wet or dry rot, decay;
  - b. Inherent vice, latent defect, or any quality in the covered property that causes it to damage or destroy itself;
  - c. Smog, acid rain, agricultural smudging;
  - d. Smoke, fumes, gas or vapor that result from industrial operations;
  - e. Settling, cracking, shrinking, bulging or expansion of pavements, foundations, walls, floors, roofs or ceilings, retaining walls or outdoor swimming pools;
  - f. Animals, birds, vermin, rodents or insects;
  - g. Change or extremes in temperature or humidity, whether atmospheric or not, except damage to equipment; or
  - h. Contamination, shrinkage, change in taste, texture, finish or color.But if a **covered loss** ensues, we will pay for that loss.
- 8. **Fungus**
  - a. We will not pay for loss, damage, claim, cost, expense or other sum directly or indirectly arising out of or relating to mold, mildew, **fungus**, spores or other microorganism of any type, nature or description, including but not limited to any substance whose presence poses an actual or potential threat to human health.
  - b. This exclusion applies regardless whether there is:
    - (1) Any physical loss or damage to covered property;
    - (2) Any covered peril or cause, whether or not contributing concurrently or in any sequence;
    - (3) Any loss of use, occupancy, or functionality; or
    - (4) Any action required, including but not limited to repair, replacement, removal, cleanup, abatement, disposal, relocation, or steps taken to address medical or legal concerns.
  - c. This exclusion does not apply to the extent that coverage is provided in Section VII - Extensions of Coverage, paragraph J. **Fungus** Cleanup Expense with respect to physical loss or damage by a cause of loss other than fire or lightning.
- 9. Failure or breakdown of machinery or equipment, including rupture or bursting caused by centrifugal force.
  - a. But if a **covered loss** ensues, we will pay for that loss.
  - b. This exclusion will not apply to physical loss to a **Computer System** caused by mechanical breakdown, failure, changes in arrangement of parts, errors, omissions, or tack in design, specification, material or workmanship.
- 10. Explosion of the following:
  - a. Steam boilers;
  - b. Steam turbines, steam engines, steam piping; or
  - c. Gas turbines.But if physical loss to **covered property** by fire or explosion ensues, we will pay for that loss.
- 11. Rupture, bursting, cracking, burning or bulging of the following:
  - a. Steam boilers;
  - b. Steam turbines, steam engines, steam piping;
  - c. Hot water boilers or other equipment for heating water;
  - d. Pressure vessels; or
  - e. Gas turbines.But if physical loss to **covered property** by fire or explosion ensues, we will pay for that loss.
- 12. Loss attributable to faulty, defective or inadequate:
  - a. Construction, workmanship or material;
  - b. Maintenance;
  - c. Design, plan or specification;
  - d. Zoning compliance;

- e. Developing, surveying or siting of buildings or structures during the course of construction or alterations; or,
- f. Compliance with building codes.

But if a **covered loss** ensues, we will pay for that loss.

- 13. Loss or damage to any structure located in the water; including but not limited to bulkheads, docks, piers, wharves, retaining walls, boardwalks or underwater conduit from:
  - a. Freezing and thawing;
  - b. Impact of watercraft;
  - c. Waves, or debris driven by waves;
  - d. Pressure or weight of ice or water, whether driven by wind or not; or
  - e. Sinking or settling.
- 14. Loss or damage directly or indirectly related to or arising out of any offshore oil well or oil shipping/tanker incident and the ensuing oil spill.
- 15. Loss or damage directly or indirectly related to or arising out of **sinkhole loss**.

#### SECTION IV - PROPERTY NOT COVERED

A. We do not cover loss to:

1. Water, land including land on which the property is located, shrubs, trees, lawns, growing crops, or standing timber, except to the extent these may be covered in this Coverage Form, Section VII - Extensions of Coverage;
2. Aircraft;
3. Property you sold under conditional sale, trust agreement, instalment payment, or other deferred payment plan after such property has been delivered to the customer;
4. Caves, caverns, mines of any type, or any property contained within them;
5. Dams, dikes, or levees;
6. Contraband or property in the course of illegal transportation or trade;
7. Property covered under import or export ocean cargo policies;
8. Property you transport as a common carrier;
9. Property shipped by mail, unless sent registered or certified;
10. **Watercraft**, unless loss from a specified peril;
11. Vehicles licensed or designed for highway use, unless shown on the Property DECLARATIONS, under the Extensions of Coverage Schedule, item U, and then coverage for any **over the road coverage**, or collision with another vehicle or object. The All Other Perils deductible applies per occurrence and in the event of a **named storm** the **named storm** deductible applies per vehicle rather than per location. This coverage is paid on at **actual cash value** at the time of loss.



## SECTION V - VALUATIONS

### **A. Actual Cash Value**

1. Loss to **covered property** will be valued at the time and place of the loss at **actual cash value** unless otherwise indicated in this Coverage Form.
2. On **inland marine**, items not specifically scheduled will be subject to a maximum valuation of:
  - a. USD 250,000 per item for rented, borrowed or leased equipment; or
  - b. USD 15,000 per item for all other classes of **inland marine**.
3. Loss to vehicles scheduled in the DECLARATIONS under the Extensions of Coverage SCHEDULE, item U are valued at the time and place of the loss at **actual cash value**.

### **B. Replacement Cost**

1. Loss to **covered property** will be valued at **replacement cost**, computed at the time and place of the loss, if **replacement cost** is marked with an "X" in Section I – COVERAGE AGREEMENTS., paragraph B. Coverages unless otherwise indicated in this Coverage Form.
2. We will not pay **replacement cost** until the lost or damaged property is actually repaired or replaced. If repairs or replacement are not made within two (2) years after the date of the physical loss, we will pay only the **actual cash value**.
  - a. Our obligations for **replacement cost** will be the smaller of:
    - (1) The cost to repair the damaged property; or
    - (2) The cost to replace or rebuild with new materials of like size, kind and quality; or
    - (3) The selling price on the date of loss of property, other than stock, offered for sale, less all saved expenses; or
    - (4) The applicable limit of insurance.
  - b. We will not pay for any increase in cost due to your failure to use reasonable speed to repair, rebuild or replace the damaged property.
  - c. If the replacement occurs at another location, we will not pay for the cost of land at either the original or the **new location**; and we will not pay more than the cost which would have been incurred if the building had been rebuilt at the location where the loss occurred.
  - d. We will pay **replacement cost** for these types of property:
    - (1) Raw materials, supplies and other merchandise not manufactured by you; and
    - (2) Leasehold improvements in which you have an insurable interest.
  - e. We will, however, pay only **actual cash value** or 110% of the value reported on the applicable schedule, whichever is less, for these types of property:
    - (1) Communications Equipment;
    - (2) Contractor's / Mobile Equipment;
    - (3) Fine Arts;
    - (4) **Watercraft**;
    - (5) Emergency Service Portable Equipment;
    - (6) Other **inland marine**;
    - (7) Rented, Borrowed or Leased Equipment; or
    - (8) Vehicles schedule in the DECLARATIONS under the Extensions of Coverage SCHEDULE, item U.

### **C. Loss to these types of covered property will be valued at the time and place of loss as follows:**

1. On stock in process, the value of raw materials and labor expended plus the proper proportion of overhead charges;
2. On finished goods manufactured by you, the regular cash selling price at the location where the loss happens, less all discounts and charges to which the merchandise would have been subject had no loss occurred;

3. On Valuable Papers, in case of loss, valuation shall be based on the lesser of:
  - a. The cost to repair or restore the valuable paper or record to the condition that existed immediately prior to the insured event; or
  - b. The limit of insurance shown in the DECLARATIONS; or
  - c. If the damaged or destroyed property cannot be replaced, restored or repaired with similar kind and quality, it will be the value of blank paper, unless the item is specifically scheduled and the value scheduled is agreed upon in this Coverage Form.
4. On exposed film, the value of the film blank.

## SECTION VI – PROPERTY CONDITIONS

### A. **Coverage Period** and Territory

We will pay for a **covered loss** during the **coverage period** shown on the DECLARATIONS while that property is:

1. Within the State of Florida;
2. Being moved on land or in the air within the United States of America; or
3. Being moved on inland waters and intercoastal waterways within the United States of America.

### B. Change of Terms

The terms of this coverage will not be waived, changed, or modified except by written endorsement issued by us and which becomes a part of this Coverage Form.

### C. Titles of Paragraphs

The titles of the paragraphs of this Coverage Form and of any endorsements attached to it are only for reference. They do not affect the terms to which they relate.

### D. Concealment, Misrepresentation or Fraud

This Coverage Form is void in any case of fraud by you as it relates to this Coverage Form at any time. It is also void if you or any other insured party, at any time, intentionally conceal or misrepresent a material fact concerning:

1. This Coverage Form;
2. The **covered property**;
3. Your interest in the **covered property**; or
4. A claim under this Coverage Form.

### E. Brands and Labels

In the event of a **covered loss** to branded or labeled merchandise, we may choose to take title to all or any part of that merchandise, at the value established by the terms of this Coverage Form. You may, at your expense:

1. Stamp "salvage" on the merchandise or its containers; or
2. Remove or obliterate the brands or labels if such removal or obliteration will not physically damage the merchandise. You must relabel the merchandise or containers in compliance with the requirements of law.

### F. Breach of Condition

A breach of any condition of this Coverage Form at any **covered location** will not affect coverage at any other **covered location** where, at the time of damage, no breach exists.

### G. Abandonment of Property

You may not abandon property to us.

### H. No Benefit to Bailee

No person or organization, other than you, having custody of your **covered property**, will benefit from this Coverage Form.

### I. Suit

No suit or other legal proceeding will be brought against us unless there has been full compliance with all the Coverage Form terms and conditions. Suit must be brought within five years after the date on which the direct physical loss occurred, or the shortest time permitted by law, whichever the earlier.

J. No Reduction by Loss

Except for those coverages written with an annual aggregate limit of insurance or sublimits of insurance, we will pay for a **covered loss** without reducing any other applicable limit of insurance or sublimits of insurance.

K. Your Duties After a Loss

1. In case of loss, you will:

- a. Give us immediate written notice of the loss;
- b. Give notice of such loss to the proper authorities if the loss may be due to a violation of the law;
- c. As soon as possible, give us a description of the property involved and how, when and where the loss happened;
- d. Take all reasonable steps to protect the covered property from further damage;
- e. Promptly separate the damaged property from the undamaged property, and keep it in the best possible order for examination;
- f. Furnish a complete inventory of the lost, damaged and destroyed property, showing in detail the quantity and amount of loss claimed under the valuation provision of the Coverage Form;
- g. Keep an accurate record of all repair costs;
- h. Keep all bills, receipts and related documents that establish the amount of loss;
- i. As often as may reasonably be required:
  - (1) Permit us to inspect the damaged property and take samples for inspection, testing and analysis;
  - (2) Produce for inspection and copying, all of your books of account, business records, bills and invoices; and
  - (3) Permit us under oath to question you and any of your agents, employees, or representatives involved in the purchase of this coverage or the preparation of your claim, and verify your answers with a signed acknowledgment.
- j. Submit to us, within ninety (90) days from the date of loss, unless we extend the time in writing:
  - (1) A signed, sworn proof of loss that states to the best of your knowledge and belief:
    - (a) The time and cause of the loss;
    - (b) Your interest and the interest of all others in the property involved;
    - (c) Any other policies of insurance that may provide coverage for the loss;
    - (d) Any changes in title or occupancy of the property during the **coverage period**; and
    - (e) The amount of your claimed loss.
  - (2) You shall also submit with the proof of loss:
    - (a) The inventory referred to in K.1.f;
    - (b) The records specified in K.1.g. and K.1.h.;
    - (c) Specifications for any damaged building; and
    - (d) Detailed estimates for the repair of any damage.
- k. Cooperate with us in the investigation and adjustment of the loss.

2. Requirements for a Claim, Supplemental Claim or Reopened Claim for Loss or Damage Caused by Hurricane or Windstorm

- a. A claim or reopened claim for loss or damage caused by hurricane or other windstorm is barred unless notice of claim is given to us in accordance with the terms of this Coverage Form within one(1) year after the hurricane first made landfall or a windstorm other than hurricane caused the covered damage. A supplemental claim is barred unless notice of the supplemental claim was given to us in accordance with the terms of the policy within eighteen (18) months after the date of the loss. (Supplemental claim or reopened claim means an additional claim for recovery from us for losses from the same hurricane or other windstorm which we have previously adjusted pursuant to the initial claim.) This provision concerning time for submission of claim, supplemental claim or reopened claim does not affect any limitation for legal action against us as provided in this Coverage Form under the Suit condition, including any amendment to that condition.
- b. Any inspection or survey by us, or on our behalf, of property that is the subject of a claim, will be conducted with at least 48 hours' notice to you. The 48- hour notice may be waived by you.

L. Appraisal

1. If you fail to agree with us on the amount of a loss, either party may demand that the disputed amount be submitted for appraisal. A demand for appraisal will be made in writing within sixty (60) days after our receipt of proof of loss. Each party will then choose a competent and disinterested appraiser. Each party will notify the other of the identity of its appraiser within thirty (30) days of the written demand for appraisal.
2. The two appraisers will choose a competent and disinterested umpire. If the appraisers are unable to agree on an umpire within fifteen (15) days, you or we may petition a judge of a court of record in the state where the covered loss happened, to select an umpire.
3. The appraisers will then set the amount of the loss. If the appraisers submit a written report of an agreement to you and us, the amount they agree on will be the amount of our payment for the loss. If the appraisers fail to agree within a reasonable time, they will submit their differences to the umpire. Written agreement signed by any two of these three will set the amount of loss.
4. Each appraiser will be paid by the party that selects him or her. Other expenses of the appraisal and compensation of the umpire will be paid equally by you and us.

M. Our Option

At our option, we will repair, rebuild or replace damaged **covered property** with other property of like kind and quality within a reasonable period of time. If we elect to repair or replace the **covered property**, we will notify you of that decision within sixty (60) days of our receipt of your proof of loss. We will, at our option, take title to all or any part of the damaged or destroyed property at the agreed or appraised value.

N. Right to Adjust with Owner

1. **Covered losses** will be adjusted with you except as provided in Condition S. Mortgage Holders.
2. If a claim is made for damage to **covered property** of others that you hold, we will have the right to adjust that loss or damage with the owners of that property. Our payment to the owners will fully satisfy any claim of yours for damage to that property.

O. Collection from Others

Payment to you for a **covered loss** will be reduced to the extent you have collected that loss from others.

P. Payment of Loss

We will pay the **covered loss** within:

1. Twenty (20) days after we receive the sworn proof of loss and reach written agreement with you;
2. Thirty (30) days after we receive sworn proof of loss, and:
  - a. There is an entry of a final judgment; or
  - b. There is a filing of an appraisal award with us as provided for in Condition L. Appraisal.
3. Ninety (90) days of receiving notice of an initial, reopened or supplemental claim, unless we deny the claim during that time or factors beyond our control reasonably prevent such payment. If a portion of the claim is denied, then the 90-day time period for payment of claim relates to the portion of the claim that is not denied.

Paragraph 3. applies only to a claim for building or contents coverage if the insured structure is 10,000 square feet or less and the Coverage Form covers only locations in Florida.

Q. Recovered Property

1. If either you or we recover any **covered property** after we have paid for its loss, that party must give the other prompt written notice of the recovery. If we recover the **covered property**, we will return it to you, if you so request. You must then return the amount we paid to you for it.
2. If you recover the **covered property**, you may either keep it or surrender it to us. If you choose to keep it, you must return the amount we paid to you for it.

R. Pair, Set or Parts

1. In the event of a **covered loss** to an article that is part of a pair or set, our payment for that loss will be:
  - a. The cost to repair or replace any part to restore the pair or set to its value before the **covered loss**; or
  - b. The difference between the value of the pair or set before and after the **covered loss**.
2. In no event will the loss of part of a pair or set be regarded as a total loss of the pair or set. When **covered property** consists of several parts, we will pay only for the lost or damaged part.

S. Mortgage Holders

1. We will pay for **covered loss** to buildings or structures to each mortgage holder shown on the Schedule Of Mortgage Holders Or Loss Payees, as their interests may appear.
2. A mortgage holder has the right to receive loss payment even if the mortgage holder has started foreclosure or similar action on the building or structure.
3. If we deny your claim because of your acts or because you have failed to comply with the terms of this Coverage Form, the mortgage holder will still have the right to receive loss payment, up to the amount of their insurable interest, but in no event more than the applicable limit of insurance, if the mortgage holder:
  - a. Pays any premium due under this Coverage Form at our request;
  - b. Submits a signed, sworn proof of loss within sixty (60) days after receiving notice from us of your failure to do so; and
  - c. Has notified us of any change in ownership, occupancy, or substantial change in risk known to the mortgage holder.All terms and conditions of this Coverage Form will then apply directly to the mortgage holder,
4. If we pay the mortgage holder for any **covered loss** and deny payment to you because you have failed to comply with the terms of this Coverage Form:
  - a. The mortgage holder's rights under the mortgage will be transferred to us to the extent of the amount we pay; and
  - b. The mortgage holder's right to recover the full amount of the mortgage claim will not be impaired. In the event of a **covered loss**, we will, at our option, pay the mortgage holder the whole principal of your mortgage plus any accrued interest. In that event, your mortgage and note will be transferred to us, and you will pay your remaining mortgage debt to us.
5. If we cancel or non-renew this Coverage Form, we will give the mortgage holder the same notice we give to you.
6. The term "mortgage holder" includes trustees.

T. Loss Payee

In the event of a **covered loss** to property in which both you and a loss payee have an insurable interest, we will:

1. Adjust the **covered loss** with you; and
2. Make payment for the **covered loss** to you and the loss payee jointly, as their interests may appear.

U. Joint Loss Agreement

In consideration of the continuation of insurance currently carried by the Named Insured Party under this Coverage Form with Insurers' (hereinafter called "The Property Insurers") and the Company writing the Named Insured Party's Boiler and Machinery Policy (hereinafter called "The Boiler Insurers") it is agreed as follows:

1. In the event of an occurrence which both The Property Insurers and The Boiler Insurers agree is insured in whole or in part under both their respective policies of insurance, and in which they further agree with the Named Insured Party in writing as to the total amount payable under both policies, but there is a disagreement as to how much each Insurer shall pay, such loss shall be settled by payment of the full agreed amount thereof to the Named Insured Party, each set of Insurers to contribute the sum for which they admit liability plus an amount equal to one-half of the amount that

is in disagreement between The Property Insurers and The Boiler Insurers.

2. If one-half of the amount that is in disagreement exceeds the remaining amount of liability payable under either policy, each set of Insurers will pay only the sum equal to that remaining amount of liability under said policy.
3. The Named Insured Party will cooperate in furnishing information and technical data as may be required by the Insurers in order that they may determine final apportionment. The Property Insurers and The Boiler Insurers agree with each other to submit questions in dispute to arbitration, and the arbitrators shall be three in number, one of whom shall be appointed by The Boiler Insurers and one of whom shall be appointed by The Property Insurers and the third appointed by consent of the other two, and the decision by the arbitrators shall be subject to appeal to the appropriate court or courts.
4. This agreement does not change any of the terms and conditions of the policies issued to the Named Insured Party by both The Property Insurers and The Boiler Insurers, which shall continue in force until expiration, or until cancelled by the Insurers by giving thirty (30) days written notice to the Named Insured Party, whichever occurs first, or shall continue in force for only as long as the policy issued by The Boiler Insurers similarly expires or is cancelled.

#### V. Vacancy Provisions

If the building where a **covered loss** occurs has been vacant for more than ninety (90) consecutive days before that loss or damage occurs:

1. We will not pay for any loss or damage caused by any of the following even if they are **perils insured against**:
  - a. Vandalism;
  - b. Sprinkler leakage, unless the system has been protected against freezing;
  - c. Building glass breakage;
  - d. Water damage;
  - e. Theft; or
  - f. Attempted theft.
2. With respect to a **covered loss** other than those listed in 1.a. through 1.f. above, we will reduce the amount we would otherwise pay for the loss or damage by 15%.

## SECTION VII - EXTENSIONS OF COVERAGE

If marked with an "X" in the DECLARATIONS, we will not pay more than our proportion of the applicable limit of insurance shown on the **Schedule of the DECLARATIONS** for the following EXTENSIONS OF COVERAGE:

Subject to all terms and conditions of this agreement, the coverage provided by this agreement is extended to apply to a **covered loss** as follows:

### A. Accounts Receivable

1. We will pay the following expenses directly resulting from a **covered loss** to your records of accounts receivable at a **covered location**:
  - a. Amounts due to you from customers that you are unable to collect;
  - b. Interest charges on any loan to offset amounts you are unable to collect, pending our payment of those amounts;
  - c. Collection expense above your normal collection expense; and
  - d. Reasonable expenses you incur to re-establish your records of accounts receivable.
2. Amount of Loss
  - a. If you are unable to accurately determine the amount of outstanding accounts receivable at the time of loss, our payment will be calculated in the following manner:
    - (1) Your average monthly accounts receivable amount, based on the twelve (12) months preceding the loss, adjusted for normal fluctuations in the month in which the loss occurs, or for any demonstrated variance for that month.
  - b. The following will be deducted from the total amount of accounts receivable, regardless of the method used to determine that amount:
    - (1) Balances for accounts not damaged or affected by the loss;
    - (2) Amounts of accounts you are able to re-establish and collect;
    - (3) An allowance for bad debts you are not normally able to collect; and
    - (4) All unearned interest and service charges.
3. For the purposes of this extension, the following additional exclusions apply and we will not pay for:
  - a. Any loss that requires an audit or inventory to establish its existence;
  - b. Any fraudulent, dishonest or criminal act done by:
    - (1) Anyone entrusted with the **covered property**, including their employees and agents; or
    - (2) Anyone having an interest in the **covered property**. This exclusion does not apply to the acts of a carrier for hire;
  - c. Bookkeeping, accounting, or billing errors or omissions;
  - d. Wrongful alteration, falsification, manipulation, concealment, destruction, or disposal of records of accounts receivable, committed to conceal the wrongful giving, taking, getting, or withholding of money, securities, or other property; or
  - e. Taxes or Bond revenue.
4. For the purposes of this extension, the following additional conditions apply:
  - a. When you are not open for business, or when you are not actually using them, all records of accounts receivable are to be kept in appropriate, fire-resistant receptacles.
  - b. When records of accounts receivable have been damaged or destroyed, you must use all reasonable efforts, including legal action if necessary, to obtain collection of any outstanding accounts receivable, and we will pay such costs and expenses of obtaining collection to the extent they reduce your loss.
  - c. When records of accounts receivable have been damaged or destroyed, you will use any property or service owned or controlled by you or obtainable from other sources in order to reduce your loss.



B. Animals

1. We will pay for all owned animals killed in a **covered loss** at a **covered location** by a **specified peril**. We will also pay for the in-line of duty death of a certified police canine or other specially trained animals or horses owned by you.
2. Coverage includes retraining expenses.
3. Your deductible for this extension is the lower of \$500 or the amount shown in the DECLARATIONS.
4. No veterinary costs are included in this extension.

C. Buildings Under Construction

1. We will pay for a **covered loss** to your buildings that are under construction. Your schedule must indicate any ongoing or intended construction projects.
2. Buildings Under Construction include:
  - a. New buildings being erected at a **covered location**;
  - b. Additions to any buildings already covered under this Coverage Form;
  - c. Renovations to any buildings included in the schedule; or
  - d. New buildings being erected at sites other than a **covered location**, subject to a maximum final contract value any one construction project limit of USD 1,000,000.

D. Debris Removal Expense:

1. We will pay for the expense to remove debris from a **covered loss** at a **covered location**. We will only pay these expenses if we receive written notice as soon as reasonably possible of the **covered loss** and if these expenses are reported to us in writing within one hundred and eighty (180) days of the date of the **covered loss** or the end of the **coverage period**, whichever is earlier.
2. We will pay for expenses to remove from covered locations storm blown debris of property not covered by this Coverage Form, excluding trees, timber, shrubs, or landscaping originating from your location(s).
3. Debris removal expense does not include any costs to clean up or remove:
  - a. **Pollutants**;
  - b. Asbestos; or
  - c. Debris in or on easements, right-of-ways, streets, roads, water or beaches that are not **covered locations**.

E. Demolition Cost, Operation of Building Laws and Increased Construction Cost:

1. In the event of a **covered loss**, we will pay:
  - a. Demolition Cost:

The cost incurred to demolish all or part of your covered **real property**, including the cost to clear the site, if any law or ordinance that exists at the time of loss requires such demolition.
  - b. Operation of Building Laws:

The cost you incur to rebuild at the same location any undamaged part of your **real property**, which is required by law to be demolished after a **covered loss**. We will only pay the costs to satisfy the minimum requirements of the applicable law or ordinance that exist at the time of the loss.
  - c. Increased Construction Cost:

The increased cost you incur for materials and labor required to rebuild the damaged portion of your **real property** at the same location and in a manner that satisfies the minimum requirements of the applicable law or ordinance existing at the time of the loss.
  - d. We will not pay for any:
    - (1) Of these costs unless they are incurred within two (2) years from the date of loss.
    - (2) Loss due to any law or ordinance that:

- (a) You were required to comply with before the loss, even if the building was undamaged; and
- (b) You failed to comply with.
- (3) Cost of demolition, abatement, removal, cleanup, debris removal, repair, monitoring or testing, increased cost of repair or other cost resulting from enforcement of any such law or ordinance which relates to **pollution**.

F. Duty to Defend:

1. We will defend that part of any suit against you involving **personal property** of others when all of the following conditions exist:
  - a. The suit seeks payment for physical loss or damage to the **personal property** of others; and
  - b. The physical loss or damage is caused by a **peril insured against**; and
  - c. The physical loss or damage takes place while the **personal property** of others is in your custody; and
  - d. The **personal property** of others is the type of property covered by this Coverage Form.
2. We will do so even if such suit is groundless, false or fraudulent, but we may, without prejudice, make such investigation, negotiation and settlement of any claim or suit, as we deem appropriate.

G. Errors and Omissions

1. It is a material requirement of this agreement that the Named Insured Party accurately report the values of the property for which it seeks coverage at the locations within the Coverage Form territory where that property is located. Subject to this requirement, we will not preclude coverage for damage at a particular location where the Named Insured Party or its producer made an error or unintentional omission:
  - a. In the description or location of item(s) of property in the most recent **Schedule of DECLARATIONS** or documentation submitted to and accepted by us, provided that the item is the type covered under the Coverage Form and the error or omission is not greater than the limit set forth in the DECLARATIONS.
  - b. In the **Schedule of DECLARATIONS** so that the report omitted a location owned or occupied by the Named Insured Party at the inception date.
2. Any such error or unintentional omission shall be reported promptly on discovery and additional premium paid from Coverage Form inception. The limit shown in the DECLARATIONS is the maximum amount of indemnity for any **occurrence**. This coverage does not apply to **inland marine**, automobile or if coverage is found in whole or in part elsewhere in this agreement.

H. Expediting Expenses:

1. We will pay, in the event of a **covered loss**, for the reasonable extra costs of temporary repair to **covered property** or of expediting the permanent repair or replacement of that property, whichever is less. These expenses include overtime wages and extra costs for express or other rapid means of transportation.
2. We will not pay for temporary rental of property or temporary replacement of damaged property.

I. Fire Department Charges:

We will pay charges you incur when an outside fire department is called to save or protect **covered property** from a **covered loss**.

J. Fungus Cleanup Expense:

1. We will pay when **fungus**, wet or dry rot, or bacteria results from one or more of the following causes that occurs during the **coverage period** and only if all reasonable means were used to save and preserve the property from further damage at the time of and after that **occurrence**, and only if any loss resulting from the following is reported to **us** within sixty (60) days of the **occurrence**:
  - a. A **covered loss** other than fire or lightning; or
  - b. **Flood**, if **flood** coverage applies to the affected premises.
2. Under conditions described in 1. above, we will pay for loss or damage by **fungus**, wet or dry rot or bacteria. As used in this coverage, the term "damage" means:

- a. Direct physical loss or damage to **covered property** caused by **fungus**, wet or dry rot or bacteria, including the cost of removal of **fungus**, wet or dry rot or bacteria;
  - b. The cost to tear out and replace any part of the building or other **covered property** as needed to gain access to the **fungus**, wet or dry rot or bacteria; and
  - c. The cost of testing performed after removal, repair, replacement or restoration of the damaged property is completed, provided there is a reason to believe that **fungus**, wet or dry rot or bacteria are present.
3. Regardless of the number of claims, the limit shown in the DECLARATIONS is the most we will pay for the total of all loss or damage arising out of all **occurrences** which take place during the **coverage period**. We will not pay more than this amount even if the **fungus**, wet or dry rot or bacteria continues to be present or active, or recurs, in a later **coverage period**.
  4. The coverage provided under this Coverage Form does not extend the available coverage at a location beyond the amount scheduled for that location.
  5. **Fungus** Cleanup Expense does not include any costs to clean up or remove **pollutants**.
  6. **Fungus** Cleanup Expense will be considered part of the original **occurrence**, and no separate deductible will apply.
- K. Lawns, Plants, Trees or Shrubs:
1. We will pay for a **covered loss** to lawns, plants, trees and shrubs at a **covered location** from a **specified peril**.
  2. We will not pay more than the lesser of the following:
    - a. The applicable limit of insurance shown in the DECLARATIONS on the Extension of Coverages Schedule; or
    - b. The amount of the total value of the building and contents at that **covered location**.
- L. Leasehold Interest
1. We will pay for loss of covered leasehold interest you sustain due to the cancellation of your lease. The cancellation must result from a **covered loss** to a **covered location**. Covered leasehold interest means the following:
    - a. The difference between:
      - (1) The rent you pay at the described premises including taxes, insurance, janitorial or other service that you pay for as part of the rent; and
      - (2) The rental value of the described premises that you lease.
  2. The most we will pay for loss because of the cancellation of any one lease is your covered leasehold interest at the time of loss. Your covered leasehold interest decreases automatically each month. A proportionate share applies for any period of time less than a month.
- M. Air Conditioning Systems
- We provide coverage when your business is necessarily wholly or partially interrupted by direct physical loss of or damage by a **peril insured against** to the air conditioning or electrical systems which are necessary for the operation of **covered property** and results in a reduction or suspension of your business.

N. **New Locations** (anywhere except Monroe County)

1. We will pay for insured physical loss or damage to a **new location** you acquire during the **coverage period** except in Monroe County. Coverage under this extension will end upon the earliest of the following:
  - a. Sixty (60) days after the date of acquisition;
  - b. When you report values described in paragraph 2. below to us; or
  - c. When this Coverage Part terminates.
2. For the newly acquired location to be added to this Coverage Part, you must submit to us a written report stating the location, occupancy, full replacement cost, including **business income** and any other time element values for that location, and any other coverages that may be in force at the **new location** within sixty (60) days of the date of acquisition.
3. If we receive from you the report described in paragraph 2. above and it is completed to our satisfaction, the **new location** will then be covered under the **real property** coverage in this Coverage Form. Additional premium will apply to the **new location**.
4. This extension does not apply to **real property** newly constructed by you during the **coverage period**.
5. Coverage for **new locations** located in Monroe County are on a prior submit basis only.

O. **Personal Property** of Employees:

1. We will pay for physical loss by a **peril insured against** to the **personal property** (other than automobiles) of your employees when such property is at a **covered location** or being used by the employee in the course of employment.
2. We will not pay for any loss to such property that occurs at the employee's residence.
3. With respects to this extension, volunteers are not considered employees and there is no coverage for **personal property** of volunteers.

P. **Pollution Cleanup Expense**:

1. We will pay to remove **pollutants** from **covered property** at a **covered location** if the **pollution** results from a **specified peril**.
2. If **pollution** results from a **peril insured against**, we will pay:
  - a. To remove **pollutants** from land, soil, surface or ground water upon, within, beneath or comprising a **covered location**; or
  - b. For testing performed in the course of extracting the **pollutants** from **covered locations**.
3. We will pay for removal or testing after a **covered loss** that occurs during the **coverage period**.
4. We will only pay these expenses if we receive immediate written notice of the **covered loss** and if these expenses are reported to us in writing within one hundred and eighty (180) days of the date of the **covered loss** or the end of the **coverage period**, whichever is earlier.

Q. **Professional Fees**:

1. We will pay for the reasonable costs you incur, for auditors, architects, engineers, accountants or other professionals and the cost of using your employees who undertake to accurately determine the details of your business in order to determine the extent of a **covered loss** payable under this Coverage Form for which we have accepted liability.
2. Professional fees do not include:
  - a. Any fees or expenses of attorneys;
  - b. Any fees or expenses of public adjusters or any of their subsidiaries or associated entities; or
  - c. Fees based on a contingency.

R. **Recertification of Equipment**

We will pay the necessary costs or expenses you incur to recertify portable fire fighting, ambulance or rescue-related scheduled **inland marine** you own, when such equipment is damaged in a **covered loss**.

S. Service Interruption Coverage

1. In the event a cause of loss of the type covered hereunder directly causes damage to off-premises utility and power stations, substations, transformer or switching or pumping stations (including off-premises poles, towers, but excluding overhead transmission and distribution lines more than 1,000 feet from the premises of the Named Insured Party), we will pay for damage to **covered property** at a **covered location** directly resulting from interruption of electricity, steam, water, natural gas, refrigeration, fuel or from the lack of outgoing sewerage service.
2. However, we will not pay for any direct physical loss due to any interruption of service from a satellite, regardless of cause.

T. Transit:

We will pay for physical loss to your covered **personal property** or **inland marine** while in transit, including your covered **personal property** in the custody of messengers or salespeople.

U. Vehicles as Scheduled Property

We will pay for physical loss to your vehicles, when damaged by a **covered loss**, regardless of the location. The **named storm** deductible applies per vehicle rather than per location.

V. Preservation of Property

In the event of any actual or imminent physical loss or physical damage of the type insured against by the Coverage Form, the cost or expenses incurred in taking reasonable and necessary measures for the temporary protection and/or preservation of **covered property** shall be added to the total physical loss and/or physical damage amount, if any, otherwise payable under this Coverage Form but without increasing the applicable limits or sub-limits of insurance stated in the Coverage Form.

W. Property at Miscellaneous Unnamed Locations

Subject to the terms, conditions and limitations of the Coverage Form, the Insurers agree that this insurance is extended to apply to the Named Insured Party's interest in **covered property** at any miscellaneous unnamed locations within the Coverage Form Territory.

X. Piers, Docks and Wharves as Scheduled Property

We will pay for physical loss to your scheduled piers, docks and wharves when damaged by a **covered loss**.

Y. Money and Securities

We will pay for physical loss, damage or destruction of Money and/ or Securities.

Z. Exhibitions, Fair or Trade Shows

1. We will pay for physical loss or damage to your stock and general contents while at any exhibition, fair or trade show including while in direct transit to and from the exhibition, fair or trade show venue when damaged by a peril insured against.
2. This extension does not cover:
  - a. **Computer System** property which is not permanently secured to and fully integrated into an exhibit or exhibit stand;
  - b. Fine art; or
  - c. Damage to property insured while in or on an unattended vehicle.

AA. Glass and Sanitary Fittings Extension

1. We will pay for the costs of repair or replacement in the event of breakage of glass or sanitary fittings by a **peril insured against**.
2. The basis of the claim settlement shall be the value of the glass or sanitary fittings or at our option its repair, replacement or reinstate.
3. We will also pay:

- a. For damage to frames or framework which has to be removed to replace the glass;
  - b. For the cost of necessary boarding-up and the provision of a temporary door, consequent upon the breakage of glass; and
  - c. For damage to goods displayed provided such damage was not a direct result of theft or attempted theft.
4. We will not pay for:
- a. Breakage arising directly from alteration to or repair or restoration of the premises;
  - b. Breakage of glass or sanitary fittings;
    - (1) Already damaged at inception of the **coverage period**;
    - (2) Forming part of your stock in trade;
  - c. Scratching or chipping of glass unless it extends through the complete fabric of the glass;
  - d. Breakage caused by wear and tear, any gradually operating cause or the costs of maintenance;
  - e. Breakage in respect of any unoccupied building;
  - f. Breakage of bulbs or tubes unless consequent upon damage to neon or illuminated signs;
  - g. Breakage caused by mechanical or electrical breakdown or the application of electrical energy; or
  - h. The applicable deductible for each and every loss arising hereunder.

#### BB. Ingress/Egress

- 1. This Coverage Form covers the actual loss sustained and extra expense incurred by you due to the necessary interruption of your business due to prevention of ingress to or egress from a **covered location**, whether or not your premises or property is damaged, provided that such prevention is a direct result of physical damage of the type insured by this Coverage Form, to the kind of property not excluded by this Coverage Form situated within one mile of the **covered location**.
- 2. We do not insure loss resulting from:
  - a. Lack of incoming or outgoing service consisting of electric, fuel, gas, water, steam, refrigerant, sewerage and voice, **Data** or video.
  - b. Picketing or other action by strikers except for physical damage not excluded by this Coverage Form.
- 3. This Coverage Form does not provide coverage under this extension for more than forty-five (45) consecutive days.

#### CC. Lock and Key Replacement

- 1. This Coverage Form covers the reasonable and necessary costs incurred by you to pay for replacing locks and keys to safes, alarms and outside doors of any insured building at a **covered location**, following theft or attempted theft or loss of keys.
- 2. This Coverage Form does not cover theft or attempted theft from the insured building except as a result of violent and forcible entry to the insured building.

#### DD. Tracks and Fields

We will pay for a physical loss to **tracks and fields** at a **covered location** from a **specified peril**.

#### EE. Awnings, Gutters and Downspouts

- 1. We will pay for loss to your awnings, gutters and downspouts when damaged by a **covered loss**.
- 2. Awnings, gutters and downspouts, are not covered under this Coverage Form for loss or damage due to wind, freezing, thawing, ice, snow or sleet;
- 3. Awnings, gutters or downspouts are excepted from item 2. above, when:
  - a. The awnings, gutters and downspouts are attached to a single premises; and
  - b. The same single premises incurs the greater portion of the total damages.

## **SECTION VIII – DEFINITIONS**

- A. **Accident** means a fortuitous event that causes direct physical damage to **covered equipment**. The event must be one of the following:
1. Mechanical breakdown, including rupture or bursting caused by centrifugal force;
  2. Artificially generated electric current, including electrical arcing, that damages electrical devices, appliances or wires;
  3. Explosion, other than combustion explosion, of steam boilers, steam piping, steam engines or steam turbines;
  4. An event inside steam boilers, steam pipes, steam engines or steam turbines that damages such equipment;
  5. An event inside hot water boilers or other heating equipment that damages such equipment; or
  6. Bursting, cracking or splitting.
- B. **Actual cash value** means **replacement cost** less deduction for depreciation.
- C. **Additional expense** means **necessary expenses** you incur during the **period of restoration** that you would not have incurred if there had been no direct physical loss or damage to property. Coverage pertains to expenses (other than the expense to repair or replace property) which are incurred to:
1. Avoid or minimize the suspension of business and to continue operations at the described premises or at replacement premises or temporary locations, including relocation expenses and costs to equip and operate the replacement location or temporary location; and
  2. Minimize the suspension of business if you cannot continue operations.
- D. **Business income** means:
1. Net Income (net profit or loss before income taxes) that would have been earned or incurred; and
  2. Continuing normal operating expenses incurred, including payroll, less any sum saved during the **period of restoration** in respect of charges and expenses which may cease or be reduced as a consequence of the **covered loss**.
- E. **Catastrophic Ground Cover Collapse** means geological activity that results in all of the following:
1. The abrupt collapse of the ground cover;
  2. A depression in the ground cover clearly visible to the naked eye;
  3. **Structural damage** to the building, including the foundation; and
  4. The insured structure being condemned and ordered to be vacated by the governmental agency authorized by law to issue such an order for that structure.
- However, damage consisting merely of the settling or cracking of a foundation, structure or building does not constitute loss or damage resulting from a **catastrophic ground cover collapse**.
- F. **Computer System** means:
1. any computer, hardware, software, communications system, electronic device (including, but not limited to, smart phone, laptop, tablet, wearable device), server, cloud or microcontroller including any similar system or any configuration of the aforementioned and including any associated input, output, data storage device, networking equipment or back up facility,
- owned or operated by the Insured or any other party.
- G. **Coverage period** means the time during which coverage is provided by this Coverage Form.

- H. **Covered equipment** means the following unless specified otherwise in an endorsement to this Coverage Form:
1. Equipment at a **covered location** that generates, transmits or utilizes energy including electronic communications and **Computer System**; and
  2. Equipment at a **covered location** which, during normal usage, operates under vacuum or pressure, other than the weight of its contents.
- I. **Covered location** means those locations shown on the **Schedule of the DECLARATIONS**, or on the schedule of any endorsement to this Coverage Form.
- J. **Covered loss** means physical loss to **covered property** at a **covered location** resulting from a **peril insured against** by this Coverage Form.
- K. **Covered property** means property covered by this Coverage Form.
- L. **Cyber Act** means an unauthorised, malicious or criminal act or series of related unauthorised, malicious or criminal acts, regardless of time and place, or the threat or hoax thereof involving access to, processing of, use of or operation of any **Computer System**.
- M. **Cyber Incident** means:
1. any error or omission or series of related errors or omissions involving access to, processing of, use of or operation of any **Computer System**; or
  2. any partial or total unavailability or failure or series of related partial or total unavailability or failures to access, process, use or operate any **Computer System**.
- N. **Cyber Loss** means any loss, damage, liability, claim, cost or expense of whatsoever nature directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any **Cyber Act** or **Cyber Incident** including, but not limited to, any action taken in controlling, preventing, suppressing or remediating any **Cyber Act** or **Cyber Incident**.
- O. **Data** means information, facts, concepts, code or any other information of any kind that is recorded or transmitted in a form to be used, accessed, processed, transmitted or stored by a **Computer System**.
- P. **Data Processing Media** means any property insured by this Coverage Form on which **Data** can be stored but not the **Data** itself.
- Q. **Earth movement** means:
1. Whether natural or man-made, includes but is not limited to:
    - a. Earthquake;
    - b. Landslide;
    - c. Mudflow;
    - d. Sinking, rising or shifting of the earth, other than **catastrophic ground cover collapse** or **sinkhole loss**;
    - e. Mudslide;
    - f. Rockslide; and
    - g. **Volcanic activity**.
  2. However, physical damage by fire, explosion or sprinkler leakage resulting from **earth movement** will not be considered to be loss by **earth movement** within the terms and conditions of this Coverage Form. **Earth movement** does not include **sinkhole loss** or **catastrophic ground cover collapse**. Further, this Coverage Form does not insure against **sinkhole loss** as defined in Florida law unless an endorsement for **sinkhole loss** is made part of this Coverage Form. However, if **sinkhole loss** causes **catastrophic ground cover collapse**, coverage is provided for the resulting **catastrophic ground cover collapse** even if an endorsement for **sinkhole loss** is not made part of this Coverage Form.



- R. **Effective date** means the day and time at which the coverage provided by this Coverage Form begins.
- S. **Flood** means: rising waters; waves; tide or tidal water; the release of water, the rising, overflowing or breaking of boundaries of natural or man-made bodies of water; or the spray therefrom, surface waters or sewer back-up resulting from any of the foregoing. However, the following are not considered to be loss by **flood** within the terms and conditions of this Coverage Form:
1. Physical damage by fire, explosion or sprinkler leakage resulting from **flood**.
  2. Physical damage by wind driven water and/or storm surge associated with or occurring in conjunction with a **named storm**.
- T. **Flood Zone A** means property wholly or partially within an area designated as such on a FEMA Flood Insurance Rate Map or a Flood Hazard Boundary Map. Flood Zone A will include, but not be limited to, all of the sub-classifications of AO, AH, AE, AR, A1 through A30 and A99, or any other sub-classification with the A prefix or designation.
- U. **Flood Zone V** means property wholly or partially within an area designated as such on a FEMA Flood Insurance Rate Map or a Flood Hazard Boundary Map. Flood Zone V will include, but not be limited to, all of the sub-classifications of VO, VH, VE, VR, V1 through V30 and V99, or any other sub-classification with the V prefix or designation.
- V. **Fungus** means any type or form of **fungus**, including mold or mildew, and any mycotoxins, spores, scents or by-products produced or released by fungi.
- W. **Inland Marine** means scheduled:
1. Communications Equipment - Your stationary or portable communications equipment while at your **covered location** or away from your **covered location** during authorized use.
  2. Contractor's/Mobile Equipment – Your stationary or portable machinery and tools while at your **covered location** or away from your **covered location** during authorized use.
  3. **Computer Systems** - Your programmable electronic equipment that is used to store, retrieve and process **Data**, as well as associated peripheral equipment that provides communication including input and output functions such as printing, or auxiliary functions such as **Data** transmission.
  4. Emergency Service Portable Equipment – Your portable firefighting, ambulance or rescue related equipment, excluding aircraft and watercraft.
  5. Fine Arts – Your art, sculptures, rarities, or antiques, owned by you or in your care, custody and control.
  6. Other Inland marine - Your outdoor radio or television antennas, streetlights, traffic control lights and signs, flagpoles, outdoor signs, markers, fire hydrants, parking meters and other portable equipment not otherwise classified.
  7. Rented, Borrowed or Leased Equipment – Items in your care, custody or control that you assume responsibility for through a formal arrangement.
  8. Valuable Papers - Your books of account, manuscripts, abstracts, drawings, card index systems, film, tape, disc, drum or, cell. We will pay for the cost of research, up to the scheduled limit, due to a loss of valuable papers caused by a covered cause of loss.
- X. **Limits of insurance** means the maximum amount we will pay for a **covered loss**.
- Y. **Named storm** means the direct action of wind, including wind driven water and storm surge when associated with or occurring in conjunction with a storm or weather disturbance which is named by the National Weather Bureau, National Hurricane Center or any other recognized meteorological authority. All **named storm** events that occur within a continuous seventy-two (72) hour period will be considered a single

**occurrence.**

- Z. **Necessary expenses** means reasonable expenses in excess of normal operating expenses, you incur in reducing your loss of **business income**. We will not pay more than we would pay if you had been unable to make up lost production or continue operations or services.

AA. **New locations** means:

1. **Real property**, you purchase or rent including **personal property** at that location;
  2. **Real property** you begin to build; or
  3. **Inland marine** you purchase;
- after the **effective date** of this Coverage Form.

BB. **Occurrence** means a sudden, identifiable, fortuitous event that results in a **covered loss** or series of events directly resulting from a **covered loss**.

CC. **Over the road coverage** means while the vehicle is being driven or is in the course of travelling from one location to another.

DD. **Peril(s) insured against** means risk of direct physical loss or damage from any cause except as excluded within the Coverage Form.

EE. **Period of restoration** means:

1. For buildings and equipment, the period of time which:
  - a. Starts at the time of a **covered loss**; and
  - b. Ends when using reasonable speed the building and equipment could be:
    - (1) Repaired or replaced; and
    - (2) Made ready for operations;Under the same or equivalent physical and operating conditions that existed prior to the damage.
2. For buildings under construction:
  - a. We will apply the time period defined in 1. above to the level of business that would have been reasonably achieved after construction and startup would have been completed had no physical damage happened; and
  - b. We will give consideration to the actual experience of the business after completion of the construction and start-up.
3. For stock in-process and mercantile stock, including finished goods not manufactured by you, the time required using reasonable speed:
  - a. To restore stock in process to the same state of manufacture which existed at the beginning of the interruption of production or suspension of business operations or services; and
  - b. To replace physically damaged mercantile stock.
4. For raw materials and supplies, the period of time:
  - a. Of actual interruption of production or suspension of operation or services which resulted from your inability to get suitable replacement raw materials and supplies to replace similar ones damaged; but
  - b. Limited to that period for which the damaged raw materials and supplies would have satisfied operating needs.
5. The time required using reasonable speed to copy physically damaged or exposed film, records, manuscripts and drawings from backup or from originals of a previous generation. This time does not include research, engineering or any other time necessary to restore or recreate lost information.
6. The time required using reasonable speed to restore the physically damaged or destroyed **Data**, or **Data Processing Media**. This time does not include research engineering or any other time necessary to restore or recreate lost information.
7. The **period of restoration** does not include any additional time due to your inability to resume operations

for any reason, including but not limited to:

- a. Making changes to equipment;
  - b. Making changes to the buildings, or structures, except as provided In the Demolition Cost, Operation of Building Laws and Increased Construction Cost provision if coverage is shown in the Property DECLARATIONS, under the Extensions of Coverage Schedule;
  - c. Restaffing or retraining employees; or
  - d. Any law or ordinance that requires testing, monitoring, clean up, removal, decontamination, treatment, detoxification or neutralization of, or any other response to **pollution** or **pollutants**.
8. The expiration of this Coverage Form will not terminate the **period of restoration**. The **period of restoration** will not exceed twenty-four (24) months from the date of loss and will not be limited by the expiration of this Coverage Form.

FF. **Personal property** means:

1. Personal property you own;
2. Improvements and betterments you have made in buildings you do not own; and
3. Your legal liability to the owner of personal property in your custody for physical damages to that property resulting from a **peril insured against** under this Coverage Form.

GG. **Pollutants** means any solid, liquid, gaseous or thermal irritant or contaminant, including, but not limited to, smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. "Waste" includes, but is not limited to, materials to be recycled, reconditioned or reclaimed. However, **pollutants** does not include ammonia or asbestos.

HH. **Pollution** means the presence, discharge, dispersal, seepage, migration, release or escape of any **pollutants**.

II. **Property in the open** means:

1. Fixtures, including outdoor fixtures;
2. Permanently installed outdoor machinery and equipment;
3. Outdoor furniture;
4. Outdoor open air pavilions;
5. Permanently installed outdoor recreational courts, nets, goals, bleachers, benches and playground equipment.

**Property in the open** does not include buildings, structures or **real property** within 1,000 feet of property on the **Schedule of the DECLARATIONS**; or shown on the statement of values that you provide **us**, the function of which is unrelated to or not incidental to the normal operation of property on the **Schedule of the DECLARATIONS**; or shown on the statement of values that you provide **us**.

JJ. **Real property** means buildings and any other structure, including:

1. Attached additions, extensions, permanent fittings or fixtures;
2. Machinery and equipment used to service the buildings;
3. Yard fixtures.

KK. **Replacement cost** means the cost to replace **covered property**:

1. With new materials of like kind and quality and used for the same purpose; and
2. At the location where the loss happened.

But **replacement cost** excludes any increased cost of repair or reconstruction by reason of any law or ordinance regulating construction, repair or use.

LL. **Schedule of the DECLARATIONS** is the schedule of values reported to and on file with **us**, or attached to this Coverage Form and the limits and sub-limits shown in the DECLARATIONS.

MM. **Sinkhole activity** means settlement or systematic weakening of the earth supporting the covered building, only if the settlement or systematic weakening results from contemporaneous movement or raveling of soils, sediments, or rock materials into subterranean voids created by the effect of water on a limestone or similar rock formation.

NN. **Sinkhole loss** means **structural damage** to the covered building, including the foundation, caused by **sinkhole activity**.

OO. **Specified perils** means direct physical loss or damage caused by or resulting from:

1. Fire;
2. Lightning;
3. Aircraft;
4. Explosion, except for watercraft while in the water;
5. Riot;
6. Civil commotion;
7. Smoke;
8. Vehicles;
9. Windstorm or hail to property contained in any building;
10. Malicious mischief;
11. Leakage or accidental discharge from automatic fire protection system;
12. Collapse, except for watercraft while in the water;
13. Theft, except for watercraft while in the water; or
14. **Catastrophic Ground Cover Collapse**.

PP. **Structural damage** means a covered building, regardless of the date of its construction, has experienced the following:

1. Interior floor displacement or deflection in excess of acceptable variances as defined in ACI 117-90 or the Florida Building Code, which results in settlement related damage to the interior such that the interior building structure or members become unfit for service or represent a safety hazard as defined within the Florida Building Code;
2. Foundation displacement or deflection in excess of acceptable variances as defined in ACI 318-95 or the Florida Building Code, which results in settlement related damage to the primary structural members or primary structural systems that prevents those members or systems from supporting the loads and forces they were designed to support to the extent that stresses in those primary structural members or primary structural systems exceed one and one-third the nominal strength allowed under the Florida Building Code for new buildings of similar structure, purpose, or location;
3. Damage that results in listing, leaning, or buckling of the exterior load bearing walls or other vertical primary structural members to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base as defined within the Florida Building Code;
4. Damage that results in the building, or any portion of the building containing primary structural members or primary structural systems, being significantly likely to imminently collapse because of the movement or instability of the ground within the influence zone of the supporting ground within the sheer plane necessary for the purpose of supporting such building as defined within the Florida Building Code; or
5. Damage occurring on or after October 15, 2005, that qualifies as substantial **structural damage** as defined in the Florida Building Code.

QQ. **Tracks and Fields** means grounds specifically constructed and maintained for athletic activities, including artificial field turf. Tracks and Fields do not include playground equipment, grandstands, fences, signs, light poles, score boards or other installed equipment.

RR. **Volcanic activity** means loss to **covered property** directly resulting from:

1. Airborne volcanic blast or shockwaves;
2. Ash, dust, or particulate matter all resulting from volcanic blast; and
3. Lava flow.

All **volcanic activity** resulting from eruptions occurring within any 168 hour period will constitute a single **occurrence**.

SS. **Watercraft** means your own scheduled vessels not exceeding 26 feet in overall length, designed for operation in or on any waterway, for **specified perils** only, excluding collision with another object.

TT. **Wind** means the direct action of the movement of air at any velocity including any substance driven by the movement of the air.

## SECTION IX - GENERAL CONDITIONS

This Coverage Form and applicable endorsements are subject to the following conditions:

### A. CANCELLATION

1. The Named Insured Party(ies) shown in the DECLARATIONS may cancel this Coverage Form by mailing or delivering to us advance written notice of cancellation.
2. If this Coverage Form has been in effect for 90 days or less:
  - a. we may cancel this Coverage Form by mailing or delivering to the first Named Insured Party written notice of cancellation, accompanied by the specific reasons for cancellation, at least:
    - (1) 10 days before the effective date of cancellation if we cancel for nonpayment of premium; or
    - (2) 90 days before the effective date of cancellation if we cancel for any other reason, except we may cancel immediately if there has been:
      - (a) A material misstatement or misrepresentation; or
      - (b) A failure to comply with underwriting requirements established by us.
  - b. We may not cancel:
    - (1) On the basis of property insurance claims that are the result of an act of God, unless we can demonstrate, by claims frequency or otherwise, that you have failed to take action reasonably necessary as requested by us to prevent recurrence of damage to the **covered property**; or
    - (2) Solely on the basis of a single property insurance claim which is the result of water damage, unless we can demonstrate that you have failed to take action reasonably requested by us to prevent a future similar occurrence of damage to the **covered property**.
3. If this Coverage Form has been in effect for more than 90 days:
  - a. We may cancel this Coverage Form only for one or more of the following reasons:
    - (1) Nonpayment of premium;
    - (2) The Coverage Form was obtained by a material misstatement;
    - (3) In the event of failure to comply, within 90 days after the effective date of coverage, with underwriting requirements established by us before the effective date of coverage;
    - (4) There has been a substantial change in the risk covered by the Coverage Form;
    - (5) The cancellation is for all insureds under such policies for a given class of insureds;
    - (6) On the basis of property insurance claims that are the result of an act of God, if we can demonstrate, by claims frequency or otherwise, that you have failed to take action reasonably necessary as requested by us to prevent recurrence of damage to the **covered property**;
    - (7) On the basis of a single property insurance claim which is the result of water damage, if we can demonstrate that you have failed to take action reasonably requested by us to prevent a future similar occurrence of damage to the **covered property**; or
    - (8) The cancellation of some or all of our policies is necessary to protect the best interests of the public or policyholders and such cancellation is approved by the Florida Office of Insurance Regulation.
  - b. We will mail or deliver to the first Named Insured Party written notice of cancellation, accompanied by the specific reasons for cancellation, at least:
    - (1) 10 days before the effective date of cancellation if cancellation is for nonpayment of premium;
    - (2) 45 days before the effective date of cancellation if cancellation is for one or more of the reasons stated in Paragraphs 3.a.(2) through 3.a.(8) above.
4. We will mail or deliver our notice to the first Named Insured Party at the last mailing address known to us.
5. Notice of cancellation will state the effective date of cancellation. The **coverage period** will end on that date.
6. If this Coverage Form is cancelled, we will send the first Named Insured Party any premium refund due. If we cancel, the refund will be pro rata. If the first Named Insured Party cancels, the refund may be less than pro rata. If the return premium is not refunded with the notice of cancellation or when this Coverage Form is returned to us, we will mail the refund within 15 working days after the date cancellation takes effect.

The cancellation will be effective even if we have not made or offered a refund.

7. If notice is mailed, proof of mailing will be sufficient proof of notice.
8. Failure of the Insured Party(ies) to make timely payment of premium shall be considered a request by the Named Insured Party(ies) to cancel this Coverage Form; provided, however, such cancellation shall be rescinded if the Named Insured Party remits the full premium within 10 days after the date of issuance of the cancellation notice.

**B. CHANGES**

1. This Coverage Form contains all the agreements between you and us concerning the coverage afforded. The Named Insured Party(ies) shown in the DECLARATIONS is not authorized to make changes in the terms of this Coverage Form without our consent.
2. This Coverage Form's terms can be amended or waived only by endorsement issued by us and made a part of this Coverage Form.

**C. EXCESS INSURANCE/REINSURANCE**

1. If any terms, limits, deductibles, coverage and/or conditions of this Coverage Form are affected throughout the coverage period, this Coverage Form may be endorsed to reflect those changes.

**D. CONTROL OF PROPERTY**

Any act or neglect of any person other than you beyond your direction or control will not affect this Coverage Form.

**E. COORDINATION OF COVERAGES**

In the event a single claim or suit triggers coverage under more than one coverage part, the most we will pay is the greater of the applicable limit or sublimit from either coverage part, subject to that coverage part's deductible or Self Insured Retention.

**F. EXAMINATION OF YOUR BOOKS AND RECORDS**

We may examine and audit your books and records as they relate to this Coverage Form at any time during the **coverage period** and up to three years afterward.

**G. INSPECTIONS AND SURVEYS**

1. We have the right but are not obliged to:
  - a. Make inspections and surveys at any time;
  - b. Give you reports on the conditions we find; and
  - c. Recommend changes.
2. Any inspections, surveys, reports or recommendations relate only to insurability and the premiums to be charged. We do not make safety inspections. We do not undertake to perform the duty of any person or organization to provide for the health or safety of workers or the public. And we do not warrant that conditions:
  - a. Are safe or healthful; or
  - b. Comply with laws, regulations, codes or standards.
3. This condition does not apply to any inspections, surveys, reports or recommendations we may make relative to certification, under state or municipal statutes, ordinances or regulations, of boilers, pressure vessels or elevators.
4. This condition applies not only to us, but also to any rating, advisory, rate service or similar organization which makes insurance inspections, surveys, reports or recommendations.

**H. OTHER COVERAGE OR INSURANCE**

You may have other coverage or insurance subject to the same plan, terms, conditions and provisions as the coverage under this Coverage Form. If you do, we will pay our share of the **covered loss** or damage. Our share is the proportion that the **limit of insurance** of our Coverage Form bears to the total of the limits of all the

coverages covering on the same basis.

I. PREMIUMS

The Named Insured Party shown in the DECLARATIONS:

1. Is responsible for the payment of all premiums; and
2. Will be the payee for any return premiums we pay.

J. SUBROGATION

1. In the event of any payment under this Coverage Form, we shall be subrogated to all of your rights of recovery therefore against any person or organization, and you shall execute and deliver instruments and papers and do whatever else is necessary to secure such rights.
2. You shall not act (or fail to act, as the case may be) in any manner that will prejudice our subrogation rights.

K. TRANSFER OF YOUR RIGHTS AND DUTIES UNDER THIS COVERAGE FORM

Your rights and duties under this Coverage Form may be transferred. If any person or organization to or for whom we make payment under this Coverage Form has rights to recover damages from another, those rights are transferred to us to the extent of our payment. That person or organization must do everything necessary to secure our rights and must do nothing after loss to impair them. But you may waive your rights against another party in writing:

1. Prior to a loss.
2. After a loss only if, at time of loss, that party is one of the following:
  - a. Someone insured by this insurance;
  - b. A business firm:
    - (1) Owned or controlled by you; or
    - (2) That owns or controls you; or
  - c. Your tenant.

This will not restrict your insurance.

L. NONRENEWAL

1. If we decide not to renew this Coverage Form, we will mail or deliver to the first Named Insured Party written notice of nonrenewal, accompanied by the specific reason for nonrenewal, at least 45 days prior to the expiration of the Coverage Form.
2. Any notice of nonrenewal will be mailed or delivered to the first Named Insured Party at the last mailing address known to us. If notice is mailed, proof of mailing will be sufficient proof of notice.
3. We may not refuse to renew this Coverage Form:
  - a. On the basis of property insurance claims that are the result of an act of God, unless we can demonstrate, by claims frequency or otherwise, that you have failed to take action reasonably necessary as requested by us to prevent recurrence of damage to the **covered property**;
  - b. On the basis of filing of claims for **sinkhole loss**. However, we may refuse to renew this Coverage Form if:
    - (1) The total of such property insurance claim payments for this Coverage Form equals or exceeds the limits in effect on the date of loss for property damage to the covered building; or
    - (2) You have failed to repair the structure in accordance with the engineering recommendations upon which any loss payment or policy proceeds were based; or
  - c. Solely on the basis of a single property insurance claim which is the result of water damage, unless we can demonstrate that you have failed to take action reasonably requested by us to prevent a future similar occurrence of damage to the **covered property**.
4. Notwithstanding the provisions of Paragraph K.3., we may refuse to renew this Coverage Form if this Coverage Form includes **sinkhole loss** coverage. If we nonrenew this Coverage Form for purposes of removing **sinkhole loss** coverage, pursuant to section 627.706, Florida Statutes, we will offer you a Coverage Form that includes **catastrophic ground cover collapse** coverage.



5. Notwithstanding the provisions of Paragraph K.3., we may refuse to renew this Coverage Form if nonrenewal of some or all of our policies is necessary to protect the best interests of the public or policyholders and such nonrenewal is approved by the Florida Office of Insurance Regulation.

M. COVERAGE INQUIRIES AND COMPLAINT ISSUES

If an Insured needs information regarding coverage, has a coverage inquiry or needs assistance resolving a complaint arising out of or relating to this coverage, we can be reached at 1-888-259-3010.

## SECTION X – BOILER & MACHINERY

Subject to any applicable limits on the below schedule, the Equipment Breakdown Limit is the most we will pay for loss or damage arising from any **one accident**.

These coverages apply to all locations covered on the Coverage Form, unless otherwise specified.

### **SCHEDULE**

<b>I. Coverages</b>	<b>Limits</b>
Equipment Breakdown Limit	Subject to the Total Insured Values described on the DECLARATIONS.
Business Income	Included
Extra Expense	Included
Data Restoration	\$100,000
Expediting Expense	\$1,000,000
<b>Fungus</b> , Wet Rot, Dry Rot and Bacteria	\$15,000
Hazardous Substances	\$500,000
Service Interruption	Subject to <b>Business Income</b> , Extra Expense, <b>Data</b> Restoration, and Spoilage limits
Spoilage	\$50,000
<b>II. Deductibles</b>	
Direct Coverage	Subject to the All Other Perils Deductible described on the DECLARATIONS.

Time Element - Indirect Coverages

- A. **EQUIPMENT BREAKDOWN COVERAGE:** The term **perils(s) insured against** includes Equipment Breakdown as described and limited below:
1. We will pay for direct physical damage to **covered property** that is the direct result of an **accident**. As used in this Section X – Boiler & Machinery, **accident** means a fortuitous event that causes direct physical damage to **covered equipment**. The event must be one of the following:
    - a. Mechanical breakdown, including rupture or bursting caused by centrifugal force;
    - b. Artificially generated electrical current, including electric arcing, that disturbs electrical devices, appliances or wires;
    - c. Explosion of steam boilers, steam pipes, steam engines or steam turbines owned or leased by you, or operated under your control;
    - d. Loss or damage to steam boilers, steam pipes, steam engines or steam turbines caused by or resulting from any condition or event inside such equipment; or
    - e. Loss or damage to hot water boilers or other water heating equipment caused by or resulting from any condition or event inside such boilers or equipment.

2. Unless otherwise shown in the **schedule** above, the following coverages also apply to the direct result of an **accident**. These coverages do not provide additional amounts of insurance:
- a. Expediting Expenses
    - (1) With respect to your damaged **covered property**, we will pay the reasonable extra cost to:
      - (a) Make temporary repairs; and
      - (b) Expedite permanent repairs or permanent replacement.
    - (2) The most we will pay for loss or expense under this coverage is \$1,000,000 unless a different amount is shown in the **schedule** above.
  - b. Hazardous Substances
    - (1) We will pay your additional cost to repair or replace **covered property** because of contamination by a **hazardous substance**. This includes the additional expenses to clean up or dispose of such property.
    - (2) This does not include contamination of **perishable goods** by refrigerant, including but not limited to ammonia, which is addressed in 2.c.(1)(b) below. As used in this coverage, additional costs mean those beyond what would have been payable under this Equipment Breakdown Coverage had no **hazardous substance** been involved.
    - (3) The most we will pay for loss, damage or expense under this coverage, including actual loss of **business income** you sustain and necessary extra expense you incur, if shown as covered, is \$500,000 unless a different amount is shown in the **schedule** above.
  - c. Spoilage
    - (1) We will pay:
      - (a) For physical damage to **perishable goods** due to spoilage;
      - (b) For physical damage to **perishable goods** due to contamination from the release of refrigerant, including but not limited to ammonia;
      - (c) Any necessary expenses you incur to reduce the amount of loss under this coverage to the extent that they do not exceed the amount of loss that otherwise would have been payable under this coverage.
    - (2) If you are unable to replace the **perishable goods** before its anticipated sale, the amount of our payment will be determined on the basis of the sales price of the **perishable goods** at the time of the **accident**, less discounts and expenses you otherwise would have had. Otherwise our payment will be determined in accordance with Section V - Valuations.
    - (3) The most we will pay for loss, damage or expense under this coverage is \$50,000 unless a different amount is shown in the **schedule** above.
  - d. Data Restoration
    - (1) We will pay for your reasonable and necessary cost to research, replace and restore lost **data**.
    - (2) The most we will pay for loss or expense under this coverage, including actual loss of **business income** you sustain and necessary extra expense you incur, if shown as covered, is \$100,000 unless a different amount is shown in the **schedule** above.
  - e. Service Interruption
    - (1) Any insurance provided for **business income**, extra expense or spoilage is extended to apply to your loss, damage or expense caused by the interruption of utility services. The interruption must result from an **accident** to equipment, including overhead transmission lines, that is owned by a utility, landlord, a landlord's utility or other supplier who provides you with any of the following services: electrical power, waste disposal, air conditioning, refrigeration, heating, natural gas, compressed air, water, steam, internet access, telecommunications services, wide area networks or data transmission. The equipment must meet the definition of **covered equipment** except that it is not **covered property**.
    - (2) Service Interruption coverage will not apply unless the failure or disruption of service exceeds 24 hours immediately following the **accident**. If the interruption exceeds 24 hours, coverage

will begin at the time of the interruption, and the applicable deductible will apply.

- (3) The most we will pay in any **one accident** for loss, damage or expense under this coverage is the applicable limit for **business income**, extra expense or spoilage, except that if a limit is shown in the **schedule** above for Service Interruption, that limit will apply to **business income** and extra expense loss under this coverage.

f. **Fungus, Wet Rot, Dry Rot And Bacteria**

- (1) We will pay your additional cost to repair or replace **covered property** because of contamination by **fungus**, wet rot, dry rot or bacteria resulting from an **accident**. This includes the additional costs to clean up or dispose of such property. This does not include spoilage of **personal property** that is **perishable goods** to the extent that such spoilage is covered under Spoilage coverage.
- (2) As used in this coverage, additional costs mean those beyond what would have been payable under this Equipment Breakdown Coverage had no **fungus**, wet rot, dry rot or bacteria been involved.
- (3) We will also pay the cost of testing performed after repair or replacement of the damaged **covered property** is completed only to the extent that there is reason to believe there is the presence of **fungus**, wet rot, dry rot or bacteria.
- (4) This coverage does not apply to lawns, trees, shrubs or plants which are part of a vegetated roof.
- (5) The most we will pay in any **one accident** for loss, damage or expense under this coverage, including actual loss of **business income** you sustain and necessary extra expense you incur, if shown as covered, is \$15,000 unless a different amount is shown in the **schedule** above even if the **fungus**, wet rot, dry rot or bacteria continues to be present or active or recurs in a later **coverage period**.

g. **Business Income and Extra Expense**

Any insurance provided under the Coverage Form for **business income** or extra expense is extended to this Boiler & Machinery coverage. The most we will pay for loss or expense under this coverage is the applicable limit for **business income** and extra expense shown in the **schedule** above.

3. Exclusions: All exclusions in Section III - Exclusions apply except as modified below:

a. The following exclusions are added:

- (1) Depletion, deterioration, corrosion, erosion, wear and tear, or other gradually developing conditions. However, if an **accident** results, we will pay for the resulting loss, damage or expense caused by that **accident**.
- (2) If electrical **covered equipment** requires drying out because of water, we will pay for the direct expenses of such drying out subject to the applicable **limit of insurance** and deductible for building or business **personal property**, whichever applies.
- (3) We will not pay for loss, damage or expense caused by or resulting from:
  - (a) A hydrostatic, pneumatic or gas pressure test of any **boiler and pressure vessel**, or an electrical insulation breakdown test of any type of electrical equipment; or
  - (b) Any of the following:
    - (i) Defect, programming error, programming limitation, computer virus, malicious code, loss of **data**, loss of access, loss of use, loss of functionality or other condition within or involving **data** or **Data Processing Media** of any kind; or
    - (ii) Misalignment miscalibration, tripping off-line, or any condition which can be corrected by resetting, tightening, adjusting or cleaning, or by the performance of maintenance.
    - (iii) However, if an **accident** results, we will pay for the resulting loss, damage or expense caused by that **accident**.
- (4) With respect to Service Interruption and **Fungus, Wet Rot, Dry Rot And Bacteria** coverages, we will also not pay for an **accident** caused by or resulting from: fire; lightning; windstorm or hail;

- explosion; smoke; aircraft or vehicles; riot or civil commotion; vandalism; sprinkler leakage; falling objects; weight of snow, ice or sleet; freezing; collapse; **flood** or **earth movement**.
- (5) With respect to **Business Income**, Extra Expense and Service Interruption coverages, we will also not pay for any increase in loss resulting from an agreement between you and your customer or supplier.
  - (6) Except as specifically provided under **Fungus**, Wet Rot, Dry Rot And Bacteria coverage, we will not pay for loss, damage or expense caused directly or indirectly by the following, whether or not caused by or resulting from an **accident**: Any **fungus**, wet rot, dry rot or bacteria, including any presence, growth, proliferation, spread or any activity of **fungus**, wet rot, dry rot or bacteria. This includes, but is not limited to, costs arising from clean up, removal, or abatement of such **fungus**, wet rot, dry rot or bacteria. However, this exclusion does not apply to spoilage of **personal property** that is **perishable goods**, to the extent that such spoilage is covered under Spoilage coverage.
  - (7) We will not pay for any loss or damage to animals.
4. Boiler and Machinery Definitions – The following definitions only apply to the coverage provided under Section X – Boiler and Machinery and supersedes anything to the contrary:
- a. **Boiler and pressure vessel** means:
    - (1) Any boiler, including attached steam, condensate and feed water piping; and
    - (2) Any fired or unfired pressure vessel subject to vacuum or internal pressure other than the static pressure of its contents.
  - b. **“Covered equipment”**
    - (1) **Covered equipment** means, unless otherwise specified in a **schedule**, covered property:
      - (a) That generates, transmits or utilizes energy; or
      - (b) Which, during normal usage, operates under vacuum or pressure, other than the weight of its contents
      - (c) **Covered equipment** may utilize conventional design and technology or new or newly commercialized design and technology.
    - (2) None of the following is **covered equipment**:
      - (a) Structure, foundation, cabinet or compartment;
      - (b) Insulating or refractory material;
      - (c) Sewer piping, buried vessels or piping, or piping forming a part of a sprinkler or fire suppression system;
      - (d) Water piping other than boiler feedwater piping, boiler condensate return piping or water piping forming a part of a refrigerating or air conditioning system;
      - (e) **Vehicle** or any equipment mounted on a **vehicle**;
      - (f) Satellite, spacecraft or any equipment mounted on a satellite or spacecraft;
      - (g) Dragline, excavation or construction equipment; or
      - (h) Equipment manufactured by you for sale.
  - c. **Data** means information, facts, concepts, code or any other information of any kind that is recorded or transmitted in a form to be used, accessed, processed, transmitted or stored by a **Computer System**.
  - d. **Hazardous substance** means any substance that is hazardous to health or has been declared to be hazardous to health by a governmental agency.
  - e. **One accident** means if an initial **accident** causes other **accidents**, all will be considered **one accident**. All **accidents** that are the result of the same event will be considered **one accident**.
  - f. **Perishable goods** means **personal property** maintained under controlled conditions for its preservation, and susceptible to loss or damage if the controlled conditions change.
  - g. **Schedule** means the Equipment Breakdown Coverage Schedule.
  - h. **Vehicle** means, as respects this endorsement only, any machine or apparatus that is used for transportation or moves under its own power. **Vehicle** includes, but is not limited to: car, truck,

bus, trailer, train, aircraft, **watercraft**, forklift, bulldozer, tractor or harvester. However, any property that is stationary, permanently installed at a covered location and that receives electrical power from an external power source will not be considered a **vehicle**.

B. Deductible

1. The deductible in the DECLARATIONS applies unless a separate Equipment Breakdown deductible is shown in the **schedule** above. If a separate Equipment Breakdown deductible is shown, the following applies:
  - a. Deductibles for Each Coverage
    - (1) Unless the **schedule** indicates that your deductible is combined for all coverages, multiple deductibles may apply to any **one accident**.
    - (2) We will not pay for loss, damage or expense under any coverage until the amount of the **covered loss**, damage or expense exceeds the deductible amount indicated for that coverage in the **schedule**. We will then pay the amount of loss, damage or expense in excess of the applicable deductible amount, subject to the applicable limit.
    - (3) If deductibles vary by type of **covered equipment** and more than one type of **covered equipment** is involved in any **one accident**, only the highest deductible for each coverage will apply.
  - b. Direct and Indirect Coverages
    - (1) Direct Coverages Deductibles and Indirect Coverages Deductibles may be indicated in the **schedule**.
    - (2) Unless more specifically indicated in the **schedule**:
      - (a) Indirect Coverages Deductibles apply to **business income** and extra expense loss; and
      - (b) Direct Coverages Deductibles apply to all remaining loss, damage or expense covered by this Section X – Boiler & Machinery coverage.
  - c. Application of Deductibles
    - (1) Dollar Deductibles

We will not pay for loss, damage or expense resulting from any **one accident** until the amount of loss, damage or expense exceeds the applicable Deductible shown in the **schedule**. We will then pay the amount of loss, damage or expense in excess of the applicable deductible or deductibles, up to the applicable **limit of insurance**.
    - (2) Time Element Deductible

If a time element deductible is shown in the **schedule**, we will not be liable for any loss occurring during the specified number of hours or days immediately following the **accident**. If a time element deductible is expressed in days, each day shall mean twenty-four consecutive hours.
    - (3) Multiple of the Average Daily Value (ADV)
      - (a) If a deductible is expressed as a number times ADV, that amount will be calculated as follows:
        - (i) The ADV (Average Daily Value) will be the **business income** (as defined in any **Business Income** coverage that is part of this policy) that would have been earned during the **period of interruption** of business had no **accident** occurred, divided by the number of working days in that period.
        - (ii) No reduction shall be made for the **business income** not being earned, or in the number of working days, because of the **accident** or any other scheduled or unscheduled shutdowns during the period of interruption.
        - (iii) The ADV applies to the **business income** value of the entire location, whether or not the loss affects the entire location. If more than one location is included in the valuation of the loss, the ADV will be the combined value of all affected locations. For purposes of this calculation, the period of interruption may not extend beyond the **period of restoration**.

(iv) The number indicated in the **schedule** will be multiplied by the ADV as determined above. The result shall be used as the applicable deductible.

(4) Percentage of Loss Deductibles

If a deductible is expressed as a percentage of loss, we will not be liable for the indicated percentage of the gross amount of loss, damage or expense (prior to any applicable deductible or coinsurance) insured under the applicable coverage. If the dollar amount of such percentage is less than the indicated minimum deductible, the minimum deductible will be the applicable deductible.

2. Conditions

a. Suspension

(1) Whenever **covered equipment** is found to be in, or exposed to, a dangerous condition, any of our representatives may immediately suspend the insurance against loss from an **accident** to that **covered equipment**. This can be done by mailing or delivering a written notice of suspension to:

(a) Your last known address; or

(b) The address where the **covered equipment** is located.

(2) Once suspended in this way, your insurance can be reinstated only by an endorsement for that **covered equipment**. If we suspend your insurance, you will get a pro rata refund of premium for that **covered equipment** for the period of suspension. But the suspension will be effective even if we have not yet made or offered a refund.

b. Jurisdictional Inspections

If any property that is **covered equipment** under this coverage requires inspection to comply with state or municipal **boiler and pressure** vessel regulations, we agree to perform such inspection on your behalf. We do not warrant that conditions are safe or healthful.

c. Environmental, Safety and Efficiency Improvements

(1) If **covered equipment** requires replacement due to an **accident**, we will pay your additional cost to replace with equipment that is better for the environment safer for people, or more energy or water efficient than the equipment being replaced.

(2) However, we will not pay to increase the size or capacity of the equipment and we will not pay more than 150% of what the cost would have been to replace with like kind and quality. This condition does not apply to the replacement of component parts or to any property to which **actual cash value** applies and does not increase any of the applicable limits.

d. The most we will pay for loss, damage or expense under this coverage arising from any **one accident** is the applicable **limit of insurance** for Total Insured Values in the DECLARATIONS. The coverage provided does not provide an additional amount of insurance.

## **THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

### **CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM**

This endorsement modifies insurance provided under the following:

#### **COMMERCIAL PROPERTY COVERAGE PART**

##### **A. Cap On Certified Terrorism Losses**

**Certified act of terrorism** means an act that is certified by the Secretary of the Treasury, in accordance with the provisions of the federal Terrorism Risk Insurance Act, to be an act of terrorism pursuant to such Act. The criteria contained in the Terrorism Risk Insurance Act for a **certified act of terrorism** include the following:

1. The act resulted in insured losses in excess of \$5 million in the aggregate, attributable to all types of insurance subject to the Terrorism Risk Insurance Act; and
2. The act is a violent act or an act that is dangerous to human life, property or infrastructure and is committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

If aggregate insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance Act exceed \$100 billion in a calendar year and we have met our insurer deductible under the Terrorism Risk Insurance Act, we shall not be liable for the payment of any portion of the amount of such losses that exceeds \$100 billion, and in such case insured losses up to that amount are subject to pro rata allocation in accordance with procedures established by the Secretary of the Treasury.

##### **B. Application Of Exclusions**

The terms and limitations of any terrorism exclusion, or the inapplicability or omission of a terrorism exclusion, do not serve to create coverage for any loss which would otherwise be excluded under this Coverage Part, such as losses excluded by the nuclear exclusion or the war exclusion.



**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**SINKHOLE LOSS COVERAGE ENDORSEMENT – FLORIDA**

This endorsement modifies insurance provided under the following:

**COMMERCIAL PROPERTY COVERAGE PART**

**SCHEDULE**

**As Per Schedule Attached**

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

With respect to the location(s) indicated in the Schedule, the following provisions apply:

- A.** Exclusion E.15. is deleted in the Coverage Form and **sinkhole loss** is added as a **specified peril**.
- B.** Coverage for **sinkhole loss** includes stabilization of the building (including land stabilization) and repair to the foundation, provided such work is in accordance with the requirements of Florida Insurance Law and in accordance with the recommendation of a professional engineer and with notice to you. The professional engineer must be selected or approved by us. However, until you enter into a contract for performance of building stabilization or foundation repair in accordance with the recommendations of the professional engineer as set forth in a report from us:
  - 1.** We will not pay for underpinning or grouting or any other repair technique performed below the existing foundation of the building; and
  - 2.** Our payment for **sinkhole loss** to **covered property** may be limited to the **actual cash value** of the loss to such property.

You must enter into a contract for the performance of building stabilization and/or foundation repair in accordance with the aforementioned recommendations, within 90 days after we notify you that there is coverage for **sinkhole loss**. After you have entered into such contract, we will pay the amounts necessary to begin and perform such repairs as the work is performed and the expenses are incurred.

However, if the professional engineer determines, prior to you entering into the aforementioned contract or prior to the start of repair work, that the repairs will exceed the applicable **limit of insurance**, we must either complete the recommended repairs or pay that **limit of insurance** upon such determination. If the aforementioned determination is made during the course of repair work and we have begun making payments for the work performed, we must either complete the recommended repairs or pay only the remaining portion of the applicable **limit of insurance** upon such determination. The most we will pay for the total of all **sinkhole loss**, including building and land stabilization and foundation repair, is the applicable **limit of insurance** on the affected building.

The stabilization and all other repairs to the **covered property** must be completed within 12 months after entering into the contract for the performance of these repairs, unless:

- a.** There is a mutual agreement between you and us;
- b.** The claim is involved with the neutral evaluation process;
- c.** The claim is in litigation; or
- d.** The claim is under appraisal or mediation.

**C. Sinkhole loss** does not include:

1. Sinking or collapse of land into man-made underground cavities; or
2. Earthquake.

**D.** With respect to a claim for alleged **sinkhole loss**, the following provision is added:

Following receipt by us of a report from a professional engineer or professional geologist on the cause of loss and recommendations for land stabilization and repair of property, or if we deny your claim, we will notify you of your right to participate in a neutral evaluation program administered by the Florida Department of Financial Services (hereinafter referred to as the Department).

You or we may file a request with the Department for neutral evaluation; the other party must comply with such request. We will pay reasonable costs associated with the neutral evaluation, regardless of which party makes the request. But if a party chooses to hire a court reporter or stenographer to contemporaneously record and document the neutral evaluation, that party must bear the costs of those services. The neutral evaluator will be selected from a list maintained by the Department. The recommendation of the neutral evaluator will not be binding on you or us.

Participation in the neutral evaluation program does not change your right to file suit against us in accordance with the Legal Action Against Us condition in this Coverage Form, except that the time for filing suit is extended for a period of 60 days following the conclusion of the neutral evaluation process or five years, whichever is later.

**E.** Coverage for **sinkhole loss** under this endorsement does not increase the applicable **limit of insurance**. Even if loss or damage qualifies under, or includes, both **catastrophic ground cover collapse** (addressed elsewhere in this Coverage Form) and **sinkhole loss**, only one **limit of insurance** will apply to such loss or damage.

**F.** The following provision is added to the Your Duties After a Loss Property Condition:

A claim for **sinkhole loss**, including but not limited to initial, supplemental and reopened claims is barred unless notice of claim is provided to us in accordance with the terms of this Coverage Form within two (2) years after you knew or reasonably should have known about the **sinkhole loss**.

**G.** With respect to the coverage provided under this endorsement, Definition **MM. Structural damage** is replaced by the following:

**MM. Structural damage** means a covered building, regardless of the date of its construction, has experienced the following:

1. Interior floor displacement or deflection in excess of acceptable variances as defined in ACI 117-90 or the Florida Building Code, which results in settlement related damage to the interior such that the interior building structure or members become unfit for service or represent a safety hazard as defined within the Florida Building Code;
2. Foundation displacement or deflection in excess of acceptable variances as defined in ACI 318-95 or the Florida Building Code, which results in settlement related damage to the **primary structural members** or **primary structural systems** and that prevents those members or systems from supporting the loads and forces they were designed to support to the extent that stresses in those **primary structural members** or **primary structural systems** exceed one and

one-third the nominal strength allowed under the Florida Building Code for new buildings of similar structure, purpose, or location;

3. Damage that results in listing, leaning, or buckling of the exterior load bearing walls or other vertical **primary structural members** to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base as defined within the Florida Building Code;
  4. Damage that results in the building, or any portion of the building containing **primary structural members** or **primary structural systems**, being significantly likely to imminently collapse because of the movement or instability of the ground within the influence zone of the supporting ground within the shear plane necessary for the purpose of supporting such building as defined within the Florida Building Code; or
  5. Damage occurring on or after October 15, 2005, that qualifies as substantial structural damage as defined in the Florida Building Code.
- H. With respect to the coverage provided under this endorsement, the following definitions are added:
- Primary structural member** means a structural element designed to provide support and stability for the vertical or lateral loads of the overall structure.
- Primary structural system** means an assemblage of **primary structural members**.
- I. If we deny your claim for **sinkhole loss** without performing testing under section 627.7072, Florida Statutes, you may demand testing by communicating such demand to us in writing within 60 days after you receive our denial of the claim. You are responsible for 50% of the testing costs, or \$2,500, whichever is less. If our professional engineer or geologist provides written certification, pursuant to section 627.7073, that there is **sinkhole loss**, we will reimburse you for the testing costs.
- J. You may not accept a rebate from any person performing repairs for **sinkhole loss** covered under this endorsement. If you receive a rebate, coverage under this endorsement is void and you must refund the amount of the rebate to us.
- K. If we deny your claim for **sinkhole loss** upon receipt of written certification from a professional engineer or geologist, pursuant to section 627.7073, that there is no **sinkhole loss** or that the cause of the damage was not sinkhole activity, and if the sinkhole claim was submitted without good faith grounds for submitting such claim, you shall reimburse us for 50% of the actual costs of the analyses and services provided under sections 627.7072 and 627.7073, or \$2,500, whichever is less. You are not required to pay such reimbursement unless you request the analysis and services and we, before ordering the analysis, informed you in writing of the potential for reimbursement and gave you the opportunity to withdraw the claim.
- L. As a precondition to accepting payment for **sinkhole loss**, you must file with the county clerk of court, a copy of any sinkhole report regarding your property which was prepared on behalf or at your request. You will bear the cost of filing and recording the sinkhole report.



### Communicable Disease Endorsement

The following is added to the PROPERTY COVERGE FORM – FIA 100 as indicated below:

- A. This policy, is subject to all applicable terms, conditions and exclusions, covers losses attributable to direct physical loss or physical damage occurring during the period of insurance. Consequently and notwithstanding any other provision of this policy to the contrary, this policy does not insure any loss, damage, claim, cost expense or other sum, directly or indirectly arising out of, attributable to, or occurring concurrently or in any sequence with a **communicable disease** or the fear or threat (whether actual or perceived) of a **communicable disease**.
- B. For the purposes of this endorsement loss, damage, claim, cost, expense or other sum, includes, but is not limited to, any cost to clean-up, detoxify, remove, monitor or test:
  - 1. For a **communicable disease**, or
  - 2. Any property insured hereunder that is affected by such **communicable disease**.
- C. With respect to this endorsement, the following definitions are added to **SECTION VIII – DEFINITIONS**:
  - 1. **Communicable disease** means any disease which can be transmitted by means of any substance or agent from any organism to another organism where:
    - a. The substance or agent includes, but is not limited to, a virus, bacterium, parasite or other organism or any variation thereof, whether deemed living or not, and
    - b. The method of transmission, whether direct or indirect, includes but is not limited to, airborne transmission, bodily fluid transmission, transmission from or to any surface or object, solid, liquid or gas or between organisms, and
    - c. The disease, substance or agent can cause or threaten damage to human health or human welfare or can cause or threaten damage to, deterioration of, loss of value of, marketability of or loss of use of property insured hereunder.
- D. This endorsement applies to all coverage extensions, additional coverages, exceptions to any exclusion and other coverage grant(s).

All other terms and conditions of the Property Coverage Form remain unchanged.



**PUBLIC ENTITY  
CRIME COVERAGE PART DECLARATIONS**

NAMED INSURED: Cory Lakes Community Development District  
POLICY NO: 100125518  
POLICY PERIOD: October 1, 2025 - October 1, 2026

**SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

Coverage is only provided for the coverages indicated by a check mark (☑).

Coverage	Limit of Coverage	Deductible
<input checked="" type="checkbox"/> Employee Dishonesty Per Loss Coverage	\$100,000	\$1,000
<input checked="" type="checkbox"/> Forgery or Alteration Coverage	\$100,000	\$1,000
<input checked="" type="checkbox"/> Theft, Disappearance and Destruction Coverage – In/Out	\$100,000	\$1,000
<input checked="" type="checkbox"/> Computer Fraud Coverage (Including Funds Transfer)	\$100,000	\$1,000

**FORMS AND ENDORSEMENTS**

Forms and endorsements applying to this Coverage Part and made part of the Coverage form at this time of issue:  
See Policy Forms List, FIA 003

THIS SUPPLEMENTAL DECLARATIONS AND THE COMMON POLICY DECLARATIONS, TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE PART(S), FORMS AND ENDORSEMENTS, IF ANY, COMPLETE THE ABOVE NUMBERED POLICY.



**PUBLIC ENTITY  
GOVERNMENT CRIME COVERAGE FORM  
(DISCOVERY FORM)  
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**PUBLIC ENTITY  
GOVERNMENT CRIME COVERAGE FORM  
(DISCOVERY FORM)**

Various provisions in this Coverage Form restrict coverage. Read the entire Coverage Form carefully to determine rights, duties and what is and is not covered.

Throughout this Coverage Form the words "you" and "your" refer to the Named Insured shown in the Declarations. The words "we", "us" and "our" refer to the **Insurer** providing this coverage.

Other words and phrases that appear in **bold-faced type** have special meaning. Refer to Section **F. Definitions**.

**A. Coverage Agreements**

Coverage is provided under the following Coverage Agreements for which a Limit of Coverage is shown in the Declarations:

**1. Employee Dishonesty - Per Loss Coverage**

We will pay for loss of or damage to **money, securities** and **other property** resulting directly from **theft** committed by an **employee**, whether identified or not, acting alone or in collusion with other persons.

We will pay for loss caused through the failure of any **employee** to faithfully perform his or her duties as prescribed by law, when such failure has as its direct and immediate result a loss of **money, securities** or **other property**.

For the purposes of this Coverage Agreement, **theft** shall also include forgery.

**2. Forgery or Alteration**

a. We will pay for loss resulting directly from **forgery** or alteration of checks, drafts, promissory notes, or similar written promises, orders or directions to pay a sum certain in **money** that are:

(1) Made or drawn by or drawn upon you; or

(2) Made or drawn by one acting as your agent;

or that are purported to have been so made or drawn.

For the purposes of this Coverage Agreement, a substitute check as defined in the Check Clearing for the 21st Century Act shall be treated the same as the original it replaced.

b. If you are sued for refusing to pay any instrument covered in Paragraph **a.** above, on the basis that it has been forged or altered, and you have our written consent to defend against the suit, we will pay for any reasonable legal expenses that you incur and pay in that defense. The amount that we will pay is in addition to the Limit of Coverage applicable to this Coverage Agreement.

c. We will pay for loss resulting directly from your having accepted in good faith, in exchange for merchandise, **money** or services:

(1) Money orders issued by any post office, express company or bank that are not paid upon presentation; or

(2) **Counterfeit** paper currency that is acquired during the regular course of business.

**3. Theft, Disappearance, and Destruction - Inside The Premises**

- a. We will pay for loss of **money** and **securities** inside the **premises** or **financial institution premises** resulting directly from **theft**, disappearance or destruction.
- b. We will pay for loss from damage to the **premises** or its exterior resulting directly from an actual or attempted **theft** of **money** and **securities**, if you are the owner of the **premises** or are liable for damage to it.
- c. We will pay for loss of or damage to a locked safe, vault, cash register, cash box or cash drawer located inside the **premises** resulting directly from an actual or attempted **theft** of or unlawful entry into those containers.

**4. Theft, Disappearance, and Destruction - Outside The Premises**

- a. We will pay for loss of **money** and **securities** outside the **premises** in the care and custody of a **messenger** or an armored motor vehicle company resulting directly from **theft**, disappearance or destruction.
- b. We will pay for loss of or damage to **other property** outside the **premises** in the care and custody of a **messenger** or an armored motor vehicle company resulting directly from an actual or attempted **robbery**.

**5. Computer Fraud and Funds Transfer Fraud**

- a. We will pay for:

(1) Loss resulting directly from a fraudulent:

(a) Entry of **electronic data** or **computer program** into; or

(b) Change of **electronic data** or **computer program** within;

any **computer system** owned, leased or operated by you, provided the fraudulent entry or fraudulent change causes, with regard to Paragraphs **5.a.(1)(a)** and **5.a.(1)(b)**:

(i) **Money**, **securities** and **other property** to be transferred, paid or delivered; or

(ii) Your account at a **financial institution** to be debited or deleted.

(2) Loss resulting directly from a **fraudulent instruction** directing a **financial institution** to debit your **transfer account** and to transfer, pay or deliver **money** or **securities** from that account.

- b. As used in Paragraph **5.a.(1)**, fraudulent entry or fraudulent change of **electronic data** or **computer program** shall include such entry or change made by an **employee** acting, in good faith, upon a **fraudulent instruction** received from a computer software contractor who has a written agreement with you to design, implement or service **computer programs** for a **computer system** covered under this Coverage Agreement.

**B. Limit Of Coverage**

The most we will pay for loss in any one **occurrence** is the applicable Limit of Coverage shown in the Declarations.

If any loss is covered under more than one Coverage Agreement, the most we will pay for such loss shall not exceed the largest Limit of Coverage available under any one of those Coverage



Agreements.

### C. Deductible

We will not pay for loss in any one **occurrence** unless the amount of loss exceeds the Deductible Amount shown in the Declarations. We will then pay the amount of loss in excess of the Deductible Amount, up to the Limit of Coverage. In the event more than one Deductible Amount could apply to the same loss, only the highest Deductible Amount may be applied.

### D. Exclusions

#### 1. This Coverage Form does not apply to:

##### a. Acts Committed By You

Loss resulting from **theft** or any other dishonest act committed by you, whether acting alone or in collusion with other persons.

##### b. Acts Committed By Of Officials, Employees Or Representatives

Loss resulting from **theft** or any other dishonest act committed by any of your officials, **employees** or authorized representatives:

(1) Whether acting alone or in collusion with other persons; or

(2) While performing services for you or otherwise;

except when covered under Coverage Agreement **A.1.**

##### c. Governmental Action

Loss resulting from seizure or destruction of property by order of governmental authority.

##### d. Indirect Loss

Loss that is an indirect result of any act or **occurrence** covered by this Coverage Form including, but not limited to, loss resulting from:

(1) Your inability to realize income that you would have realized had there been no loss of or damage to **money, securities or other property.**

(2) Payment of damages of any type for which you are legally liable. But, we will pay compensatory damages arising directly from a loss covered under this coverage.

(3) Payment of costs, fees or other expenses you incur in establishing either the existence or the amount of loss under this Coverage Form.

##### e. Legal Expenses

Expenses related to any legal action, except when covered under Coverage Agreement **A.2.**

##### f. Nuclear

Loss resulting from nuclear reaction, nuclear radiation or radioactive contamination, or any related act or incident.

##### g. War And Similar Actions

Loss resulting from war, whether or not declared, warlike action, insurrection, rebellion or revolution, or any related act or incident.

**h. Acts Committed By Your Employees Learned Of By You Prior To The Policy Period**

Loss caused by an **employee** if the **employee** had also committed **theft** or any other dishonest act prior to the effective date of this insurance and you or any of your officials, not in collusion with the **employee**, learned of such **theft** or dishonest act prior to the Policy Period shown in the Declarations.

**i. Confidential Or Personal Information**

Loss resulting from:

- (1)** The disclosure or use of another person's or organization's confidential or personal information; or
- (2)** The disclosure of your confidential or personal information. However, this Paragraph **1.i.(2)** does not apply to loss otherwise covered under this Coverage Form that results directly from the use of your confidential or personal information.

For the purposes of this exclusion, confidential or personal information includes, but is not limited to, patents, trade secrets, processing methods, customer lists, financial information, credit card information, health information or any other type of nonpublic information.

**j. Data Security Breach**

Fees, costs, fines, penalties and other expenses incurred by you which are related to the access to or disclosure of another person's or organization's confidential or personal information including, but not limited to, patents, trade secrets, processing methods, customer lists, financial information, credit card information, health information or any other type of nonpublic information.

**k. Pollution**

Loss or damage caused by or resulting from pollution. Pollution means the discharge, dispersal, seepage, migration, release or escape of any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

**l. Virtual Currency**

Loss involving virtual currency of any kind, by whatever name known, whether actual or fictitious including, but not limited to, digital currency, crypto currency or any other type of electronic currency.

**2. Coverage Agreement A.1. does not apply to:**

**a. Bonded Employees**

Loss caused by any **employee** required by law to be individually bonded.

**b. Employees Cancelled Under Prior Insurance**

Loss caused by any **employee** of yours, or predecessor in interest of yours, for whom similar prior coverage has been cancelled and not reinstated since the last such cancellation.

**c. Inventory Shortages**

Loss, or that part of any loss, the proof of which as to its existence or amount is dependent upon:

- (1) An inventory computation; or
- (2) A profit and loss computation.

However, where you establish wholly apart from such computations that you have sustained a loss, then you may offer your inventory records and actual physical count of inventory in support of the amount of loss claimed.

**d. Trading**

Loss resulting directly or indirectly from trading, whether in your name or in a genuine or fictitious account.

**3. Coverage Agreements A.3. and A.4. do not apply to:**

**a. Accounting Or Arithmetical Errors Or Omissions**

Loss resulting from accounting or arithmetical errors or omissions.

**b. Exchanges Or Purchases**

Loss resulting from the giving or surrendering of property in any exchange or purchase.

**c. Fire**

Loss resulting from fire, however caused, except:

- (1) Loss of or damage to **money** and **securities**; and
- (2) Loss from damage to a safe or vault.

**d. Money Operated Devices**

Loss of property contained in any money operated device unless the amount of **money** deposited in it is recorded by a continuous recording instrument in the device.

**e. Motor Vehicles Or Equipment And Accessories**

Loss of or damage to motor vehicles, trailers or semi-trailers or equipment and accessories attached to them.

**f. Transfer Or Surrender Of Property**

(1) Loss of or damage to property after it has been transferred or surrendered to a person or place outside the **premises** or **financial institution premises**:

- (a) On the basis of unauthorized instructions;
- (b) As a result of a threat to do bodily harm to any person; or
- (c) As a result of a threat to do damage to any property;
- (d) As a result of a threat to introduce a denial of service attack into any **computer system**;
- (e) As a result of a threat to introduce a virus or other malicious instruction into any **computer system** which is designed to damage, destroy or corrupt **electronic data** or **computer programs** stored within the **computer system**; or
- (f) As a result of a threat to disseminate, divulge or utilize:
  - (i) Your confidential information;
  - (ii) Confidential or personal information of another person or organization; or
  - (iii) Weaknesses in the source code within any **computer system**.

(2) But, this Exclusion does not apply under Coverage Agreement **A.4.** to loss of **money, securities or other property** while outside the **premises** in the care and custody of a **messenger** if you:

(a) Had no knowledge of any threat at the time the conveyance began; or

(b) Had knowledge of a threat at the time the conveyance began, but the loss was not related to the threat.

**g. Vandalism**

Loss from damage to the **premises** or its exterior, or to any safe, vault, cash register, cash box, cash drawer or **other property** by vandalism or malicious mischief.

**h. Voluntary Parting Of Title To Or Possession Of Property**

Loss resulting from your, or anyone acting on your express or implied authority, being induced by any dishonest act to voluntarily part with title to or possession of any property.

**4. Coverage Agreement A.5. does not apply to:**

**a. Exchanges Or Purchases**

Loss resulting from the giving or surrendering of property in any exchange or purchase.

**b. Inventory Shortages**

Loss, or that part of any loss, the proof of which as to its existence or amount is dependent upon:

(1) An inventory computation; or

(2) A profit and loss computation.

**c. Voluntary Parting Of Title To Or Possession Of Property**

Loss resulting from your, or anyone acting on your express or implied authority, being induced by any dishonest act to voluntarily part with title to or possession of any property.

**d. Authorized Access**

Loss resulting from a fraudulent:

(1) Entry of **electronic data** or **computer program** into; or

(2) Change of **electronic data** or **computer program** within;

any **computer system** owned, leased or operated by you by a person or organization with authorized access to that **computer system**, except when covered under Coverage Agreement **A.5.b.**

**e. Credit Card Transactions**

Loss resulting from the use or purported use of credit, debit, charge, access, convenience, identification, stored-value or other cards or the information contained on such cards.

**f. Fraudulent Instructions**

Loss resulting from an **employee** or **financial institution** acting upon any instruction to:

(1) Transfer, pay or deliver **money, securities or other property**; or

(2) Debit or delete your account; which instruction proves to be fraudulent, except when covered under Coverage Agreement **A.5.a.(2)** or **A.7.5.**

## E. Conditions

The following conditions apply in addition to the **COMMON AGREEMENT CONDITIONS**:

### 1. Conditions Applicable To All Coverage Agreements

#### a. Cancellation As To Any Employee

This Coverage Form is cancelled as to any **employee**:

(1) Immediately upon discovery by:

(a) You; or

(b) Any official or employee authorized to manage, govern or control your **employees** who is not in collusion with the **employee**;

of **theft** or any other dishonest act Committed by the **employee** whether before or after becoming employed by you.

(2) On the date specified in a notice mailed to the first Named Insured. That date will be at least 30 days after the date of mailing. We will mail or deliver our notice to the first Named Insured's last mailing address known to us. If notice is mailed, proof of mailing will be sufficient proof of notice.

#### b. Concealment, Misrepresentation Or Fraud

This Coverage Form is void in any case of fraud by you as it relates to this Coverage Form at any time. It is also void if you or any other Insured, at any time, intentionally conceal or misrepresent a fact concerning:

(1) This Coverage Form;

(2) The property covered under this Coverage Form;

(3) Your interest in the property covered under this Coverage Form; or

(4) A claim under this Coverage Form;

and such concealment or misrepresentation is material to the acceptance of the risk or to the hazard assumed by us; or if the true facts had been known to us pursuant to a requirement under this Coverage Form or other requirement, we, in good faith, would not have issued this coverage, would not have issued it at the same premium rate, would not have issued this coverage in as large an amount, or would not have provided coverage with respect to the hazard resulting in the loss.

#### c. Discovery

(1) We will pay for loss that you sustain through acts committed or events occurring at any time and discovered by you:

(a) During the Policy Period shown in the Declarations; or

(b) During the period of time provided in condition **1.f. Extended Period To Discover Loss**.

(2) Discovery of loss occurs when you first become aware of facts which would cause a reasonable person to assume that a loss covered by this Coverage Form has been or will be incurred, regardless of when the act or acts causing or contributing to such loss occurred, even though the exact amount or details of loss may not then be known. Discovery also occurs when you first receive notice of an actual or potential claim in which it is alleged that you are liable to a third party under certain circumstances

which, if true, would constitute a loss covered under this Coverage Form.

**d. Duties In The Event Of Loss**

After you discover a loss or a situation that may result in loss of or damage to **money, securities** or **other property** you must:

- (1) Notify us as soon as possible. If you have reason to believe that any loss (except for loss covered under Coverage Agreement **A.1.**) involves a violation of law, you must also notify the local law enforcement authorities.
- (2) Submit to examination under oath at our request and give us a signed statement of your answers.
- (3) Give us a detailed, sworn proof of loss within 120 days.
- (4) Cooperate with us in the investigation and settlement of any claim.
- (5) Produce for our examination all pertinent records.
- (6) Secure all of your rights of recovery against any person or organization responsible for the loss and do nothing to impair those rights.

**e. Employee Benefit Plan(s)**

The employee benefit plan(s) shown in the Declarations (hereafter referred to as Plan) are included as Insureds under Coverage Agreement **A.1.**, subject to the following:

- (1) Any payment we make to you for loss sustained by any Plan will be held by you for the use and benefit of the Plan(s) sustaining the loss; and
- (2) The Deductible Amount applicable to Coverage Agreement **A.1.** does not apply to loss sustained by any Plan(s).

**f. Extended Period To Discover Loss**

- (1) We will pay for loss that you sustained prior to the effective date of termination or cancellation of this coverage, which is discovered by you no later than 60 days from the date of that termination or cancellation.
- (2) However, this extended period to discover loss terminates immediately upon the effective date of any other coverage obtained by you, whether from us or another insurer, replacing in whole or in part the coverage afforded hereunder, whether or not such other coverage provides coverage for loss sustained prior to its effective date.

**g. Joint Insured**

- (1) If more than one Insured is named in the Declarations, the first Named Insured will act for itself and for every other Insured for all purposes of this Coverage Form. If the first Named Insured ceases to be covered, then the next Named Insured will become the first Named Insured.
- (2) If any Insured or official of that Insured has knowledge of any information relevant to this coverage, that knowledge is considered knowledge of every Insured.
- (3) An **employee** of any Insured is considered to be an **employee** of every Insured.
- (4) If this coverage or any of its coverages is cancelled or terminated as to any Insured, loss sustained by that Insured is covered only if discovered by you during the period of time provided in condition **1.f. Extended Period To Discover Loss**.

However, this extended period to discover loss terminates as to that Insured

immediately upon the effective date of any other coverage obtained by that Insured, whether from us or another insurer, replacing in whole or in part the coverage afforded hereunder, whether or not such other coverage provides coverage for loss sustained prior to its effective date.

- (5) We will not pay more for loss sustained by more than one Insured than the amount we would pay if all the loss had been sustained by one Insured.
- (6) Payment by us to the first Named Insured for loss sustained by any Insured, or payment by us to any employee benefit plan for loss sustained by that Plan, shall fully release us on account of such loss.

**h. Legal Action Against Us**

You may not bring any legal action against us involving loss:

- (1) Unless you have complied with all the terms of this coverage;
- (2) Until 90 days after you have filed proof of loss with us; and
- (3) Unless brought within 5 years from the date you discover the loss.

If any limitation is prohibited by law, such limitation is amended so as to equal the minimum period of limitation provided by such law.

**i. Liberalization**

If we adopt any revision that would broaden the coverage under this Coverage Form without additional premium within 45 days prior to or during the Policy Period, the broadened coverage will immediately apply to this coverage.

**j. Non-Cumulation Of Limit Of Coverage**

Regardless of the number of years this agreement remains in force or the number of premiums paid, no Limit of Coverage cumulates from year to year or Policy Period to Policy Period.

**k. Ownership Of Property; Interests Covered**

The property covered under this Coverage Form is limited to property:

- (1) That you own or lease;
- (2) That is held by you in any capacity; or
- (3) For which you are legally liable, provided you were liable for the property prior to the time the loss was sustained.

However, this agreement is for your benefit only. It provides no rights or benefits to any other person or organization. Any claim for loss under this agreement must be presented by you.

**l. Records**

You must keep records of all property covered under this Coverage Form so we can verify the amount of any loss.

**m. Recoveries**

- (1) Any recoveries, less the cost of obtaining them, made after settlement of loss covered by this Coverage Form will be distributed as follows:
  - (a) To you, until you are reimbursed for any loss that you sustain that exceeds the

Limit of Coverage and the Deductible Amount, if any;

(b) Then to us, until we are reimbursed for the settlement made; and

(c) Then to you, until you are reimbursed for that part of the loss equal to the Deductible Amount, if any.

(2) Recoveries do not include any recovery:

(a) From insurance, suretyship, reinsurance, security or indemnity taken for our benefit; or

(b) Of original **securities** after duplicates of them have been issued.

**n. Subrogation**

(1) In the event of any payment under this Coverage Form, we shall be subrogated to all of your rights of recovery therefore against any person or organization, and you shall execute and deliver instruments and papers and do whatever else is necessary to secure such rights.

(2) You shall not act (or fail to act, as the case may be) in any manner that will prejudice our subrogation rights.

**o. Territory**

This Coverage Form covers loss you sustain directly from an **occurrence** taking place within the United States of America (including its territories and possessions) and Puerto Rico.

**p. Valuation - Settlement**

(1) Subject to Section **B. Limit Of Coverage**, we will pay for:

(a) Loss of **money** but only up to and including its face value.

(b) Loss of **securities** but only up to and including their value at the close of business on the day the loss was discovered. We may, at our option:

(i) Pay the market value of such **securities** or replace them in kind, in which event you must assign to us all your rights, title and interest in and to those **securities**; or

(ii) Pay the cost of any Lost Securities Bond required in connection with issuing duplicates of the **securities**. However, we will be liable only for the payment of so much of the cost of the bond as would be charged for a bond having a penalty not exceeding the lesser of the:

1) Market value of the **securities** at the close of business on the day the loss was discovered; or

2) The Limit of Coverage applicable to the **securities**.

(c) (i) Loss of or damage to **other property** or loss from damage to the **premises** or its exterior for the replacement cost of the property without deduction for depreciation. However, we will not pay more than the least of the following:

1) The Limit of Coverage applicable to the lost or damaged property;

2) The cost to replace the lost or damaged property with property of comparable material and quality and used for the same purpose; or



3) The amount you actually spend that is necessary to repair or replace the lost or damaged property.

(ii) We will not pay on a replacement cost basis for any loss or damage:

- 1) Until the lost or damaged property is actually repaired or replaced; and
- 2) Unless the repairs or replacement are made as soon as reasonably possible after the loss or damage.

If the lost or damaged property is not repaired or replaced, we will pay on an actual cash value basis.

(2) Any property that we pay for or replace becomes our property.

**q. Additional Premises Or Employees**

If, while this insurance is in force, you establish any additional **premises** or hire additional **employees**, such **premises** and **employees** shall automatically be covered under this Coverage Form. Notice to us of an increase in the number of **premises** or **employees** need not be given and no additional premium need be paid for the remainder of the Policy Period shown in the Declarations.

**r. Cooperation**

You must cooperate with us in all matters pertaining to this insurance as stated in its terms and conditions.

**s. Policy Bridge – Discovery Replacing Loss Sustained**

(1) If this insurance replaces insurance that provided you with an extended period of time after cancellation in which to discover loss and which did not terminate at the time this Coverage Form became effective:

- (a) We will not pay for any loss that occurred during the Policy Period of that prior insurance which is discovered by you during the extended period to discover loss, unless the amount of loss exceeds the Limit of Coverage and Deductible Amount of that prior insurance. In that case, we will pay for the excess loss subject to the terms and conditions of this Coverage Form.
- (b) However, any payment we make for the excess loss will not be greater than the difference between the Limit of Coverage and Deductible Amount of that prior insurance and the Limit of Coverage shown in the Declarations. We will not apply the Deductible Amount shown in the Declarations to this excess loss.

(2) Paragraph **I. Other Coverage or Insurance** in the **COMMON POLICY CONDITIONS** does not apply to this Condition.

**2. Conditions Applicable To Coverage Agreement A.1.**

**a. Indemnification**

We will indemnify any of your officials who are required by law to give individual bonds for the faithful performance of their duties against loss through **theft** committed by **employees** who serve under them, subject to the applicable Limit of Coverage.

**b. Territory**

We will pay for loss caused by any **employee** while temporarily outside the territory specified in condition **1.o. Territory** for a period of not more than 90 consecutive days.

### **3. Conditions Applicable To Coverage Agreement A.2.**

#### **a. Deductible**

The Deductible Amount does not apply to legal expenses paid under Coverage Agreement A.2.

#### **b. Electronic And Mechanical Signatures**

We will treat signatures that are produced or reproduced electronically, mechanically or by other means the same as handwritten signatures.

#### **c. Proof Of Loss**

You must include with your proof of loss any instrument involved in that loss, or, if that is not possible, an affidavit setting forth the amount and cause of loss.

#### **d. Territory**

We will cover loss you sustain anywhere in the world. Condition **1.o. Territory** does not apply to Coverage Agreement A.2.

### **4. Conditions Applicable To Coverage Agreement A.4.**

#### **a. Armored Motor Vehicle Companies**

Under Coverage Agreement A.4., we will only pay for the amount of loss you cannot recover:

- (1) Under your contract with the armored motor vehicle company; and
- (2) From any insurance or indemnity carried by, or for the benefit of customers of, the armored motor vehicle company.

#### **b. Special Limit Of Coverage For Specified Property**

We will only pay up to \$5,000 for any one **occurrence** of loss of or damage to manuscripts, drawings, or records of any kind or the cost of reconstructing them or reproducing any information contained in them.

### **5. Conditions Applicable To Coverage Agreement A.5.**

#### **a. Special Limit Of Coverage For Specified Property**

We will only pay up to \$5,000 for any one **occurrence** of loss of or damage to manuscripts, drawings, or records of any kind or the cost of reconstructing them or reproducing any information contained in them.

#### **b. Territory**

We will cover loss you sustain anywhere in the world. Condition **1.o. Territory** does not apply to Coverage Agreement A.5.

## **F. Definitions**

**1. Computer Program** means a set of related electronic instructions, which direct the operation and function of a computer or devices connected to it, which enable the computer or devices to receive, process, store or send **electronic data**.

**2. Computer System** means:

- a. Computers, including Personal Digital Assistants (PDAs) and other transportable or handheld devices, electronic storage devices and related peripheral components;

b. Systems and applications software; and

c. Related communications networks;

by which **electronic data** is collected, transmitted, processed, stored or retrieved.

3. **Counterfeit** means an imitation of an actual valid original which is intended to deceive and to be taken as the original.

4. **Electronic Data** means information, facts, images or sounds stored as or on, created or used on, or transmitted to or from computer software (including systems and applications software) on data storage devices, including hard or floppy disks, CD-ROMs, tapes, drives, cells, data processing devices or any other media which are used with electronically controlled equipment.

5. **Employee:**

a. **Employee** means:

(1) Any natural person:

(a) While in your service or for first 30 days immediately after termination of service, unless such termination is due to **theft** or any other dishonest act committed by the **employee**;

(b) Whom you compensate directly by salary, wages or commissions; and

(c) Whom you have the right to direct and control while performing services for you;

(2) Any natural person who is furnished temporarily to you:

(a) To substitute for a permanent **employee** as defined in Paragraph 3.a.(1) above, who is on leave; or

(b) To meet seasonal or short-term work load conditions;

while that person is subject to your direction and control and performing services for you, excluding, however, any such person while having care and custody of property outside the **premises**;

(3) Any natural person who is leased to you under a written agreement between you and a labor leasing firm, to perform duties related to the conduct of your business, but does not mean a temporary employee as defined in Paragraph 3.a.(2) above;

(4) Any natural person who is:

(a) A trustee, officer, employee, administrator or manager, except an administrator or manager who is an independent contractor, of any employee benefit plan(s) covered under this Coverage Form; and

(b) Your official while that person is handling **funds** or **other property** of any employee benefit plan(s) covered under this Coverage Form;

(5) Any natural person who is a former official, **employee**, representative or trustee retained as a consultant while performing services for you; or

(6) Any natural person who is a guest student or intern pursuing studies or duties, excluding, however, any such person while having care and custody of property outside the **premises**.

**Employee** does not mean any agent, independent contractor or representative of the same general character.

**6. Financial Institution** means:

**a.** With regard to Insuring Agreement **A.3.:**

- (1)** A bank, savings bank, savings and loan association, trust company, credit union or similar depository institution; or
- (2)** An insurance company.

**b.** With regard to Insuring Agreement **A.5.:**

- (1)** A bank, savings bank, savings and loan association, trust company, credit union or similar depository institution;
- (2)** An insurance company; or
- (3)** A stock brokerage firm or investment company.

**c.** Other than Insuring Agreements **A.3.** and **A.5.**, any financial institution.

**7. Financial Institution Premises** means the interior of that portion of any building occupied by a **financial institution** as defined in Paragraph **F.6.a.**

**8. Forgery** means the signing of the name of another person or organization with intent to deceive; it does not mean a signature which consists in whole or in part of one's own name signed with or without authority, in any capacity, for any purpose.

**9. Fraudulent Instruction** means:

**a.** With respect to Coverage Agreement **A.5.a.(2):**

- (1)** A computer, telefacsimile, telephone or other electronic instruction directing a **financial institution** to debit **your transfer account** and to transfer, pay or deliver **money** or **securities** from that **transfer account**, which instruction purports to have been issued by you, but which in fact was fraudulently issued by someone else without your knowledge or consent; or
- (2)** A written instruction (other than those described in Coverage Agreement **A.2.**) issued to a **financial institution** directing the **financial institution** to debit your **transfer account** and to transfer, pay or deliver **money** or **securities** from that **transfer account**, through an electronic funds transfer system at specified times or under specified conditions, which instruction purports to have been issued by you, but which in fact was issued, forged or altered by someone else without your knowledge or consent.

**b.** With respect to Coverage Agreement **A.5.b.:**

A computer, telefacsimile, telephone or other electronic, written or voice instruction directing an **employee** to enter or change **electronic data** or **computer programs** within a **computer system** covered under the Coverage Agreement, which instruction in fact was fraudulently issued by your computer software contractor.

**10. Funds** means **money** and **securities**.

**11. Insurer** means Florida Insurance Alliance.

**12. Messenger** means you or any **employee** while having care and custody of property outside the **premises**.

**13. Money** means:

- a.** Currency, coins and bank notes in current use and having a face value; and

- b. Travelers checks, register checks and money orders held for sale to the public.
- c. In addition, includes:
  - (1) Under Coverage Agreements **A.1.** and **A.2.**, deposits in your account at any **financial institution**; and
  - (2) Under Coverage Agreement **A.5.**, deposits in your account at a **financial institution** as defined in Paragraph **F.6.b.**

**14. Occurrence** means:

- a. As respects Coverage Agreement **A.1.**, all loss caused by, or involving, one or more **employees**, whether the result of a single act or series of acts.
- b. As respects Coverage Agreement **A.4.**, all loss caused by any person or in which that person is involved, whether the loss involves one or more instruments.
- c. As respects all other Coverage Agreements:
  - (1) An act or series of related acts involving one or more persons; or
  - (2) An act or event, or a series of related acts or events not involving any person.

**15. Other Property** means any tangible property other than **money** and **securities** that has intrinsic value but does not include any property excluded under this Coverage Form.

**16. Premises** means the interior of that portion of any building you occupy in conducting your business.

**17. Robbery** means the unlawful taking of property from the care and custody of a person by one who has:

- a. Caused or threatened to cause that person bodily harm; or
- b. Committed an obviously unlawful act witnessed by that person.

**18. Securities** means negotiable and nonnegotiable instruments or contracts representing either **money** or property and includes:

- a. Tokens, tickets, revenue and other stamps (whether represented by actual stamps or unused value in a meter) in current use; and
- b. Evidences of debt issued in connection with credit or charge cards, which cards are not issued by you; but does not include **money**.

**19. Theft** means the unlawful taking of **money**, **securities** or **other property** to the deprivation of the Insured.

**20. Transfer account** means an account maintained by you at a **financial institution** from which you can initiate the transfer, payment or delivery of **funds**:

- a. By means of computer, telefacsimile, telephone or other electronic instructions; or
- b. By means of written instructions (other than those covered under Coverage Agreement **A.2.**) establishing the conditions under which such transfers are to be initiated by such **financial institution** through an electronic funds transfer system.



**PUBLIC ENTITY  
GENERAL LIABILITY DECLARATIONS**

NMAED INSURED: Cory Lakes Community Development District  
 POLICY NO: 100125518  
 POLICY PERIOD: October 1, 2025 - October 1, 2026

**SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

Coverage is only provided for the coverages indicated by a check mark (☑).

<u>Deductibles</u>			
	Bodily Injury and Property Damage	None	
	Employees Benefits Liability	None	
<u>Coverage</u>			
<input checked="" type="checkbox"/>	Bodily Injury and Property Damage	\$1,000,000	Per Occurrence
	Personal Injury and Advertising Injury	Included	Per Person or Organization
	Products / Completed Operation	Included	
	Aggregate Limit		
	Medical Payments	\$5,000	
<input checked="" type="checkbox"/>	Employees Benefits Liability	\$1,000,000	Per Occurrence
<input checked="" type="checkbox"/>	Fire Damage Limit	Included	Any One Premise
<input checked="" type="checkbox"/>	No Fault Sewer Backup	\$25,000	Per Claimant
		\$250,000	Aggregate Limit
<input checked="" type="checkbox"/>	Pesticide/Herbicide Limit	\$1,000,000	Per Occurrence and Aggregate Limit

FORMS APPLICABLE TO ALL COVERAGE PARTS: See Policy Forms List – FIA 003

THESE DECLARATIONS TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE PARTS, FORMS AND ENDORSEMENTS, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED POLICY.



**PUBLIC ENTITY  
GENERAL LIABILITY COVERAGE FORM (Occurrence)  
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**PUBLIC ENTITY  
GENERAL LIABILITY COVERAGE FORM (Occurrence)**

Various provisions in this Coverage Form restrict coverage. Read the entire Coverage Form carefully to determine rights, duties and what is and is not covered.

Throughout this Coverage Form the words "you" and "your" refer to the Named Insured shown in the Declarations, and any other person or organization qualifying as a Named Insured under this Coverage Form. The words "we," "us" and "our" refer to Florida Insurance Alliance which is the Insurer providing this coverage.

"Insured" means any person or organization qualifying as such under **SECTION II - WHO IS AN INSURED**.

Other words and phrases that appear in **bold-faced type** have special meaning. Refer to **SECTION V - DEFINITIONS**.

**SECTION I – COVERAGES**

**A. BODILY INJURY AND PROPERTY DAMAGE LIABILITY**

**1. Coverage Agreement**

- a. We will pay those sums that the Insured becomes legally obligated to pay as damages, because of **bodily injury** or **property damage** to which this Coverage Agreement applies. We will have the right and duty to defend the Insured against any **suit** seeking those damages. However, we will have no duty to defend the Insured against any **suit** seeking damages for **bodily injury** or **property damage** to which this Coverage Agreement does not apply. We may, at our discretion, investigate any **occurrence** and settle any claim or **suit** that may result. But:

- (1) The amount we will pay for damages is limited as described in **SECTION III - LIMITS OF LIABILITY**;
- (2) Our right and duty to defend ends when we have used up the applicable limit of liability in the payment of judgments or settlements under Coverages **A.** or **B.**; and
- (3) Our obligation under the Coverage **A. Bodily Injury and Property Damage Liability** to pay damages on the Insured's behalf applies only to the amount of damages in excess of any Deductible amounts stated in the Declarations applicable to such coverages.

No other obligation or liability to pay sums or perform acts or services is covered unless explicitly provided for under **SUPPLEMENTARY PAYMENTS - COVERAGES A. AND B.**

- b. This coverage applies to **bodily injury** and **property damage** only if:
- (1) The **bodily injury** or **property damage** is caused by an **occurrence** that takes place in the **coverage territory**;
  - (2) The **bodily injury** or **property damage** occurs during the Policy Period; and
  - (3) Prior to the Policy Period, no Insured listed under Paragraphs **A.** through **F.** of **SECTION II – WHO IS AN INSURED** and no **employee** authorized by you to give or receive notice of an **occurrence** or claim, knew that the **bodily injury** or **property damage** had occurred,



in whole or in part. If such a listed Insured or authorized **employee** knew, prior to the Policy Period, that the **bodily injury** or **property damage** occurred, then any continuation, change or resumption of **bodily injury** or **property damage** during or after the Policy Period will be deemed to have been known prior to the Policy Period.

- c. **Bodily injury** or **property damage** which occurs during the Policy Period and was not, prior to the Policy Period, known to have occurred by any Insured listed under Paragraphs **A** through **F** of **SECTION II – WHO IS AN INSURED** or any **employee** authorized by you to give or receive notice of an **occurrence** or claim, includes any continuation, change or resumption of that **bodily injury** or **property damage** after the end of the Policy Period.
- d. **Bodily injury** or **property damage** will be deemed to have been known to have occurred at the earliest time when any Insured listed under Paragraphs **A** through **F** of **SECTION II – WHO IS AN INSURED** or any **employee** authorized by you to give or receive notice of an **occurrence** or claim:
  - (1) Reports all, or any part, of the **bodily injury** or **property damage** to us or any other insurer;
  - (2) Receives a written or verbal demand or claim for damages because of the **bodily injury** or **property damage**; or
  - (3) Becomes aware by any other means that **bodily injury** or **property damage** has occurred or has begun to occur.
- e. Damages because of **bodily injury** include damages claimed by any person or organization for care, loss of services or death resulting at any time from the **bodily injury**.

## 2. Exclusions

This Coverage Agreement does not apply to:

### a. Expected or Intended Injury

**Bodily injury** or **property damage** expected or intended from the standpoint of the Insured. This exclusion does not apply to **bodily injury** resulting from the use of reasonable force to protect persons or property.

### b. Contractual Liability

**Bodily injury** or **property damage** for which the Insured is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages:

- (1) Assumed in a contract or agreement that is an **insured contract**, provided the **bodily injury** or **property damage** occurs subsequent to the execution of the contract or agreement; or
- (2) That the Insured would have in the absence of the contract or agreement.

### c. Liquor Liability

**Bodily injury** or **property damage** for which any Insured may be held liable by reason of:

- (1) Causing or contributing to the intoxication of any person;
- (2) The furnishing of alcoholic beverages to a person under the legal drinking age or under the influence of alcohol; or
- (3) Any statute, ordinance or regulation relating to the sale, gift, distribution or use of alcoholic beverages.

This exclusion applies even if the claims against any Insured allege negligence or other wrongdoing in:

- (a) The supervision, hiring, employment, training or monitoring of others by that Insured; or
- (b) Providing or failing to provide transportation with respect to any person that may be under the influence of alcohol;

if the **occurrence** which caused the **bodily injury** or **property damage**, involved that which is described in Paragraph **(1)**, **(2)** or **(3)** above.

However, this exclusion applies only if you are in the business of manufacturing, distributing, selling, serving or furnishing alcoholic beverages. For the purposes of this exclusion, permitting a person to bring alcoholic beverages on your premises, for consumption on your premises, whether or not a fee is charged or a license is required for such activity, is not by itself considered the business of selling, serving or furnishing alcoholic beverages.

**d. Workers' Compensation And Similar Laws**

Any obligation of the Insured under a workers' compensation, disability benefits or unemployment compensation law or any similar law.

**e. Employer's Liability**

**Bodily injury** to:

**(1)** An **employee** of the Insured arising out of and in the course of:

- (a) Employment by the Insured; or
- (b) Performing duties related to the conduct of the Insured's business; or

**(2)** The spouse, child, parent, brother or sister of that **employee** as a consequence of paragraph **(1)** above.

This exclusion applies whether the Insured may be liable as an employer or in any other capacity; and to any obligation to share damages with or repay someone else who must pay damages because of the **bodily injury**.

This exclusion does not apply to liability assumed by the Insured under an **insured contract**.

**f. Pollution**

**(1) Bodily injury** or **property damage** arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of **pollutants**:

- (a) At or from any premises, site or location which is or was at any time owned or occupied by, or rented or loaned to, any Insured;
- (b) At or from any premises, site or location which is or was at any time used by or for any Insured or others for the handling, storage, disposal, processing or treatment of waste;
- (c) Which are or were at any time transported, handled, stored, treated, disposed of, or processed as waste by or for any Insured or any person or organization for whom you may be legally responsible;
- (d) At or from any premises, site or location on which any Insured or any contractors or subcontractors working directly or indirectly on any Insured's behalf are performing operations:

- (i) If the pollutants are brought on or to the premises, site or location in connection with such operations by such Insured, contractor or subcontractor; or
  - (ii) If the operations are to test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of pollutants.
- (e) At or from any premises, site or location on which any Insured or any contractors or subcontractors working directly or indirectly on any Insured's behalf are performing operations if the operations are to test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of, **pollutants**.
- (f) At or from any premises, site, or location which is or was at any time the responsibility of any Insured to maintain, including but not limited to streets, roads, paths, beaches, waterways, lakes, rivers, canals, retention ponds, bridges, aquifers, or easements.

Subparagraphs (a) and (d)(i) do not apply to **bodily injury or property damage** arising out of heat, smoke or fumes from a hostile fire.

As used in this exclusion, a hostile fire means one which becomes uncontrollable or breaks out from where it was intended to be.

(2) Any loss, cost or expense arising out of any:

- (a) Request, demand, order or statutory or regulatory requirement that any Insured or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of **pollutants**; or
- (b) Claim or **suit** by or on behalf of a governmental authority for damages because of testing for, monitoring, cleaning up, removing, containing, treating, detoxifying or neutralizing, or in any way responding to, or assessing the effects of **pollutants**.

However, this paragraph does not apply to liability for damages because of **property damage** that the Insured would have in the absence of such request, demand, order or statutory or regulatory requirement, or such claim or **suit** by or on behalf of a governmental authority.

**g. Auto Or Watercraft**

**Bodily injury or property damage** arising out of the ownership, maintenance, use or entrustment to others of any **auto** or watercraft owned or operated by or rented or loaned to any Insured. Use includes operation and **loading or unloading**.

This exclusion applies even if the claims against any Insured allege negligence or other wrong doing in the supervision, hiring, employment, training or monitoring of others by that Insured, if the **occurrence** which caused the **bodily injury or property damage** involved the ownership, maintenance, use or entrustment to others of any **auto** or watercraft that is owned or operated by or rented or loaned to any Insured.

This exclusion does not apply to:

- (1) A watercraft while ashore on premises you own or rent;
- (2) A watercraft less than 52 feet long that is not being used to carry persons or property for a charge;
- (3) Parking an **auto** on, or on the ways next to, premises you own or rent, provided the

**auto** is not owned by or rented or loaned to you or the Insured;

(4) Liability assumed under any **insured contract** for the ownership, maintenance or use of watercraft; or

(5) **Bodily injury** or **property damage** arising out of the operation of any of:

(a) The equipment listed in paragraph 5.(1) or 5.(2) of the definition of **mobile equipment** in SECTION V - DEFINITIONS; or

(b) The operation of machinery or equipment that is attached to, or part of, a land vehicle that would qualify under the definition of **mobile equipment** if it were not subject to a compulsory or financial responsibility law or other motor vehicle insurance law where it is licensed or principally garaged.

**h. Mobile Equipment**

**Bodily injury** or **property damage** arising out of:

(1) The transportation of **mobile equipment** by an **auto** owned or operated by or rented or loaned to any Insured; or

(2) The use of **mobile equipment** in, or while in practice or preparation for, a prearranged racing, speed, demolition, or stunting activity.

**i. Damage to Property**

**Property damage** to:

(1) Property you own, rent, or occupy, including any costs or expenses incurred by you, or any other person, organization or entity, for repair, replacement, enhancement, restoration or maintenance of such property for any reason, including prevention of injury to a person or damage to another's property;

(2) Premises you sell, give away or abandon, if the **property damage** arises out of any part of those premises;

(3) Property loaned to you;

(4) Personal property in the care, custody or control of the Insured;

(5) That particular part of real property on which you or any contractors or subcontractors working directly or indirectly on your behalf are performing operations, if the **property damage** arises out of those operations; or

(6) That particular part of any property that must be restored, repaired or replaced because **your work** was incorrectly performed on it.

Paragraph (2) of this exclusion does not apply if the premises are **your work** and were never occupied, rented or held for rental by you.

Paragraphs (3), (4), (5) and (6) of this exclusion do not apply to liability assumed under a sidetrack agreement.

Paragraph (6) of this exclusion does not apply to **property damage** included in the **products- completed operations hazard**.

This exclusion does not apply to personal property held by the Insured as a result of seizure or confiscation.

**j. Damage to Your Product**

**Property damage** to **your product** arising out of it or any part of it.

**k. Damage to Your Work**

**Property damage to your work** arising out of it or any part of it and included in the **products-completed operations hazard**.

This exclusion does not apply if the damaged work or the work out of which the damage arises was performed on your behalf by a subcontractor.

**l. Damage to Impaired Property or Property Not Physically Injured**

**Property damage to impaired property** or property that has not been physically injured, arising out of:

- (1) A defect, deficiency, inadequacy or dangerous condition in **your product** or **your work**; or
- (2) A delay or failure by you or anyone acting on your behalf to perform a contract or agreement in accordance with its terms.

This exclusion does not apply to the loss of use of other property arising out of sudden and accidental physical injury to **your product** or **your work** after it has been put to its intended use.

**m. Recall of Products, Work or Impaired Property**

Damages claimed for any loss, cost or expense incurred by you or others for the loss of use, withdrawal, recall, inspection, repair, replacement, adjustment, removal or disposal of:

- (1) **Your product**;
- (2) **Your work**; or
- (3) **Impaired property**; if such product, work, or property is withdrawn or recalled from the market or from use by any person or organization because of a known or suspected defect, deficiency, inadequacy or dangerous condition in it.

**n. Racketeering**

Any damages arising out of any actual or alleged violation of the Racketeer Influence and Corrupt Organizations Act, 18 USC or any amendments thereto, or any rules or organizations promulgated thereunder.

**o. Law Enforcement**

**Bodily injury or property damage** arising out of any actual or alleged act or omission resulting from law enforcement activities of any police department or any other law enforcement agencies, including their agents or employees. This exclusion does not apply to **bodily injury** or **property damage** for your vicarious liability arising out of an act or omission of a law enforcement agency that is not governed, operated, controlled, or under the direction of the Named Insured, if the Named Insured has contracted with an outside law enforcement agency to provide law enforcement services. We will pay up to the per occurrence limit of liability shown on the general liability coverage part declarations or \$2,000,000, whichever is less, after the application of the General Liability Deductible.

**p. Asbestos**

**Bodily injury or property damage** arising out of inhaling, ingesting or prolonged exposure to asbestos or goods or products containing asbestos, or the use of asbestos in constructing or manufacturing any good, product or structure, or the removal of asbestos from any good, product or structure, or the manufacture, sale, transportation, storage or disposal of

asbestos or goods or products containing asbestos.

**q. Personal and Advertising Injury**

**Bodily injury or property damage** arising out of **personal injury** or **advertising injury**.

**r. Mold, Fungi, or Bacteria**

**(1) Bodily injury or property damage** which would not have occurred, in whole or in part, but for the actual, alleged or threatened inhalation of, ingestion of, contact with, exposure to, existence of, or presence of, any **fungi** or bacteria on or within a building or structure, including its contents, regardless of whether any other cause, event, material or product contributed concurrently or in any sequence to such injury or damage.

**(2)** Any loss, cost or expenses arising out of the abating, testing for, monitoring, cleaning up, removing, containing, treating, detoxifying, neutralizing, remediating or disposing of, or in any way responding to, or assessing the effects of, **fungi** or bacteria, by any Insured, or by any other person or entity.

This exclusion does not apply to any **fungi** or bacteria that are, are on, or are contained in, a good or product intended for consumption.

The coverage afforded by this agreement does not apply to payment for the investigation or defense of any loss, injury or damage or any cost, fine or penalty or for any expense or claim or suit related to any of the above.

**s. Distribution of Material In Violation Of Statutes**

Any loss, cost or damages arising directly or indirectly out of any action or omission that violates or is alleged to violate:

- (1)** The Telephone Consumer Protection Act (TCPA), including any amendment of or addition to such law; or
- (2)** The CAN-SPAM Act of 2003, including any amendment of or addition to such law;
- (3)** The Fair Credit Reporting Act (FCRA), and any amendment of or addition to such law, including the Fair and Accurate Credit Transactions Act (FACTA); or
- (4)** Any federal, state or local statute, ordinance or regulation, other than the TCPA, CAN-SPAM Act of 2003 or FCRA and their amendments and additions, that addresses, prohibits or limits the printing, dissemination, disposal, collecting, recording, sending, transmitting, communicating or distribution of material or information.

**t. Electronic Vandalism**

Any loss, injury, damages, cost or expense caused directly or indirectly by Electronic Vandalism. Such loss or damage is excluded regardless of any other cause or event that contributes concurrently or in any sequence to the loss. As used in this exclusion, Electronic Vandalism means:

- (1)** Willful or malicious destruction of computer programs, content, instructions or other electronic or digital data stored within computer systems.
- (2)** Unauthorized computer code or programming that:
  - (a)** Deletes, distorts, corrupts or manipulates computer programs, content, instructions or other electronic or digital data, or otherwise results in damage to computers or computer systems or networks to which it is introduced;
  - (b)** Replicates itself, impairing the performance of computers or computer systems or

networks; or

- (c) Gains remote control access to data and programming within computers or computer systems or networks to which it is introduced, for uses other than those intended for authorized users of the computers or computer systems or networks.

With respect to any activity that comes within the terms of exclusion **u. War and Military Action** and involves Electronic Vandalism, exclusion **u. War and Military Action** supersedes this exclusion **t. Electronic Vandalism**.

**u. War and Military Action**

**Bodily injury or property damage**; however caused, arising, directly or indirectly, out of:

- (1) Hostile or warlike action in time of peace or war, including action in hindering, combating or defending against an actual, impending or expected attack:
  - (a) By any government or sovereign power (de jure or de facto), or by any authority maintaining or using military, naval or air forces;
  - (b) By military, naval or air forces; or
  - (c) By an agent of any such government, power, authority or forces.
- (2) Invasion, insurrection, rebellion, revolution, civil war, usurped power, or action taken by governmental authority in hindering, combating or defending against such an occurrence. Any discharge, release, explosion or use of any chemical or biological agent, or any weapon or device of war employing nuclear fission or fusion, will be conclusively presumed to be such a hostile or warlike action by such a government, power, authority or forces.

With respect to any action that comes within the terms of this exclusion **u. War and Military Action** and:

- (a) Involves nuclear reaction or radiation, or radioactive contamination, this exclusion **u. War and Military Action** supersedes exclusion **v. Nuclear Hazard**;
- (b) Involves a discharge, dispersal, seepage, migration, release, escape or application of any pathogenic or poisonous biological or chemical materials, this exclusion **u. War and Military Action** supersedes exclusion **w. Pathogenic or Poisonous Biological or Chemical Materials**;
- (c) Involves Electronic Vandalism as defined in exclusion **t. Electronic Vandalism**, this exclusion **v. War and Military Action** supersedes exclusion **t. Electronic Vandalism**.

**v. Nuclear Hazard**

**Bodily injury or property damage** alleging, based upon, arising out or attributable to the planning, construction, maintenance, operation or use of any nuclear reactor, nuclear waste storage or disposal site or any other nuclear facility; the transportation of nuclear material; or any nuclear reaction or radiation, or radioactive contamination, regardless of its cause.

**w. Punitive Damages**

Punitive or exemplary damages.

**x. Electronic Data**

Damages arising out of the loss of, loss of use of, damage to, corruption of, inability to access, or inability to manipulate electronic data.

However, this exclusion does not apply to liability for damages because of bodily injury.

As used in this exclusion, electronic data means information, facts or programs stored as or on, created or used on, or transmitted to or from computer software, including systems and applications software, hard or floppy disks, CD-ROMs, tapes, drives, cells, data processing devices or any other media which are used with electronically controlled equipment.

**y. Electromagnetic Radiation**

**Bodily injury or property damage** arising directly or indirectly out of, resulting from, caused or contributed to by electromagnetic radiation; provided that such loss, cost or expense results from or is contributed to by the hazardous properties of electromagnetic radiation. This includes any costs for the actual or threatened abatement, mitigation, or removal.

**z. Sexual Abuse and/or Sexual Molestation**

**Bodily injury or property damage** arising out of:

- (1) The actual, alleged or threatened **sexual abuse, sexual molestation** and/or exploitation of any person while in the care, custody or control of any Insured; or
- (2) The negligent employment, investigation, supervision, the reporting or failure to report to proper authorities, or the retention of a person for whom any Insured is or ever was legally responsible and whose conduct would be excluded by (1) above; or
- (3) Any other situation or circumstance that directly or indirectly constitutes actual, threatened or alleged **sexual abuse or sexual molestation**, however caused.

**aa. Employee Practices**

**Bodily injury, personal injury, advertising injury, or property damage** arising from an **employee wrongful act**.

**bb. Fireworks, Pyrotechnics, and Explosives**

**Bodily Injury or Property Damage** arising out of:

- (1) Loading of fireworks, fuses, or any explosive substance defined below into containers for use as explosive objects, propellant charges or detonation devices and the storage thereof.
- (2) The planning, preparation, operation, or performance of commercial fireworks displays or pyrotechnic shows.

This exclusion does not apply in cases where the public entity is contracting with a licensed pyrotechnic.

**cc. Large Gatherings**

Public assembly exposure in excess of 50,000 people. This exclusion does not apply to assembly exposures in open areas where no maximum capacity is determined by the authorities.

**dd. Amusement Parks, Carnivals or Circuses**

Amusement parks, carnivals or circuses, except individual entertainment devices classified by us as low-hazard and which are often encountered in city parks such as carousels or miniature trains. This exclusion further does not apply to parks and recreational activity normal and customary to municipality or to the contingent liability exposure presented on a short-term basis by a third-party operator of a circus or carnival operating within a Public Entity.

**ee. Silica**

Liability, including all **Loss**, cost or expense, directly or indirectly arising out of, resulting



because of, or related to Silica, whether there is another cause of **Loss** which may have contributed concurrently or in any sequence to a **Loss**.

Exclusions **c.** through **m.** and **u.** do not apply to damage by fire to premises rented to you. A separate limit of liability applies to this coverage as described in **SECTION III - LIMITS OF LIABILITY**.

### 3. Coverage Extension – Herbicides and Pesticides

We will pay the lesser of the Bodily Injury and Property Damage Per Occurrence limit or \$1,000,000 whichever is less, for damages, defense costs and/or claims expenses because of **bodily injury** or **property damage** caused by an **occurrence**, which result from any **suits** otherwise covered, arising in whole or in part out of the application of herbicides and/or pesticides.

Our limit of liability shall not exceed the lesser of the General Aggregate Limit or \$1,000,000 in the aggregate whichever is less for all damages defense cost and/or claims expenses, which result from any and all, covered **suits** arising out of the application of such herbicides and/or pesticides.

With respect to coverage for herbicides and pesticides, exclusion **f.(1)(d)** does not apply to **bodily injury** or **property damage** if **your work** and **your product** or the product that you used meet all standards of any statute, ordinance, regulation or license requirement of any federal, state or local government that were in effect at the time of the application of the herbicides or pesticides.

## B. PERSONAL AND ADVERTISING INJURY LIABILITY

### 1. Coverage Agreement

a. We will pay those sums that the Insured becomes legally obligated to pay as damages because of **personal injury** or **advertising injury** to which this coverage form applies. We will have the right and duty to defend the Insured against any **suit** seeking those damages. However, we will have no duty to defend the Insured against any **suit** seeking damages for **personal injury** or **advertising injury** to which this coverage does not apply. We may, at our discretion, investigate any **occurrence** or offense and settle any claim or **suit** that may result. But:

(1) The amount we will pay for damages is limited as described in **SECTION III - LIMITS OF LIABILITY**; and

(2) Our right and duty to defend end when we have used up the applicable limit of coverage in the payment of judgments or settlements under Coverage **A.** or **B.**

No other obligation or liability to pay sums or perform acts or services is covered unless explicitly provided for under **SUPPLEMENTARY PAYMENTS - COVERAGES A. and B.**

b. This coverage agreement applies to:

(1) **Personal injury** caused by an offense arising out of your business, excluding advertising, publishing, broadcasting or telecasting done by or for you; and

(2) **Advertising injury** caused by an offense committed in the course of advertising your goods, products or services.

c. This coverage applies to **personal injury** and **advertising injury** only if:

(1) The **personal injury** or **advertising injury** is caused by an **occurrence** that takes place in the **coverage territory**; and

(2) The **personal injury** or **advertising injury** occurs during the Policy Period.

### 2. Exclusions

This Coverage Agreement does not apply to:

**a. Personal injury or advertising injury:**

- (1) Caused by or at the direction of the Insured with the knowledge that the act would violate the rights of another and would inflict **personal injury** or **advertising injury**;
- (2) Arising out of oral or written publication of material, if done by or at the direction of the Insured with knowledge of its falsity;
- (3) Arising out of oral or written publication of material whose first publication took place before the beginning of the Policy Period;
- (4) Arising out of a criminal act committed by or at the direction of the Insured; or
- (5) For which the Insured has assumed liability in a contract or agreement. This exclusion does not apply to liability for damages that the Insured would have in the absence of the contract or agreement.

**b. Advertising injury** arising out of:

- (1) Breach of contract, other than misappropriation of advertising ideas under an implied contract;
- (2) The failure of goods, products or services to conform with advertised quality or performance;
- (3) The wrong description of the price of goods, products or services; or

**c. Personal injury or advertising injury** arising out of an offense committed by an Insured whose business is:

- (1) Advertising, broadcasting, publishing or telecasting;
- (2) Designing or determining content of web sites for others; or
- (3) An Internet search, access, content or service provider.

However, this exclusion does not apply to Paragraphs 1. and 2. in the definition of **personal injury** under **SECTION V - DEFINITIONS**.

For the purposes of this exclusion, the placing of frames, borders or links, or advertising, for you or others anywhere on the Internet, is not by itself, considered the business of advertising, broadcasting, publishing or telecasting.

**d. Personal injury or advertising injury** expected or intended from the standpoint of the Insured.

**e. Personal injury or advertising injury** arising out of any act or omission resulting from law enforcement activities of any police department or any other law enforcement agencies, including their agents or employees.

**f. Personal injury or advertising injury** arising out of inhaling, ingesting or prolonged exposure to asbestos or goods or products containing asbestos, or the use of asbestos in constructing or manufacturing any good, product or structure, or the removal of asbestos from any good, product or structure, or the manufacture, sale, transportation, storage or disposal of asbestos or goods or products containing asbestos.

**g. Personal injury or advertising injury** which would not have occurred, in whole or in part, but for the actual, alleged or threatened inhalation of, ingestion of, contact with, exposure to, existence of, or presence of, any **fungi** or bacteria on or within a building or structure, including its contents, regardless of whether any other cause, event, material or product contributed concurrently or in any sequence to such injury or damage.

- h. **Personal injury or advertising injury** arising out of an electronic chatroom or bulletin board the Insured hosts, owns, or over which the Insured exercises control.
- i. **Personal injury or advertising injury** arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of **pollutants** at any time.
- j. Any loss, cost or expense arising out of any:
  - (1) Request, demand, order or statutory or regulatory requirement that any Insured or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of, **pollutants**; or
  - (2) Claim or suit by or on behalf of a governmental authority for damages because of testing for, monitoring, cleaning up, removing, containing, treating, detoxifying or neutralizing, or in any way responding to, or assessing the effects of, **pollutants**.
- k. **Personal injury or advertising injury**, however caused, arising, directly or indirectly, out of war, including undeclared or civil war, warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents, or insurrection, rebellion, revolution, usurped power, or action taken by governmental authority in hindering or defending against any of these.
- l. **Personal injury or advertising injury** arising out of the infringement of copyright, patent, trademark, trade secret or other intellectual property rights. Under this exclusion, such other intellectual property rights do not include the use of another's advertising idea in your **advertisement**.  
  
However, this exclusion does not apply to infringement, in your **advertisement**, of copyright, trade dress or slogan.
- m. **Personal injury or advertising injury** arising out of the unauthorized use of another's name or product in your e-mail address, domain name or metatag, or any other similar tactics to mislead another's potential customers.
- n. **Personal injury or advertising injury** arising directly or indirectly out of any action or omission that violates or is alleged to violate:
  - (1) The Telephone Consumer Protection Act (TCPA), including any amendment of or addition to such law;
  - (2) The CAN-SPAM Act of 2003, including any amendment of or addition to such law;
  - (3) The Fair Credit Reporting Act (FCRA), and any amendment of or addition to such law, including the Fair and Accurate Credit Transactions Act (FACTA); or
  - (4) Any federal, state or local statute, ordinance or regulation, other than the TCPA, CAN-SPAM Act of 2003 or FCRA and their amendments and additions, that addresses, prohibits, or limits the printing, dissemination, disposal, collecting, recording, sending, transmitting, communicating or distribution of material or information.
- o. **Personal injury or advertising injury** arising directly or indirectly out of, resulting from, caused or contributed to by electromagnetic radiation; provided that such loss, cost or expense results from or is contributed to by the hazardous properties of electromagnetic radiation. This includes any costs for the actual or threatened abatement, mitigation, or removal.
- p. **Personal injury or advertising injury** arising out of:
  - (1) The actual, alleged or threatened **sexual abuse, sexual molestation** and/or exploitation

of any person while in the care, custody or control of any Insured; or

- (2) The negligent employment, investigation, supervision, the reporting or failure to report to proper authorities, or the retention of a person for whom any Insured is or ever was legally responsible and whose conduct would be excluded by (1) above; or
- (3) Any other situation or circumstance that directly or indirectly constitutes actual, threatened or alleged **sexual abuse** or **sexual molestation**, however caused.

### C. MEDICAL PAYMENTS (Only provided if limits are shown on Declarations Page)

#### 1. Coverage Agreement

- a. We will pay medical expenses as described below for **bodily injury** caused by an accident:

- (1) On premises you own or rent;
- (2) On ways next to premises you own or rent; or
- (3) Because of your operations;

provided that:

- (a) The accident takes place in the **coverage territory** and during the Policy Period;
- (b) The expenses are incurred and reported to us within one year of the date of the accident; and
- (c) The injured person submits to examination, at our expense, by physicians of our choice as often as we reasonably require.

- b. We will make these payments regardless of fault. These payments will not exceed the applicable Limit of Liability as shown in the Declarations. We will pay reasonable expenses for:

- (1) First aid administered at the time of an accident;
- (2) Necessary medical, surgical, x-ray and dental services, including prosthetic devices; and
- (3) Necessary ambulance, hospital, professional nursing and funeral services.

#### 2. Exclusions related to Medical Payments

We will not pay expenses for **bodily injury**:

- a. **Any Insured**

To any Insured, except **volunteer workers**.

- b. **Hired Person**

To a person hired to do work for or on behalf of any Insured or a tenant of any Insured.

- c. **Injury On Normally Occupied Premises**

To a person injured on that part of premises you own or rent that the person normally occupies.

- d. **Workers Compensation And Similar Laws**

To a person, whether or not an **employee** of any Insured, if benefits for the **bodily injury** are payable or must be provided under a workers' compensation or disability benefits law or a similar law.

- e. **Athletic Activities**

To a person injured while practicing, instructing or participating in any physical exercises or games, sports, or athletic contests.

**f. Products-Completed Operations Hazard**

Included within the **products-completed operations hazard**.

**g. Coverage A Exclusions**

Excluded under Coverage A.

**D. SUPPLEMENTARY PAYMENTS - COVERAGES A AND B**

We will pay, with respect to any claim or **suit** we defend:

1. All expenses we incur.
2. Up to \$1,000 for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.
3. The cost of bonds to release attachments, but only for bond amounts within the applicable limit of coverage. We do not have to furnish these bonds.
4. All reasonable expenses incurred by the Insured at our request to assist us in the investigation or defense of the claim or **suit**, including actual loss of earnings up to \$300 a day because of time off from work.
5. All court costs taxed against the Insured in the **suit**. However, these payments do not include attorneys' fees or attorneys' expenses taxed against the Insured.
6. Prejudgment interest awarded against the Insured on that part of the judgment we pay. If we make an offer to pay the applicable limit of coverage, we will not pay any prejudgment interest based on that period of time after the offer.
7. All interest on the full amount of any judgment that accrues after entry of the judgment and before we have paid, offered to pay, or deposited in court the part of the judgment that is within the applicable limit of coverage.
8. Expenses incurred by the Insured for first aid to others at the time of an accident for **bodily injury** to which this coverage agreement applies.
9. Up to \$100,000 in aggregate for **personal injury** and related expense for any duly elected or appointed official of any board or commission or agency of yours while acting outside the course and scope of their duties as authorized by you, but only with respect to **personal injury** resulting from his/her affiliation with you. The coverage provided to such individual is excess over any other insurance or coverage specifically insuring against **personal injury** for such individual.
10. Subject to the Deductible or Self Insured Retention, we will pay up to \$2,500 in the aggregate for **property damage** to personal property in your care, custody or control.

These payments will not reduce the limits of coverage.

**E. EXCLUSIONS APPLICABLE TO COVERAGES A AND B**

This Coverage Agreement does not apply to **bodily injury**, **property damage**, **personal injury** or **advertising injury**:

**1. Aviation**

Arising out of the ownership, maintenance, use or entrustment to others, or control of or responsibility for any airfield, airport, aircraft, runway, hangar, building or other property or

facility designed for, used, connected, associated or affiliated with or in any way related to aviation or aviation activities. Use includes operation and **loading or unloading**.

This exclusion applies even if the claims against any Insured allege negligence or other wrong doing in the supervision, hiring, employment, training or monitoring of others by that Insured, if the **occurrence** which caused the **bodily injury** or **property damage** involved the ownership, maintenance, use or entrustment to others, or control of or responsibility for any airfield, airport, aircraft, runway, hangar, building or other property or facility that is owned or operated by or rented or loaned to any Insured.

This exclusion does not apply to premises exposure for those common areas open to the public including but not limited to parking areas, sidewalks, and terminal buildings.

## **2. Private Property Protection Act**

Alleging, based upon, arising out of or attributable to inverse condemnation, eminent domain, temporary or permanent taking, adverse possession, dedication by adverse use, condemnation proceedings, or claims brought under Florida Statute 70.001, the "Bert J. Harris, Jr., Private Property Rights Protection Act," or any similar claim by whatever name called.

However, we will pay up to \$100,000 per occurrence and aggregate, inclusive of expenses and after the application of the General Liability Deductible for a claim alleging, based upon, arising out of or attributable to inverse condemnation, eminent domain, temporary or permanent taking, adverse possession, dedication by adverse use, condemnation proceedings, or claims brought under Florida Statute 70.001, the "Bert J. Harris, Jr., Private Property Rights Protection Act," or any similar claim by whatever name called.

## **3. Power, Steam, Pressure or Fuel**

Arising out of, in connection with or caused or contributed to by any failure or inability to supply or any interruption of any adequate quantity of power, steam, pressure, or fuel.

## **4. Earth Movement**

Arising out of or caused or contributed to by any subsidence, erosion or earth movement.

## **5. Hospitals, Clinics, Treatment Centers and other Similar Facilities**

Arising out of or caused or contributed to by any operation, maintenance, use, ownership or control of or responsibility for any:

- a. Hospital;
- b. Clinic;
- c. Treatment center or other public medical, psychiatric or psychological facility;
- d. Medical, psychiatric or psychological treatment facility or infirmary at a prison, jail or other correctional facility of incarceration;
- e. Any other facility which is similar or related to any of the foregoing.

## **6. Professional Health Care Services**

Due to the rendering or failure to render any **professional health care services**, but not including emergency medical services for first aid performed by employed licensed nurses, school psychologists, physical therapists, speech therapists, emergency medical technicians, paramedics or Medical Director while in the course and scope of their duties.

## **7. ERISA**

Arising out of, or cause or contributed to, or connected with any actual or alleged violation of

the Employee Retirement Income Security Act of 1974 (Public Law 93-406) or any amendment thereto or any similar provision of any local, state or federal law, statutory or common.

**8. Discrimination**

Arising out of or caused or contributed to by any actual or alleged illegal discrimination.

**9. Water Contamination**

Arising out of the sale or distribution or handling of contaminants, or **pollutants** including but not limited to acids, alkylides, chemicals, **fungi**, metals, or bacteria in water sold, handled or distributed on behalf of the Named Insured.

**10. Injunctive, Declaratory, or Equitable Relief**

Arising out of any claim for injunctive, declaratory, or equitable relief and costs inclusive of any attorney's fees arising therefrom.

**11. Law Enforcement**

Arising out of any activity or function by or on behalf of any law enforcement agency or any agent thereof and/or activity or function related to the administration of the criminal justice system, including secondary employment of any law enforcement official.

**SECTION II - WHO IS AN INSURED**

- A.** All branches of government, executive, legislative and judicial, including any department, office, commission, board, authority, governmental agency or subdivision of any branch of government which are under the jurisdiction of, and totally within the operating budget of, the Named Insured shown in the Declarations, and only while working on behalf of the Named Insured shown in the Declarations.
- B.** Any duly elected or appointed official or a member of any board or commission or agency of yours while acting within the course and scope of their employment or as authorized by you.
- C.** If you are designated in the Declarations as:
  - 1.** An individual, you and your spouse are Insureds, but only with respect to the conduct of a business of which you are the sole owner.
  - 2.** A partnership or joint venture, you are an Insured. Your members, your partners, and their spouses are also Insureds, but only with respect to the conduct of your business.
  - 3.** An organization other than a partnership or joint venture, you are an Insured. Your executive officers and directors are Insureds, but only with respect to their duties as your officers or directors. Your stockholders are also Insureds, but only with respect to their liability as stockholders.
- D.** Each of the following is also an Insured:
  - 1.** Your **employees**, other than your executive officers, but only for acts within the scope of their employment by you. However, no **employee** is an Insured for:
    - a.** **Bodily injury** or **personal injury** to you or to a co-**employee** while in the course of his or her employment, or the spouse, child, parent, brother or sister of that co-**employee** as a consequence of such **bodily injury** or **personal injury**, or for any obligation to share damages with or repay someone else who must pay damages because of the injury; or
    - b.** **Bodily injury** or **personal injury** arising out of his or her providing or failing to provide **professional health care services**; or
    - c.** **Property damage** to property owned or occupied by or rented or loaned to that **employee**,

any of your other **employees**, or any of your partners or members (if you are a partnership or joint venture).

2. The employed Medical Director or to the extent he/she is an agent of the covered Florida Public Entity, but solely while acting within the course and scope of their duties as Medical Director as outlined in Florida Statute 401.265.

With respect to this item **D.2.**, the term “employed” shall mean your legal relationship with any natural person:

- a. With whom you have agreed to create the relation of master & servant; and
- b. Whom you compensate directly by salary or wages; and
- c. Whom you treat as an **employee** with respect to benefits, withholding & taxes; and
- d. Whom you have the authority or right to ultimately direct and control in the performance of his or her duties, including the details and means to be utilized in performing their work, while performing services approved by you; and
- e. Who is deemed to be an **employee** within the contemplation of Florida Statute 768.28.

This term shall not include an independent contractor, **volunteer worker**, **leased worker** or **temporary worker**, or any person not deemed to be an **employee** within the contemplation of Florida Statute 768.28.

3. Your authorized **volunteer worker** or **leased worker** who are deemed as your agent, but only while under your supervision and in the course and scope of work approved by you.
- E. With respect to **mobile equipment** registered in your name under any motor vehicle registration law, any person is an Insured while driving such equipment along a public highway with your permission. Any other person or organization responsible for the conduct of such person is also an Insured, but only with respect to liability arising out of the operation of the equipment, and only if no other insurance or coverage of any kind is available to that person or organization for this liability. However, no person or organization is an Insured with respect to:
1. **Bodily injury** to a co-**employee** of the person driving the equipment; or
  2. **Property damage** to property owned by, rented to, in the charge of or occupied by you or the employer of any person who is an Insured under this Coverage Form.
- F. Any organization you newly acquire or form, other than a partnership or joint venture, and over which you maintain ownership or majority interest, will qualify as an Insured if there is no other similar insurance available to that organization. However:
1. Coverage under this Coverage Form is afforded only until the 90th day after you acquire or form the organization or the end of the Policy Period, whichever is earlier;
  2. Coverage **A** in **SECTION I - COVERAGES** does not apply to **bodily injury** or **property damage** that occurred before you acquired or formed the organization; and
  3. Coverage **B** in **SECTION I - COVERAGES** does not apply to **personal injury** or **advertising injury** arising out of an offense committed before you acquired or formed the organization.

No person or organization is an Insured with respect to the conduct of any current or past partnership or joint venture that is not shown as a Named Insured in the Declarations.

### **SECTION III - LIMITS OF LIABILITY**

- A. The Limits of Liability shown in the Declarations and the rules below fix the most we will pay regardless of the number of:



1. Covered Parties;
  2. Claims made or **suits** brought; or
  3. Persons or organizations making claims or bringing **suits**.
- B.** The General Aggregate Limit is the most we will pay for the sum of:
1. Damages under Coverage **A** in **SECTION I - COVERAGES**, except damages because of **bodily injury** or **property damage** included in the **products-completed operations hazard**; and
  2. Damages under Coverage **B** in **SECTION I - COVERAGES**.
- C.** The Products-Completed Operations Aggregate Limit is the most we will pay under Coverage **A** in **SECTION I - COVERAGES** for damages because of **bodily injury** and **property damage** included in the **products-completed operations hazard**.
- D.** Subject to **B.** above, the Personal Injury and Advertising Injury Limit is the most we will pay under Coverage **B** in **SECTION I - COVERAGES** for the sum of all damages because of all **personal injury** and all **advertising injury** sustained by any one person or organization.
- E.** The Fire Damage Limit is the most we will pay under Coverage **A** in **SECTION I - COVERAGES** for damages because of **property damage** to premises rented to you arising out of any one fire.
- F.** The most we will pay is further limited by the limitations set forth in Section 768.28(5), Florida Statutes (2010) or the equivalent limitations of successor law which are applicable at the time of the loss.
- G.** However, subject to and limited by **B., C., D., E.,** and **F.** above, we will pay:
1. The amount indicated when a claims bill enacted by the Florida Legislature in accordance with Section 768.28 (5) Florida Statutes becomes law;
  2. The amount determined by a court of competent jurisdiction for liable action taken outside the state of Florida for claims where the injury or damage originated from an **occurrence** outside the state of Florida; or
  3. The amount shown in the Declarations when Florida Statutes Section 768.28 (5) is deemed inapplicable by a competent court in Florida.
- H.** Damages will not include:
1. Taxes, fines, penalties, or sanctions;
  2. Punitive or exemplary damages or the multiple portion of any multiplied damages award;
  3. Matters uninsurable under the laws pursuant to which this Coverage Part is constructed; or
  4. The cost to comply with any injunctive or any other non-monetary or declaratory relief, including specific performance, or any agreement to provide such relief.

The Limits of Liability of this Coverage Part apply separately to each consecutive annual period and to any remaining period of less than 12 months, starting with the beginning of the agreement period shown in the Declarations, unless the Policy Period is extended after issuance for an additional period of less than 12 months. In that case, the additional period will be deemed part of the last preceding period for purposes of determining the Limits of Liability.

#### **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS**

##### **A. Bankruptcy**

Bankruptcy or insolvency of the Insured or of the Insured's estate will not relieve us of our obligations under this Coverage Part.

## **B. Duties In The Event Of Occurrence, Claim Or Suit**

1. You must see to it that we are notified as soon as practicable of an **occurrence** or an offense which may result in a claim. To the extent possible, notice should include:
  - a. How, when and where the **occurrence** or offense took place;
  - b. The names and addresses of any injured persons and witnesses; and
  - c. The nature and location of any injury or damage arising out of the **occurrence** or offense.
2. If a claim is made or **suit** is brought against any Insured, you must:
  - a. Immediately record the specifics of the claim or **suit** and the date received; and
  - b. Notify us as soon as practicable.

You must see to it that we receive written notice of the claim or **suit** as soon as practicable.
3. You and any other involved Insured must:
  - a. Immediately send us copies of any demands, notices, summonses or legal papers received in connection with the claim or **suit**;
  - b. Authorize us to obtain records and other information;
  - c. Cooperate with us in the investigation, settlement or defense of the claim or **suit**; and
  - d. Assist us, upon our request, in the enforcement of any right against any person or organization that may be liable to the Insured because of injury or damage to which this coverage agreement may also apply.
4. No covered parties will, except at their own cost, voluntarily make a payment, assume any obligation, or incur any expense, other than for first aid, without our consent.

## **C. Legal Action Against Us**

No person or organization has a right under this Coverage Part:

1. To join us as a party or otherwise bring us into a **suit** asking for damages from an Insured; or
2. To sue us on this Coverage Part unless all of its terms have been fully complied with.

A person or organization may sue us to recover on an agreed settlement or on a final judgment against an Insured obtained after an actual trial; but we will not be liable for damages that are not payable under the terms of this Coverage Part or that are in excess of the applicable Limit of Liability. An agreed settlement means a settlement and release of liability signed by us, the Insured and the claimant or the claimant's legal representative.

## **D. Representations**

By accepting this policy, you agree:

1. The statements in the Declarations are accurate and complete;
2. Those statements are based upon representations you made to us; and
3. We have issued this policy in reliance upon your representations.

## **E. Separation Of Insureds**

Except with respect to the Limits of Liability, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies:

1. As if each Named Insured were the only Named Insured; and

2. Separately to each Insured against whom claim is made or **suit** is brought.

**F. Transfer Of Rights Of Recovery Against Others To Us**

If the Insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The Insured must do nothing after loss to impair them. At our request, the Insured will bring **suit** or transfer those rights to us and help us enforce them.

**G. Support and Cooperation in Opposition to Claim Bill Legislation**

If we act to oppose legislation brought forth in accordance with Florida Statute 768.28, arising from a covered **occurrence**, you shall use your best efforts to provide us with positive support and cooperation in such opposition.

Such positive support and cooperation shall include, but is not limited to:

1. Formal proclamations or resolutions by your governing board in opposition to such legislation;
2. Oral or written testimony of your officials and **employees** at legislative hearings or other legislative proceedings in opposition to such legislation; and
3. Personal contact by your officials and **employees** with legislators identified by us.

**H. Coordination of Coverage with Public Officials Liability**

In the event of a **suit** or claim triggering coverage under this Coverage Part and the PUBLIC OFFICIALS LIABILITY COVERAGE PART, the terms and conditions in condition **H. OTHER COVERAGE OR INSURANCE** in the **COMMON POLICY CONDITIONS** also apply.

**I. Loss Settlement**

When we have agreed in writing to the settlement of a claim, we shall tender payment according to the terms of the agreement no later than 20 days after such settlement is reached.

However, a judgment or decree for recovery of money entered in any of the courts of Florida against us shall be fully satisfied within 60 days from and after the entry thereof, or in the case of an appeal from such judgment or decree, within 60 days from and after the affirmance of the same by the appellate court.

**SECTION V – DEFINITIONS**

**A. Advertisement** means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purposes of this definition:

1. Notices that are published include material placed on the Internet or on similar electronic means of communication; and
2. Regarding web sites, only that part of a web site that is about your goods, products or services for the purposes of attracting customers or supporters is considered an advertisement.

**B. Advertising Injury** means injury arising out of one or more of the following offenses:

1. Oral or written publication, in any manner, of material that slanders or libels a person or organization or disparages a person's or organization's goods, products or services;
2. Oral or written publication, in any manner, of material that violates a person's right of privacy;
3. Misappropriation of advertising ideas or style of doing business; or
4. Infringement of copyright, title or slogan.

**C. Auto** means:

1. A land motor vehicle, trailer or semitrailer designed for travel on public roads, including any attached machinery or equipment. But **auto** does not include **mobile equipment**; or
  2. Any other land vehicle that is subject to a compulsory or financial responsibility law or other motor vehicle insurance law where it is licensed or principally garaged.
- D. Bodily Injury** means bodily injury, sickness or disease sustained by a person, including death resulting from any of these at any time.
- E. Coverage Territory** means:
1. The United States of America (including its territories and possessions), Puerto Rico and Canada;
  2. International waters or airspace, provided the injury or damage does not occur in the course of travel or transportation to or from any place not included in **1.** above; or
  3. All parts of the world if:
    - (1) The injury or damage arises out of:
      - (1) Goods or products made or sold by you in the territory described in **1.** above;
      - (2) The activities of a person whose home is in the territory described in **1.** above, but is away for a short time on your business; or
      - (3) Offenses that take place through the Internet or similar electronic means of communication; and
    - (2) The Insured's responsibility to pay damages is determined in a **suit** on the merits, in the territory described in **1.** above or in a settlement we agree to.
- F. Employee** means a person actively employed, formerly employed, on leave of absence or disabled, or retired. **Employee** includes a **leased worker**. **Employee** does not include a **temporary worker**.
- G. Employee Wrongful Act** means any actual or alleged:
1. Wrongful dismissal or discharge or termination of employment, whether actual or constructive;
  2. Employment related misrepresentation;
  3. Violation of any federal, state, or local laws (whether common or statutory) concerning employment or discrimination in employment;
  4. Sexual harassment or other unlawful workplace harassment;
  5. Wrongful deprivation of a career opportunity or failure to employ, promote or grant tenure;
  6. Wrongful discipline of **employees**;
  7. Negligent evaluation of **employees**; or
  8. Failure to adopt adequate workplace or employment policies and procedures; or employment related libel, slander, defamation or invasion of privacy.
- H. Fungi** means any type or form of fungus, including mold or mildew and any mycotoxins, spores, scents or byproducts produced or released by fungi.
- I. Impaired Property** means tangible property, other than **your product** or **your work**, that cannot be used or is less useful because:
1. It incorporates **your product** or **your work** that is known or thought to be defective, deficient, inadequate or dangerous; or
  2. You have failed to fulfill the terms of a contract or agreement;

if such property can be restored to use by:

- (1) The repair, replacement, adjustment or removal of **your product or your work**; or
- (2) Your fulfilling the terms of the contract or agreement.

**J. Insured Contract** means an agreement between two or more cities, counties, special districts, or other governmental bodies regarding:

1. A lease of premises;
2. A sidetrack agreement;
3. Any easement or license agreement, except in connection with construction or demolition operations on or within 50 feet of a railroad;
4. An obligation, as required by ordinance, to indemnify a municipality, except in connection with work for a municipality;
5. An elevator maintenance agreement;
6. Where permitted by Florida Statute 768.28, that part of any other contract or agreement pertaining to your business (including an indemnification of a municipality in connection with work performed for a municipality) under which you assume the tort liability of another public entity to pay for **bodily injury** or **property damage** to a third person or organization. Tort liability means a liability that would be imposed by law in the absence of any contract or agreement.

An **insured contract** does not include that part of any contract or agreement:

7. That indemnifies any person or organization for **bodily injury** or **property damage** arising out of construction or demolition operations, within 50 feet of any railroad property and affecting any railroad bridge or trestle, tracks, roadbeds, tunnel, underpass or crossing;
8. That indemnifies an architect, engineer or surveyor for injury or damage arising out of:
  - (1) Preparing, approving or failing to prepare or approve maps, drawings, opinions, reports, surveys, change orders, designs or specifications;
  - (2) Giving directions or instructions, or failing to give them, if that is the primary cause of the injury or damage;
  - (3) Under which the Insured, if an architect, engineer or surveyor, assumes liability for an injury or damage arising out of the Insured's rendering or failure to render professional services, including those listed in (1) and (2) above and supervisory, inspection or engineering services;
  - (4) That indemnifies any person or organization for damage by fire to premises rented or loaned to you; or
9. That does not comply with Florida Statute 768.28.

**K. Leased worker** means a person leased to you by a labor leasing firm under an agreement between you and the labor leasing firm, to perform duties related to the conduct of your business. **Leased worker** does not include a **temporary worker**.

**L. Loading or Unloading** means the handling of property:

1. After it is moved from the place where it is accepted for movement into or onto an aircraft, watercraft or **auto**;
2. While it is in or on an aircraft, watercraft or **auto**; or

3. While it is being moved from an aircraft, watercraft or **auto** to the place where it is finally delivered; but **loading or unloading** does not include the movement of property by means of a mechanical device, other than a hand truck, that is not attached to the aircraft, watercraft or **auto**.

**M. Mobile Equipment** means any of the following types of land vehicles, including any attached machinery or equipment:

1. Bulldozers, farm machinery, forklifts and other vehicles designed for use principally off public roads;
2. Vehicles maintained for use solely on or next to premises you own or rent;
3. Vehicles that travel on crawler treads;
4. Vehicles, whether self-propelled or not, maintained primarily to provide mobility to permanently mounted:
  - (1) Power cranes, shovels, loaders, diggers or drills; or
  - (2) Road construction or resurfacing equipment such as graders, scrapers or rollers;
5. Vehicles not described in **1.**, **2.**, **3.** or **4.** above that are not self-propelled and are maintained primarily to provide mobility to permanently attached equipment of the following types:
  - (1) Air compressors, pumps and generators, including spraying, welding, building cleaning, geophysical exploration, lighting and well servicing equipment; or
  - (2) Cherry pickers and similar devices used to raise or lower workers;
6. Vehicles not described in **1.**, **2.**, **3.** or **4.** above maintained primarily for purposes other than the transportation of persons or cargo.

However, self-propelled vehicles with the following types of permanently attached equipment are not **mobile equipment** but will be considered **autos**:

- (1) Equipment designed primarily for:
  - (1) Snow removal;
  - (2) Road maintenance, but not construction or resurfacing;
  - (3) Street cleaning;
- (2) Cherry pickers and similar devices mounted on automobile or truck chassis and used to raise or lower workers; and
- (3) Air compressors, pumps and generators, including spraying, welding, building cleaning, geophysical exploration, lighting and well servicing equipment.

However, **mobile equipment** does not include any land vehicles that are subject to a compulsory or financial responsibility law or other motor vehicle insurance law where it is licensed or principally garaged. Land vehicles subject to a compulsory or financial responsibility law or other motor vehicle insurance law are considered **autos**.

**N. Occurrence** means an accident, including continuous or repeated exposure to substantially the same general harmful conditions.

**O. Personal Injury** means injury, other than **bodily injury**, arising out of one or more of the following offenses:

1. Malicious prosecution;

2. The wrongful eviction from, wrongful entry into, or invasion of the right of private occupancy of a room, dwelling or premises that a person occupies by or on behalf of its owner, landlord or lessor;
  3. Oral or written publication of material that slanders or libels a person or organization or disparages a person's or organization's goods, products or services; or
  4. Oral or written publication of material that violates a person's right of privacy.
- P. Pollutants** mean any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.
- Q. 1. Products-Completed Operations Hazard** includes all **bodily injury** and **property damage** occurring away from premises you own or rent and arising out of **your product** or **your work** except:
- a. Products that are still in your physical possession; or
  - b. Work that has not yet been completed or abandoned.
2. **Your work** will be deemed completed at the earliest of the following times:
- a. When all of the work called for in your contract has been completed.
  - b. When all of the work to be done at the site has been completed if your contract calls for work at more than one site.
  - c. When that part of the work done at a job site has been put to its intended use by any person or organization other than another contractor or subcontractor working on the same project.
- Work that may need service, maintenance, correction, repair or replacement, but which is otherwise complete, will be treated as completed.
3. This hazard does not include **bodily injury** or **property damage** arising out of:
- a. The transportation of property, unless the injury or damage arises out of a condition in or on a vehicle created by the **loading or unloading** of it;
  - b. The existence of tools, uninstalled equipment or abandoned or unused materials;
  - c. Products or operations for which the classification in this Coverage Form or in our manual of rules includes products or completed operations.
- R. Professional Health Care Services** means any medical, surgical, nursing, psychiatric or dental service, except:
1. The acts of employed certified emergency medical service personnel in the course and scope of their duties; and
  2. The acts of an employed Medical Director in the course and scope of their duties as outlined in Florida Statute 401.265.
- S. Property Damage** means:
1. Physical injury to tangible property, including all resulting loss of use of that property. All such loss of use shall be deemed to occur at the time of the physical injury that caused it; or
  2. Loss of use of tangible property that is not physically injured. All such loss shall be deemed to occur at the time of the **occurrence** that caused it.

For the purposes of this insurance, electronic data is not tangible property.

As used in this definition, electronic data means information, facts or programs stored as or on, created or used on, or transmitted to or from computer software, including systems and applications software, hard or floppy disks, CD-ROMs, tapes, drives, cells, data processing devices or any other media which are used with electronically controlled equipment.

- T. Sexual Abuse** means any actual, attempted or alleged sexual conduct by a person, or by persons acting in concert, which causes injury. **Sexual abuse** includes **sexual molestation**, sexual assault, sexual exploitation, or sexual injury. It does not include sexual harassment.
- U. Sexual Molestation** means physical **sexual abuse** of any person, including but not limited to, any non-consensual physical sexual involvement or physical sexual contact.
- V. Suit** means a civil proceeding in which damage because of **bodily injury, property damage, personal injury** or **advertising injury** to which this Coverage Part applies are alleged. **Suit** includes:
  - 1. An arbitration proceeding in which such damages are claimed and to which you must submit or do submit with our consent; or
  - 2. Any other alternative dispute resolution proceeding in which such damages are claimed and to which you submit with our consent.
- W. Temporary Worker** means a person who is furnished to you to substitute for a permanent **employee** on leave or to meet seasonal or short-term workload conditions.
- X. Volunteer Worker** means a person who is not your **employee**, and who donates his or her work and acts at the direction of and within the scope of duties determined by you, and is not paid a fee, salary or other compensation by you or anyone else for their work performed for you.

**Y. Your Product:**

- 1. Means:
  - a. Any goods or products, other than real property, manufactured, sold, handled, distributed or disposed of by:
    - (1) You;
    - (2) Others trading under your name; or
    - (3) A person or organization whose business or assets you have acquired; and
  - b. Containers (other than vehicles), materials, parts or equipment furnished in connection with such goods or products.
- 2. Includes:
  - a. Warranties or representations made at any time with respect to the fitness, quality, durability, performance or use of **your product**; and
  - b. The providing of or failure to provide warnings or instructions.

**Your product** does not include vending machines or other property rented to or located for the use of others but not sold.

**Z. Your Work:**

- 1. Means:
  - a. Work or operations performed by you or on your behalf; and
  - b. Materials, parts or equipment furnished in connection with such work or operations.
- 2. Includes:



- a. Warranties or representations made at any time with respect to the fitness, quality, durability, performance or use of **your work**; and
- b. The providing of or failure to provide warnings or instructions.



**PUBLIC ENTITY  
EMPLOYEE BENEFITS LIABILITY COVERAGE  
(Occurrence)**

**THIS ENDORSEMENT CHANGES THE AGREEMENT. PLEASE READ IT CAREFULLY.**

This Endorsement modifies coverage provided under the following:  
**GENERAL LIABILITY COVERAGE FORM, FIA 300**

**SCHEDULE**

Coverage	Limit of Liability	Each Employee Deductible	Premium
Employee Benefits Programs	\$1,000,000 each employee	\$0	Included
	\$2,000,000 aggregate		
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.			

**A.** The following is added to **SECTION I - COVERAGES**:

**COVERAGE - EMPLOYEE BENEFITS LIABILITY**

**1. Coverage Agreement**

- a.** We will pay those sums that the Insured becomes legally obligated to pay as damages because of any act, error or omission, of the Insured, or of any other person for whose acts the Insured is legally liable, to which this coverage applies. We will have the right and duty to defend the Insured against any **suit** seeking those damages. However, we will have no duty to defend the Insured against any **suit** seeking damages to which this coverage does not apply. We may, at our discretion, investigate any report of an act, error or omission and settle any **claim** or **suit** that may result. But:

- (1)** The amount we will pay for damages is limited as described in item **D.** in this Endorsement; and
- (2)** Our right and duty to defend ends when we have used up the applicable Limit of Liability in the payment of judgments or settlements.

No other obligation or liability to pay sums or perform acts or services is covered unless explicitly provided for under the Supplementary Payments provision.

- b.** This coverage applies to damages only if:

- (1)** The act, error or omission, is negligently committed in the **administration** of your **employee benefit program**; and
- (2)** The act, error or omission occurs during the Policy Period.

**2. Exclusions**

This coverage does not apply to:

**a. Dishonest, Fraudulent, Criminal or Malicious Act**

Damages arising out of any intentional, dishonest, fraudulent, criminal or malicious act, error or omission, committed by any Insured, including the willful or reckless violation of any statute.

**b. Bodily Injury, Property Damage, Personal Injury or Advertising Injury**

**c. Failure To Perform A Contract**

Damages arising out of failure of performance of contract by any insurer.

**d. Insufficiency of Funds**

Damages arising out of an insufficiency of funds to meet any obligations under any plan included in the **employee benefit program**.

**e. Inadequacy of Performance of Investment/Advice Given With Respect to Participation**

Any **claim** based upon:

- (1) Failure of any investment to perform;
- (2) Errors in providing information on past performance of investment vehicles; or
- (3) Advice given to any person with respect to that person's decision to participate or not to participate in any plan included in the **employee benefit program**.

**f. Workers' Compensation and Similar Laws**

Any **claim** arising out of your failure to comply with the mandatory provisions of any workers' compensation, unemployment compensation insurance, social security or disability benefits law or any similar law.

**g. ERISA**

Damages for which any Insured is liable because of liability imposed on a fiduciary by the Employee Retirement Income Security Act of 1974, as now or hereafter amended, or by any similar federal, state or local laws.

**h. Available Benefits**

Any **claim** for benefits to the extent that such benefits are available, with reasonable effort and cooperation of the Insured, from the applicable funds accrued or other collectible insurance.

**i. Taxes, Fines or Penalties**

Taxes, fines or penalties, including those imposed under the Internal Revenue Code or any similar state or local law.

**j. Employment-Related Practices**

Damages arising out of wrongful termination of employment, discrimination, or other employment-related practices.

**B. For the purposes of the coverage provided by this Endorsement:**

1. All references to **SUPPLEMENTARY PAYMENTS – COVERAGES A AND B** are replaced by **SUPPLEMENTARY PAYMENTS – COVERAGES A., B. AND EMPLOYEE BENEFITS LIABILITY**.
2. Paragraphs **2., 8., 9., and 10.** of the Supplementary Payments provision do not apply.

**C. For the purposes of the coverage provided by this Endorsement, the following is added to SECTION**

## II-WHO IS AN INSURED:

1. Each of the following is also an Insured:
    - a. Each of your **employees** who is or was authorized to administer your **employee benefit program**.
    - b. Any persons, organizations or **employees** having proper temporary authorization to administer your **employee benefit program** if you die, but only until your legal representative is appointed.
    - c. Your legal representative if you die, but only with respect to duties as such. That representative will have all your rights and duties under this Endorsement.
  2. Any organization you newly acquire or form, other than a partnership, joint venture or limited liability company, and over which you maintain ownership or majority interest, will qualify as a Named Insured if no other similar insurance applies to that organization. However:
    - a. Coverage under this provision is afforded only until the 90th day after you acquire or form the organization or the end of the Policy Period, whichever is earlier.
    - b. Coverage under this provision does not apply to any act, error or omission that was committed before you acquired or formed the organization.
- D. For the purposes of the coverage provided by this Endorsement, **SECTION III - LIMITS OF LIABILITY** is replaced by the following:

### SECTION III – LIMITS OF LIABILITY AND DEDUCTIBLE

#### 1. Limits Of Liability

- a. The Limits of Liability shown in the Schedule and the rules below fix the most we will pay regardless of the number of:
  - (1) Covered parties;
  - (2) **Claims** made or **suits** brought;
  - (3) Persons or organizations making **claims** or bringing **suits**;
  - (4) Acts, errors or omissions; or
  - (5) Benefits included in your **employee benefit program**.
- b. The Aggregate Limit is the most we will pay for all damages because of acts, errors or omissions negligently committed in the **administration** of your **employee benefit program**.
- c. Subject to the Aggregate Limit, the Each Employee Limit is the most we will pay for all damages sustained by any **employee**, including damages sustained by such **employee's** dependents and beneficiaries, as a result of:
  - (1) An act, error or omission; or
  - (2) A series of related acts, errors or omissions negligently committed in the **administration** of your **employee benefit program**.

However, the amount paid under this Endorsement shall not exceed, and will be subject to, the limits and restrictions that apply to the payment of benefits in any plan included in the **employee benefit program**.

The Limits of Liability of this Endorsement apply separately to each consecutive annual period and to any remaining period of less than 12 months, starting with the beginning of the Policy

Period shown in the Declarations of the Policy to which this Endorsement is attached, unless the Policy Period is extended after issuance for an additional period of less than 12 months. In that case, the additional period will be deemed part of the last preceding period for purposes of determining the Limits Of Liability.

## **2. Deductible**

- a. Our obligation to pay damages on behalf of the Insured applies only to the amount of damages in excess of the Deductible amount stated in the Schedule as applicable to Each Employee. The Limits of Liability shall not be reduced by the amount of this Deductible.
  - b. The Deductible amount stated in the Schedule applies to all damages sustained by any **employee**, including such **employee's** dependents and beneficiaries, because of all acts, errors or omissions to which this coverage applies.
  - c. The terms of this coverage, including those with respect to:
    - (1) Our right and duty to defend any **suits** seeking those damages; and
    - (2) Your duties, and the duties of any other involved Insured, in the event of an act, error or omission, or **claim** apply irrespective of the application of the Deductible amount.
  - d. We may pay any part or all of the Deductible amount to effect settlement of any **claim** or **suit** and, upon notification of the action taken, you shall promptly reimburse us for such part of the Deductible amount as we have paid.
- E. For the purposes of the coverage provided by this Endorsement, Conditions **B.** and **D.** of **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS** are replaced by the following:

### **B. Duties In The Event Of An Act, Error Or Omission, Or Claim Or Suit**

1. You must see to it that we are notified as soon as practicable of an act, error or omission which may result in a **claim**. To the extent possible, notice should include:
  - a. What the act, error or omission was and when it occurred; and
  - b. The names and addresses of anyone who may suffer damages as a result of the act, error or omission.
2. If a **claim** is made or **suit** is brought against any Insured, you must:
  - a. Immediately record the specifics of the **claim** or **suit** and the date received; and
  - b. Notify us as soon as practicable.You must see to it that we receive written notice of the **claim** or **suit** as soon as practicable.
3. You and any other involved Insured must:
  - a. Immediately send us copies of any demands, notices, summonses or legal papers received in connection with the **claim** or **suit**;
  - b. Authorize us to obtain records and other information;
  - c. Cooperate with us in the investigation or settlement of the **claim** or defense against the **suit**; and
  - d. Assist us, upon our request, in the enforcement of any right against any person or organization which may be liable to the Insured because of an act, error or omission to which this coverage may also apply.
4. No Insured will, except at that Insured's own cost, voluntarily make a payment, assume any obligation or incur any expense without our consent.

**F. For the purposes of the coverage provided by this Endorsement, the following are added to the SECTION V - DEFINITIONS:**

**1. Administration** means:

- a. Providing information to **employees**, including their dependents and beneficiaries, with respect to eligibility for or scope of **employee benefit programs**;
- b. Handling records in connection with the **employee benefit program**; or
- c. Effecting, continuing or terminating any **employee's** participation in any benefit included in the **employee benefit program**.

However, **administration** does not include handling payroll deductions.

**2. Cafeteria plans** means plans authorized by applicable law to allow **employees** to elect to pay for certain benefits with pre-tax dollars.

**3. Claim** means any demand, or **suit**, made by an **employee** or an **employee's** dependents and beneficiaries, for damages as the result of an act, error or omission.

**4. Employee benefit program** means a program providing some or all of the following benefits to **employees**, whether provided through a **cafeteria plan** or otherwise:

- a. Group life insurance, group accident or health insurance, dental, vision and hearing plans, and flexible spending accounts, provided that no one other than an **employee** may subscribe to such benefits and such benefits are made generally available to those **employees** who satisfy the plan's eligibility requirements;
- b. Profit sharing plans, employee savings plans, employee stock ownership plans, pension plans and stock subscription plans, provided that no one other than an **employee** may subscribe to such benefits and such benefits are made generally available to all **employees** who are eligible under the plan for such benefits;
- c. Unemployment insurance, social security benefits, workers' compensation and disability benefits;
- d. Vacation plans, including buy and sell programs; leave of absence programs, including military, maternity, family, and civil leave; tuition assistance plans; transportation and health club subsidies; and
- e. Any other similar benefits designated in the Schedule or added thereto by endorsement.

**G. For the purposes of the coverage provided by this Endorsement, Definition V. of SECTION V - DEFINITIONS is replaced by the following:**

**V. Suit** means a civil proceeding in which damages because of an act, error or omission to which this coverage applies are alleged. **Suit** includes:

- 1. An arbitration proceeding in which such damages are claimed and to which the Insured must submit or does submit with our consent; or
- 2. Any other alternative dispute resolution proceeding in which such damages are claimed and to which the Insured submits with our consent.



**PUBLIC ENTITY  
GENERAL LIABILITY FIA ENDORSEMENT**

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

This Endorsement modifies coverage provided under the **GENERAL LIABILITY COVERAGE FORM, FIA 300** and Items **A** through **L** except Item **H** applies to **PUBLIC OFFICIALS LIABILITY AND EMPLOYMENT PRACTICES COVERAGE FORM, FIA 400**:

This coverage does not apply to any liability:

- A.** Arising out of or caused or contributed to by any ownership, maintenance, operation, use, loading, unloading or control of or responsibility for any airfield, airport, aircraft, runway, hangar, building or other property or facility designed for, used, connected, associated or affiliated with or in any way related to aviation or aviation activities.

This exclusion does not apply to premises exposure for those common areas open to the public including but not limited to parking areas, sidewalks, and terminal buildings;

- B.** Alleging, based upon, arising out of or attributable to inverse condemnation, eminent domain, temporary or permanent taking, adverse possession, dedication by adverse use, condemnation proceedings, or claims brought under Florida Statute 70.001, the "Bert J. Harris, Jr., Private Property Rights Protection Act," or any similar claim by whatever name called.

However, we will pay up to \$100,000 per occurrence and aggregate, inclusive of expenses and after the application of the General Liability Deductible for a claim alleging, based upon, arising out of or attributable to inverse condemnation, eminent domain, temporary or permanent taking, adverse possession, dedication by adverse use, condemnation proceedings, or claims brought under Florida Statute 70.001, the "Bert J. Harris, Jr., Private Property Rights Protection Act," or any similar claim by whatever name called;

- C.** Arising out of, in connection with or caused or contributed to by any failure or inability to supply or any interruption of any adequate quantity of power, steam, pressure, or fuel;
- D.** Arising out of or caused or contributed to by any subsidence, erosion or earth movement;
- E.** Arising out of or caused or contributed to by any operation, maintenance, use, ownership or control of or responsibility for any:
- 1.** Hospital;
  - 2.** Clinic;
  - 3.** Treatment center or other public medical, psychiatric or psychological facility;
  - 4.** Medical, psychiatric or psychological treatment facility or infirmary at a prison, jail or other correctional facility of incarceration;
  - 5.** Any other facility which is similar or related to any of the forgoing;
- F.** Arising out of **bodily injury** or **property damage** if such **bodily injury** or **property damage** is due to the rendering or failure to render any **professional health care services**, but not including

emergency medical services for first aid performed by employed emergency medical technicians, paramedics or Medical Director while in the course and scope of their duties.

As used in this exclusion, **professional health care services** means any medical, surgical, nursing, psychiatric or dental service, except:

1. The acts of employed certified emergency medical service personnel in the course and scope of their duties for you; and
  2. The acts of employed licensed nurses, school psychologists, physical therapists, speech therapists emergency medical technicians or paramedics in the course and scope of their duties for you;
- G.** Arising out of or cause or contributed to by or connected with any actual or alleged violation of the Employee Retirement Income Security Act of 1974 (Public Law 93-406) or any amendment thereto or any similar provision of any local, state or federal law, statutory or common;
- H.** Arising out of or caused or contributed to by any actual or alleged illegal discrimination;
- I.** Arising out of the sale or distribution or handling of contaminants, or pollutants including but not limited to acids, alkylides, chemicals, fungus, metals, mold or bacteria in water sold, handled or distributed on behalf of the Named Insured;
- J.** Arising out of any claim for injunctive, declaratory, or equitable relief and costs inclusive of any attorney's fees arising therefrom; and
- K.** Arising out of any activity or function by or on behalf of any law enforcement agency or any agent thereof and/or activity or function related to the administration of the criminal justice system, including secondary employment of any law enforcement official.





**PUBLIC ENTITY  
GENERAL LIABILITY DEDUCTIBLE COVERAGE**

NAMED INSURED: Cory Lakes Community Development District  
POLICY NO: 100125518

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY**

This Endorsement modifies coverage provided under the following:  
**GENERAL LIABILITY COVERAGE FORM, FIA 300**

With respect to coverage provided by this Endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

This Endorsement changes the Policy effective on the inception date of the Policy unless another date is indicated above.

**SCHEDULE**

Coverage	Amount and Basis of Deductible	
	Per Claim	Per Occurrence
Bodily Injury Liability and/or Property Damage Liability Combined	\$0	\$0

APPLICATION OF ENDORSEMENT (Enter below any limitations on the application of this Endorsement. If no limitation is entered, the Deductibles apply to damages for all **bodily injury** and **property damage**, however caused):

- A.** Our obligation under Coverage **A. BODILY INJURY AND PROPERTY DAMAGE LIABILITY** in **SECTION I - COVERAGES** to pay damages on your behalf applies only to the amount of damages in excess of any Deductible amounts stated in the Schedule above as applicable to such coverages.
- B.** You may select a Deductible amount on either a Per Claim or Per **Occurrence** basis. Your selected Deductible applies to the coverage option and to the basis of the Deductible indicated by the placement of the Deductible amount in the Schedule above. The Deductible amount stated in the Schedule above applies as follows:
- 1. PER CLAIM BASIS.** If the Deductible amount indicated in the Schedule above is on a Per Claim basis, that Deductible applies to all damages sustained by any one person because of:
    - a. Bodily injury;**
    - b. Property damage; or**
    - c. Bodily injury and property damage combined;**as the result of any one **occurrence**.

If damages are claimed for care, loss of services or death resulting at any time from **bodily**

**injury**, a separate Deductible amount will be applied to each person making a claim for such damages. With respect to **property damage**, person includes an organization.

2. **PER OCCURRENCE BASIS.** If the Deductible amount indicated in the Schedule above is on a Per **Occurrence** basis, that Deductible amount applies to all damages because of:

- a. **Bodily injury**;
- b. **Property damage**; or
- c. **Bodily injury** and **property damage** combined

as the result of any one **occurrence**, regardless of the number of persons or organizations who sustain damages because of that **occurrence**.

- C. The terms of this coverage, including those with respect to:

- 1. Our right and duty to defend the Insured against any **suits** seeking those damages; and
- 2. Your duties in the event of an **occurrence**, claim, or **suit** apply irrespective of the application of the Deductible amount.

- D.

- 1. We may pay any part or all of the Deductible amount to effect settlement of any claim or **suit** and, upon notification of the action taken, you shall promptly reimburse us for such part of the Deductible amount as has been paid by us.
- 2. In the event that an occurrence, accident or offense continues beyond the Policy Period, the applicable Deductible would apply separately to each Policy Period in which the **occurrence**, accident or offense was committed or was alleged to have been committed.



**PUBLIC ENTITY  
CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM**

NAMED INSURED: Cory Lakes Community Development District  
POLICY NO: 100125518

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

This Endorsement modifies coverage provided under the following:  
**GENERAL LIABILITY COVERAGE FORM, FIA 300**

**A. Cap On Certified Terrorism Losses**

**Certified act of terrorism** means an act that is certified by the Secretary of the Treasury, in accordance with the provisions of the federal Terrorism Risk Insurance Act, to be an act of terrorism pursuant to such Act. The criteria contained in the Terrorism Risk Insurance Act for a **certified act of terrorism** include the following:

1. The act resulted in insured losses in excess of \$5 million in the aggregate, attributable to all types of insurance subject to the Terrorism Risk Insurance Act; and
2. The act is a violent act or an act that is dangerous to human life, property or infrastructure and is committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

If aggregate insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance Act exceed \$100 billion in a calendar year and we have met our insurer deductible under the Terrorism Risk Insurance Act, we shall not be liable for the payment of any portion of the amount of such losses that exceeds \$100 billion, and in such case insured losses up to that amount are subject to pro rata allocation in accordance with procedures established by the Secretary of the Treasury.

**B. Application Of Exclusions**

The terms and limitations of any terrorism exclusion, or the inapplicability or omission of a terrorism exclusion, do not serve to create coverage for any loss which would otherwise be excluded under this Coverage Part, such as losses excluded by the nuclear exclusion or the war exclusion.



**PUBLIC ENTITY  
PUBLIC OFFICIALS' LIABILITY &  
EMPLOYMENT PRACTICES LIABILITY COVERAGE PART DECLARATIONS**

NAMED INSURED: Cory Lakes Community Development District  
POLICY NO: 100125518  
POLICY PERIOD: October 1, 2025 - October 1, 2026

**SCHEDULE OF COVERAGE AND LIMITS OF LIABILITY**

Coverage is only provided for the coverages indicated by a check mark (☑).

<b><u>Deductibles</u></b>			
	Public Officials' Liability	\$0	
	Employment Practices Liability	\$0	
	Third-Party Employment Practices Liability	\$0	
	Public Crisis Event	\$5,000	

<b><u>Coverage</u></b>			
<input checked="" type="checkbox"/>	Public Officials' Liability	\$1,000,000	Each Claim
		\$2,000,000	Aggregate Limit
	Retroactive Date	<input type="text"/>	

<input checked="" type="checkbox"/>	Employment Practices Liability	\$1,000,000	Each Claim
		\$2,000,000	Aggregate Limit
	Retroactive Date	<input type="text"/>	
	Public Crisis Events	\$25,000	Each Claim

**Note: Full Prior Acts if no Retroactive Date is shown above.**

FORMS APPLICABLE TO ALL COVERAGE PARTS: See Policy Forms List – FIA 003

THESE DECLARATIONS TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE PARTS, APPLICATION, FORMS AND ENDORSEMENTS, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED POLICY.



**PUBLIC ENTITY  
PUBLIC OFFICIALS' LIABILITY AND EMPLOYMENT PRACTICES  
LIABILITY COVERAGE FORM  
(Claims Made and Reported)  
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**PUBLIC ENTITY  
PUBLIC OFFICIALS' LIABILITY AND EMPLOYMENT PRACTICES  
LIABILITY COVERAGE FORM  
(Claims Made and Reported)**

Various provisions in this Coverage Form restrict coverage. Read the entire Coverage Form carefully to determine rights, duties and what is and is not covered.

Throughout this Coverage Form the words "you" and "your" refer to the Named Insured shown in the Declarations which is a **Public Entity**. The words "we", "us" and "our" refer to Florida Insurance Alliance which is the Insurer providing this coverage.

Other words and phrases that appear in **bold-faced type** have special meaning. Refer to **SECTION III - DEFINITIONS**.

In consideration of the payment of the premium, in reliance upon the **Application**, and subject to the Declarations and the terms and conditions of this Coverage Form, we and you agree as follows:

**SECTION I - COVERAGE AGREEMENTS**

**A. Public Officials' Legal Liability**

We will pay on behalf of the **Insured** all sums in excess of the Deductible that the **Insured** shall become legally obligated to pay as **Damages** and **Claim Expenses** because of a **Claim** first made against the **Insured** and reported to us during the **Policy Period** or, if exercised, the **Extended Reporting Period**, by reason of a **Wrongful Act** in the performance of or failure to perform duties for you. The **Wrongful Act** must have been committed on or subsequent to the **Retroactive Date** specified in the Declarations and before the end of the **Policy Period**.

**B. Employment Practices Liability and Third-Party Liability**

If coverage is granted pursuant to the Declarations, **we** will pay on behalf of the **Insured** all sums in excess of the Deductible that the **Insured** shall become legally obligated to pay as **Damages** and **Claim Expenses** because of a **Claim** first made against the **Insured** and reported to us during the **Policy Period**, or if exercised, the **Extended Reporting Period**, by reason of a **Wrongful Act**, if such **Claim** is brought and maintained by or on behalf of any of your past, present or prospective full-time, part-time, temporary or leased **employee(s)**. The **Wrongful Act** must have been committed on or subsequent to the **Retroactive Date** specified in the Declarations and before the end of the **Policy Period**.

**C. Public Officials Crisis Management Coverage**

We will pay on behalf of the **Insured**, in excess of the Deductible and subject to the Limit of Liability set forth in the Declarations, those **Crisis Management Expenses** incurred by the **Insured** in response to any **Public Crisis Event** first taking place during the **Policy Period** and reported to us in accordance with Section **VIII – NOTICE**, paragraph **E**. of this Coverage Form.

**SECTION II - SUPPLEMENTARY PAYMENTS**

**A. Pre-Termination**

If during the **Policy Period**, you report a potential termination of any **employee** to us prior to the time the termination is made, we will pay for consultation with legal counsel of our choice to provide:

1. Legal analysis concerning the appropriateness of the termination; and
2. If applicable, legal assistance in handling the termination.

The most we will pay is \$2,500 for each potential employee termination, subject to a **Policy Period** aggregate of \$5,000.

#### **B. Non-Monetary claims**

We shall defend a **Claim** seeking relief or redress in any form other than monetary damages, provided said **Claim** is not otherwise excluded, or **Claim Expenses** for a **Claim** seeking such non-monetary relief, subject to the following conditions:

1. **Claim Expenses** shall have an aggregate limit of liability of \$100,000, beyond the Deductible. This limit shall be part of the Limit of Liability stated in the Declarations, and again is subject to the per **Claim** Deductible;
2. We will defend the **Claim** from the time notice is first given to us by you.

### **SECTION III – DEFINITIONS**

When used in this Coverage Form:

**A. Advertising Injury** means any damages based upon or arising out of a wrongful act from one or more of the following:

1. Violation of property rights;
2. Misappropriation of advertising ideas or style of business;
3. Infringement of copyright title or slogan.

**B. Application** means all applications, including any attachments thereto, and all other information and materials submitted by or on behalf of all **Insureds** to us in connection with our underwriting this Coverage Form or any policy of which this Coverage Form is a direct or indirect renewal or replacement. All such applications, attachments, information and materials are deemed attached to and incorporated in this Coverage Form.

**C. Bodily Injury** means injury to the body, sickness, or disease, including death resulting from such injuries. **Bodily Injury** also means mental injury, mental anguish, mental tension, emotional distress, pain and suffering, or shock, whether or not resulting from injury to the body, sickness, disease or death of any person.

**D. Business Invitee** means a natural person, solely in their capacity as one who is invited to enter into and remain on any **Premises** for a purpose directly or indirectly connected with your business or commercial dealings therein. A **Business Invitee** shall not, under any circumstances, include a trespasser or any other person who enters any **Premises** without the **Insured's** knowledge or permission, or any **Employee**, or any student or minor.

**E. Certified Act of Terrorism** means an act that is certified by the Secretary of the Treasury, in accordance with the provisions of the federal Terrorism Risk Insurance Act, to be an act of terrorism pursuant to such Act. The criteria contained in the Terrorism Risk Insurance Act for a **Certified Act of Terrorism** include the following:

1. The act resulted in insured losses in excess of \$5 million in the aggregate, attributable to all types of insurance subject to the Terrorism Risk Insurance Act; and
2. The act is a violent act or an act that is dangerous to human life, property or infrastructure and is

committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

3. The terms and limitations of any terrorism exclusion, or the inapplicability or omission of a terrorism exclusion, do not serve to create coverage for **Bodily Injury** or **Property Damage** that is otherwise excluded under this Coverage Form.

**F. Claim Expenses** means:

1. Reasonable and necessary attorneys' fees, expert witness fees and other fees and costs incurred by us, or by an **Insured** with our prior written consent, in the investigation and defense of covered **Claims**;
2. Reasonable and necessary premiums for any appeal bond, attachment bond or similar bond, provided we shall have no obligation to apply for or furnish such bond; and
3. Prejudgment and post judgment interest awarded in any **Claim**.

**Claim Expenses** shall not include wages, salaries, fees or costs of directors, officers or employees of ours or yours.

**G. Claim** means:

1. A civil proceeding against any **Insured** seeking monetary damages or non-monetary or injunctive relief, commenced by the service of a complaint or similar pleading; and
2. An administrative proceeding including but not limited to EEOC or other regulatory proceeding against any **Insured**, commenced by the filing of a notice of charges, investigative order or similar document.

**H. Computer system** means computer hardware, software, networks, networking equipment, applications, associated electronic devices, electronic data storage devices, input and output devices, and back up facilities operated by, owned by, leased to the **Insured**.

**I. Crisis Management Expenses** means **Public Relations Expenses, Travel/ Printing Expenses, Family Travel Expenses** and **Post-Crisis Expense**; provided however, that **Crisis Management Expenses** shall not include:

1. The **Insured's** overhead expenses or any salaries, wages, fees or benefits of **Employees**;
2. The cost of medical, psychiatric or counseling services, even if provided by a **Crisis Management Firm**;
3. Any fees or expenses, legal or otherwise, related to civil, administrative or criminal investigations, proceedings or litigation.

**J. Crisis Management Firm** means any public relations firm, crisis management firm or law firm hired or appointed by **the Insured** to perform Crisis Management Services in connection with the **Public Crisis Event**. It shall be the **Insured's** duty to select and retain the Crisis Management Firm.

**K. Damages** means compensatory damages which the **Insured** becomes legally obligated to pay on account of a covered **Wrongful Act**, by way of judgment, award or, with our prior written consent, settlement.

**Damages** shall not include:

1. Taxes, fines, penalties, or sanctions;
2. Punitive or exemplary damages or the multiple portion of any multiplied damages award;
3. Matters uninsurable under the laws pursuant to which this Coverage Form is construed; or



4. The cost to comply with any injunctive or other non-monetary or declaratory relief, including specific performance, or any agreement to provide such relief.

**L. Emergency Response Plan** means:

1. A formal written and adopted public safety and crisis response manual that details the **Insured's** policies and procedures in the event of a **Public Crisis Event**; or
2. In the absence of such formal written manual, any applicable federal, state or local law, ordinance or statute that authorizes the **Insured** to take emergency action or specifically describes your obligations in the event of a public emergency.

**M. Employee** means the following natural persons, but only for **Wrongful Acts** committed while acting within the scope of employment for you.

1. Full-time, part-time, seasonal and temporary employees; and
2. All persons who perform services on a volunteer basis for you, and under your direction and control.

**Employee** shall not include persons providing services to you under a mutual aid agreement or any similar agreements.

**N. Extended Reporting Period** means the period for the extension of coverage, if exercised, described in **SECTION VI – EXTENDED REPORTING PERIODS**.

**O. Family Travel Expenses** means the reasonable and necessary expenses incurred by any natural or adoptive parent, legal guardian, spouse, or child of a **Victim** within 30 days after such **Public Crisis Event** took place to travel to the location where the **Public Crisis Event** took place, so long as the **Public Crisis Event** took place on an official trip sponsored by the **Insured**. For the purpose of this definition, coach air transportation and/or ground transportation and standard class hotel accommodations shall be deemed reasonable expenses.

**P. Hazardous Substances** shall mean any oil or oil products, infectious or medical scents or byproducts produced or released by fungi but does not include any fungi intended by the **Insured** for consumption and electric or magnetic or electromagnetic field. **Hazardous substances** shall also include any substance exhibiting any hazardous characteristics as defined by or identified on a list of hazardous substances issued by the United States Environmental Protection Agency or any federal, state, county, municipal or local counterpart thereof or any foreign equivalent.

**Q. Insured** means:

1. The Named Insured;
2. All persons who were, now are or shall be lawfully elected or appointed officials or employees while acting for or on your behalf;
3. Commissions, boards, or other units, and members and employees thereof, operated by and under your jurisdiction and within an apportionment of the total operating budget indicated in the **Application** for this Coverage Form;
4. Volunteers and leased **Employees** acting for or on behalf of, and at the request and under the direction of, you;
5. Your officials and **Employees** appointed at your request to serve with an outside tax-exempt entity;
6. Your Medical Director, but solely while acting within the course and scope of their duties as Medical Director as outlined in Florida Statute 401.265.

- R. Personal Injury** means injury arising out of one or more of the following offenses:
1. False arrest, detention or imprisonment;
  2. Malicious prosecution;
  3. Libel, slander or other defamatory or disparaging material;
  4. Publication or an utterance in violation of an individual's right to privacy; and
  5. Wrongful entry or eviction, or other invasion of the right to private occupancy.
- S. Policy Period** means the period of time specified in the Declarations, subject to prior termination pursuant to paragraph **A. CANCELLATION** in the **COMMON AGREEMENT CONDITIONS**.
- T. Pollutants** means solids, liquids, gaseous or thermal irritants, contaminants including smoke, vapor, soot, fumes acids, alkalis, chemicals and waste materials. Waste includes materials to be recycled, reconditioned, or reclaimed.
- U. Post-Crisis Expenses** means the reasonable costs incurred by the **Insured** within 60 days after the **Public Crisis Event** took place to purchase equipment or make property improvements that are not covered by other insurance and that relate directly to the security of the **Insured's Premises** and may assist in prevention or mitigation of future **Public Crisis Events**.
- V. Premises** means the following, if located in the continental United States:
1. Any building, facility or other real property including adjoining ways, which the **Insured** owns, rents or leases and is used by the **Insured** to conduct its business, including administration, maintenance and recreational facilities;
  2. Any other building, facility, or other real property, but solely if being visited by your elected or appointed or employed officials, directors, members of commissions, boards or other units operated by the **Insured** and under its jurisdiction, or **Employees**, on an official business trip on behalf of the **Insured**;
  3. Any vehicle that the **Insured** owns or leases pursuant to a written contract, but solely if being used in the transportation of your elected or appointed or employed officials, directors, members of commissions, boards or other units operated by you and under your jurisdiction, or **Employees**.
- Premises** does not include:
- a. Any building, facility, or other real property owned, rented or leased by, or under the management and direction of any individual or entity other than the **Insured**, other than as described in paragraph **2.** above;
  - b. Any location for an event independently organized by **Employees** or others without the knowledge or approval of the **Insured**; or
  - c. Any vehicle, other than as described in paragraph **3.** above.
- W. Professional Health Care Services** means any medical, surgical, nursing, psychiatric or dental service, except:
1. The acts of employed certified emergency medical service personnel in the course and scope of their duties for you; and
  2. The acts of employed licensed nurses, school psychologists, physical therapists, speech therapists emergency medical technicians or paramedics in the course and scope of their duties for you.

**X. Property Damage** means:

1. Physical injury to, or loss or destruction of, tangible property, including the loss of use thereof; and
2. Loss of use of tangible property which has not been physically injured, damaged or destroyed.

**Y. Public Crisis Event** means:

1. Any violent act of a criminal nature taking place on the **Insured's Premises** which caused **Bodily Injury** to a **Victim**; or
2. A credible threat communicated to the **Insured** of a violent act of a criminal nature taking place on the **Insured's Premises** which the **Insured** reasonably believed may imminently cause **Bodily Injury** to a **Victim**;

in response to which the **Insured**:

- a. Implements its **Emergency Response Plan**;
- b. Contact federal, state or local policy authorities for assistance; and
- c. Invokes an emergency succession plan due to **Bodily Injury** to a **Victim**, or the credible threat thereof.

**Public Crisis Event** involving a sequence or series of related violent acts or threats will be deemed to have taken place at the time the first violent act began or threat occurred. Continuous or repeated exposure to substantially the same acts or threats, regardless of how many **Victims** by the same perpetrator, or two or more perpetrators acting in concert, shall be considered one **Public Crisis Event**.

**Z. Public Entity** means the municipality, governmental body, department or unit which is shown in the Declarations as the Named Insured.

**AA. Public Relations Expenses** means the reasonable and necessary fees and expenses incurred by the **Insured** in response to a **Public Crisis Event**, within 120 days after such **Public Crisis Event** took place, for services performed by a **Crisis Management Firm** to minimize potential negative publicity or loss of goodwill to the name or reputation of the **Insured** arising from such **Public Crisis Event**, including but not limited to maintaining and restoring public confidence in the **Insured** and providing advice to the **Insured**.

**BB. Related Claims** means all **Claims** arising out of a single **Wrongful Act** or a series of **Related Wrongful Acts**. All **Related Claims** that are made and reported before the end of the **Policy Period** or any **Extended Reporting Period** provided shall be deemed to have been first made on the earliest date any **Related Claim** is first made against the **Insured**, regardless of whether that earliest date is before the **Policy Period**, during the **Policy Period**, or during the **Extended Reporting Period**, and regardless of the number of **Related Claims**, claimants, defendants or causes of action.

**CC. Related Wrongful Acts** means all **Wrongful Acts** that have as a common nexus any act, circumstance, situation, event, transaction, cause or series of related facts, circumstances, situations, events, transactions or causes.

**DD. Retaliation** means a wrongful act of an **Insured** relating to or alleged to be in response to any of the following activities:

1. The disclosure or threat of disclosure by your **Employee** to a superior or to any governmental agency of any act by an **Insured** which act is alleged to be a violation of any federal, state, local or foreign law, common or statutory, or any rule or regulation promulgated thereunder;
2. The actual or attempted exercise by your employee of any right that such employee has under

law, including rights under workers' compensation laws, the Family and Medical Leave Act, the Americans with Disabilities Act or any other law relating to employee rights;

3. The filing of any claim under the Federal False Claims Act or any other federal, state, local or foreign whistle-blower law;
4. Strikes by your employees; or
5. Political affiliation.

**EE. Retroactive Date** means the date specified in the Declarations.

**FF. Sexual abuse** means any actual, attempted or alleged sexual conduct by a person, or by persons acting in concert, which causes injury. **Sexual abuse** includes **sexual molestation**, sexual assault, sexual exploitation, or sexual injury. It does not include sexual harassment.

**GG. Sexual molestation** means physical **sexual abuse** of any person, including but not limited to, any non-consensual physical sexual involvement or physical sexual contact.

**HH. Travel/Printing Expenses** means the reasonable and necessary expense incurred by the **Insured** in response to a **Public Crisis Event** within 120 days after such **Public Crisis Event** took place for printing, advertising, mailing materials, or travel by any **Insured** or the **Crisis Management Firm** in connection with such **Public Crisis Event**.

**II. Victim** means:

1. Any elected or appointed or employed officials, directors, members of commissions, boards or other unit operated by the **Insured** and under its jurisdiction;
2. Any **Business Invitee**; or
3. Any **Employee**;

who sustain(s) a **Bodily Injury**.

Provided however, **Victim** shall not include any independent contractor or subcontracted personnel working on the **Premises** or any person who has or is alleged to have made any attempt at, or knowingly participated in, or encouraged any **Public Crisis Event**.

**JJ. Wrongful Act** means:

1. With respect to Public Officials' Liability, any actual or alleged act, error or omission, neglect or breach of duty committed by you, or by any other **Insured** solely in the performance of duties for you.
2. With respect to Employment Practices Liability, a **Wrongful Employment Practice** or **Wrongful Third Party** committed by you, or by any other **Insured** solely in the performance of duties for you.

**KK. Wrongful Employment Practice** means any actual or alleged:

1. Wrongful dismissal or discharge or termination of employment, whether actual or constructive;
2. Employment related misrepresentation;
3. Violation of any federal, state, or local laws (whether common or statutory) concerning employment or discrimination in employment;
4. Sexual harassment or other unlawful workplace harassment;
5. Wrongful deprivation of a career opportunity or failure to employ, promote or grant tenure;
6. Wrongful discipline of employees;

7. Negligent evaluation of employees;
8. Failure to adopt adequate workplace or employment policies and procedures; or
9. Employment related libel, slander, defamation or invasion of privacy.

**LL. Wrongful Third Party** means any actual or alleged against an **Insured** by a third-party individual (other than another **Insured**, or a student minor) with whom an **Insured** interacts for the **Premises** of conducting official business on behalf of the **Insured**:

1. Harassment (including sexual harassment);
2. Discrimination based upon age, gender, race, color, national origin, religion, sexual orientation or preference, pregnancy or disability or any basis prohibited by federal, state or local laws; or
3. Invasion of privacy.

The foregoing definitions shall apply equally to the singular and plural forms of the respective words.

#### **SECTION IV – EXCLUSIONS**

We shall not be liable for **Damages** or **Claim Expenses** on account of any **Claim**:

- A.** Based upon, arising out or attributable to any actual dishonest, fraudulent, criminal or malicious act, error or omission, or any intentional or knowing violation of the law by an **Insured**. The applicability to this exclusion to any specific **Insured** may be determined by an admission of such **Insured**, a finding, or a final adjudication on the proceeding constituting the **Claim** or in a proceeding separate from or collateral to the **Claim**. If any specific **Insured** in fact engaged in the conduct specified in this exclusion, such **Insured** shall reimburse us for any **Claim Expenses** advanced to or on behalf of such **Insured**.
- B.** Seeking relief or redress in any form other than monetary damages or **Claim Expenses** for a **Claim** seeking such non-monetary relief, except as provided in the **SECTION II - SUPPLEMENTARY PAYMENTS**.
- C.** Alleging, based upon, arising out or attributable to any:
  1. **Bodily Injury**;
  2. **Property Damage**;
  3. **Personal Injury**;
  4. **Advertising Injury**;
  5. Any allegation that an **Insured** negligently employed, investigated, supervised or retained any person who is liable or responsible for such injury or damage, as it relates to items **C. 1., C.2., C.3.** and **C.4.** above; or
  6. Any willful violation of any statute, ordinance or regulation committed by you or an **Insured** or with your knowledge or consent as it relates to items **C. 1., C.2., C.3.,** and **C.4.** above.
- D.** Alleging, based upon, arising out or attributable to inverse condemnation, eminent domain, temporary or permanent taking, adverse possession, dedication by adverse use, condemnation proceedings, or claims brought under Florida Statute 70.001, the "Bert J. Harris, Jr., Private Property Rights Protection Act," or any similar claim by whatever name called.
- E.** Alleging, based upon, arising out or attributable to the failure to effect or maintain any insurance or bond, which shall include, but not be limited to, insurance provided by self-insurance arrangements, pools, self-insurance trusts, captive insurance companies, retention groups, reciprocal exchanges or any other plan or agreement of risk transfer or assumption.
- F.** Alleging, based upon, arising out or attributable to the gaining in fact of any profit or financial

advantage to which the **Insured** was not legally entitled.

- G. Alleging, based upon, arising out or attributable to the return or improper assessment of taxes, assessments, penalties, fines, fees.
- H. Alleging, based upon, arising out or attributable to:
  - 1. The actual, alleged or threatened discharge, dispersal, release, escape, seepage, migration or disposal of **Pollutants**; or
  - 2. Any direction or request that any **Insured** test for, monitor, clean up, remove, contain, treat, detoxify or neutralize **Pollutants**, or any voluntary decision to do so.
- I. Alleging, based upon, arising out or attributable to the planning, construction, maintenance, operation or use of any nuclear reactor, nuclear waste storage or disposal site or any other nuclear facility; the transportation of nuclear material; or any nuclear reaction or radiation, or radioactive contamination, regardless of its cause.
- J. Arising, directly or indirectly, out of a **Certified Act of Terrorism**.
- K. Alleging, based upon, arising out or attributable to an actual or alleged violation of the responsibilities, obligations or duties imposed by the Employee Retirement Income Security Act of 1974, any similar state or local laws, and any rules and regulations promulgated thereunder and amendments thereto.
- L. Brought or maintained by or on behalf of or in the right of any **Insured**, however, with respects any **Claim** alleging any **Wrongful Employment Practices**, this exclusion shall only apply to cross-claims or counter-claims brought or maintained by, on behalf of, or in the right of one **Insured** against another **Insured**.
- M. Alleging, based upon, arising out or attributable to breach of contract, warranty, guarantee or promise unless such liability would have attached to the **Insured** even in the absence of such contract, warranty, guarantee or promise. However, this exclusion shall not apply to any **Claim** alleging any **Wrongful Employment Practices**.
- N. Alleging, based upon, arising out or attributable to any actual or alleged liability assumed by the **Insured** under any contract or agreement, unless such liability would have attached to the **Insured** even in the absence of such contract.
- O. Alleging, based upon, arising out or attributable to any actual or alleged violation of any antitrust, restraint of trade or other law, rule or regulation which protects competition.
- P. Alleging, based upon, arising out or attributable to the operation of or activities of any hospitals, clinics, treatment center or other public medical, psychiatric or psychological facility, medical, psychiatric or psychological treatment facility or infirmary at a prison, jail or other correctional facility of incarceration, nursing homes, or other health care operations, unless specifically included by endorsement attached.
- Q. Based upon, directly or indirectly resulting from, or in consequence of or in any way involving the actual, alleged or threatened:
  - 1. **Sexual Abuse** or **Sexual Molestation** by anyone of any person while in the care, custody or control of any **Insured**;
  - 2. The negligent employment, investigation, supervision or retention of any **Insured** alleged to have sexually abused or sexually molested any person while in the care, custody or control of any **Insured**; or
  - 3. The failure of any **Insured** to report **sexual abuse** or **sexual molestation** when required to do so.
- R. Alleging, based upon, arising out or attributable to the rendering or failure to render medical services,

including without limitation:

1. Providing medical, surgical, dental, psychiatric or nursing treatment, care, diagnosis or services, including the furnishing of food or beverage in connection therewith;
  2. Furnishing or dispensing drugs or medical, dental or surgical supplies or appliances;
  3. Handling, arranging or performing post-mortem examinations on human bodies;
  4. Providing services as a member of or participant in a formal medical accreditation or similar medical professional board or committee of a hospital or a professional society;
  5. Providing services as a member of or participating in a formal medical peer review committee, board or similar medical peer review group of a hospital or a professional society; or
  6. Proffering any advice, counseling, training and oversight in connection with any of the above except as provided under Florida Statute 401.265.
- S. Alleging, based upon, arising out or attributable to:
1. Any prior or pending litigation filed on or before the effective date of the first agreement issued and continuously renewed by us, or the same or substantially the same **Wrongful Act**, fact, circumstance or situation underlying or alleged therein; or
  2. Any other **Wrongful Act** which, together with a **Wrongful Act** in any prior or pending litigation, would constitute **Related Wrongful Acts**.
- T. Alleging, based upon, arising out or attributable to:
1. Any **Wrongful Act**, fact, circumstance or situation which has been the subject of any written notice given under any other agreement or policy; or
  2. Any other **Wrongful Act** which, together with a **Wrongful Act** which has been the subject of such notice, would constitute **Related Wrongful Acts**.
- U. Alleging, based upon, arising out or attributable to any **Wrongful Act** prior to the inception date of the first agreement issued by us and continuously renewed and maintained, if on or before such date any **Insured** knew or could have reasonably foreseen that such **Wrongful Act** could lead to a **Claim**.
- V. Solely with respect to any **Claim** under **SECTION I - COVERAGE AGREEMENTS**, paragraph **B. Employment Practices Liability and Third-Party Liability**:
1. Alleging, based upon, arising out or attributable to any violation of the responsibilities, obligations or duties imposed by:
    - a. Any worker's compensation, disability benefits, unemployment compensation, unemployment insurance, retirement benefits, social security benefits or similar law;
    - b. The Fair Labor Standards Act (except the Equal Pay Act);
    - c. The National Labor Relations Act;
    - d. The Worker Adjustment and Retraining Notification Act;
    - e. The Consolidated Omnibus Budget Reconciliation Act;
    - f. The Occupational Safety and Health Act;or any rules or regulations of any of such statutes or laws, amendments thereto or any similar provisions of any federal, state, local or foreign statutory law or common law; provided however, this exclusion shall not apply to a **Claim** for **Retaliation**.
  2. Alleging, based upon, arising out or attributable to any costs or liability incurred by any **Insured**



to provide any reasonable accommodations required by, made as a result of, or to conform with the requirements of, the Americans With Disabilities Act of 1992, as amended, or any similar federal, state or local law, regulation or ordinance, including the modification of any building, property or facility to make it more accessible or accommodating to any disabled person.

- W.** Arising out of any actual or alleged act or omission resulting from law enforcement activities of any police department or any other law enforcement agencies, including their agents or employees. This exclusion does not apply to **Claims** arising out of any actual or alleged acts or omissions by school employees or volunteers that have been certified as school guardians under Florida Statute 30.15 and appointed to serve their schools as a safe-school officer under Florida Statute 1006.12.
- X.** Based on or arising out of the infringement of copyright, trademark, plagiarism, piracy or misappropriation of any ideas or other intellectual property.
- Y.** Based upon, directly or indirectly resulting from Electronic Vandalism. Such loss or damage is excluded regardless of any other cause or event that contributes concurrently or in any sequence to the loss or damage. As used in this exclusion, Electronic Vandalism means:
  - 1.** Willful or malicious destruction of computer programs, content, instructions or other electronic or digital data stored within **Computer Systems**;
  - 2.** Unauthorized computer code or programming that:
    - a.** Deletes, distorts, corrupts or manipulates computer programs, content, instructions or other electronic or digital data, or otherwise results in damage to computers or **Computer Systems** or networks to which it is introduced;
    - b.** Replicates itself, impairing the performance of computers or **Computer Systems** or networks; or
    - c.** Gains remote control access to data and programming within computers or **Computer Systems** or networks to which it is introduced, for uses other than those intended for authorized users of the computers or **Computer Systems** or networks.

With respect to any activity that comes within the terms of exclusion **BB.** (War and Military Action Exclusion) and involves Electronic Vandalism, exclusion **BB.** (War and Military Action Exclusion) supersedes this exclusion **Y.** (Electronic Vandalism Exclusion). With respect to any activity that comes within the terms of exclusion **J.** (Terrorism Exclusion) and involves Electronic Vandalism, exclusion **J.** (Terrorism Exclusion) supersedes this exclusion **Y.** (Electronic Vandalism Exclusion).

- Z.** Based upon or arising out of:
  - a.** Any activity for which an **Insured** is acting in a fiduciary capacity; or
  - b.** Any debt financing, including but not limited to bonds, notes, debentures and guarantees of debt; or
  - c.** The formulation of tax rates, the collection of taxes, or the formulation of tax refunds.
- AA.** Arising directly or indirectly out of, resulting from, caused or contributed to by electromagnetic radiation, provided that such loss, cost or expense results from or is contributed to by the hazardous properties of electromagnetic radiation. This includes any costs for the actual or threatened abatement, mitigation, or removal.
- BB.** Arising directly or indirectly out of:
  - 1.** Hostile or warlike action in time of peace or war, including action in hindering, combating or defending against an actual, impending or expected attack:
    - a.** By any government or sovereign power (de jure or de facto), or by any authority maintaining



or using military, naval or air forces;

**b.** By military, naval or air forces; or

**c.** By an agent of any such government, power, authority or forces.

- 2.** Invasion, insurrection, rebellion, revolution, civil war, usurped power, or action taken by governmental authority in hindering, combating or defending against such an occurrence.

Any discharge, release, explosion or use of any chemical or biological agent, or any weapon or device of war employing nuclear fission or fusion, will be conclusively presumed to be such a hostile or warlike action by such a government, power, authority or forces.

With respect to any action that comes within the terms of this exclusion **BB.** (War and Military Action Exclusion) and:

- 1.** Involves nuclear reaction or radiation, or radioactive contamination, this exclusion **BB.** (War and Military Action Exclusion) supersedes exclusion **I.** (Nuclear Hazard Exclusion);
- 2.** Involves Electronic Vandalism as defined in exclusion **Y.** (Electronic Vandalism Exclusion), this exclusion **BB.** (War and Military Action Exclusion) supersedes exclusion **Y.** (Electronic Vandalism Exclusion);
- 3.** Comes within the terms of exclusion **J.** (Terrorism Exclusion), this Exclusion **BB.** (War and Military Action Exclusion) supersedes exclusion **J.** (Terrorism Exclusion).

**CC.** That includes an award for punitive or exemplary damages.

**DD.** Based upon or arising out of any **Hazardous Substances.**

**EE.** Arising out of the ownership, maintenance, use or entrustment to others, or control of or responsibility for any airfield, airport, aircraft, runway, hangar, building or other property or facility designed for, used, connected, associated or affiliated with or in any way related to aviation or aviation activities. Use includes operation and loading or unloading.

This exclusion does not apply to premises exposure for those common areas open to the public including but not limited to parking areas, sidewalks, and terminal buildings.

**FF.** Arising out of, in connection with or caused or contributed to by any failure or inability to supply or any interruption of any adequate quantity of power, steam, pressure, or fuel.

**GG.** Arising out of or caused or contributed to by any subsidence, erosion or earth movement.

**HH.** Due to the rendering or failure to render any **Professional Health Care Services**, but not including emergency medical services for first aid performed by employed licensed nurses, school psychologists, physical therapists, speech therapists, emergency medical technicians, paramedics or Medical Director while in the course and scope of their duties.

**II.** Arising out of the sale or distribution or handling of contaminants, or **Pollutants** including but not limited to acids, alkylides, chemicals, **Fungi**, metals, or bacteria in water sold, handled or distributed on behalf of the Named Insured.

**JJ.** Arising out of any **Claim** for injunctive, declaratory, or equitable relief and costs inclusive of any attorney's fees arising therefrom.

**KK.** Arising out of any activity or function by or on behalf of any law enforcement agency or any agent thereof and/or activity or function related to the administration of the criminal justice system, including secondary employment of any law enforcement official.

## **SECTION V - ESTATES, LEGAL REPRESENTATIVES AND SPOUSES**

The estates, heirs, legal representatives, assigns, spouses and legally recognized domestic partners of an **Insured** shall be considered **Insureds** under this Coverage Form; but coverage is afforded to such estates, heirs, legal representatives, assigns, spouses and legally recognized domestic partners only for a **Claim** arising solely out of their status as such and, in the case of a spouse or legally recognized domestic partner, where the **Claim** seeks **Damages** from marital community property, jointly held property or property transferred from an **Insured** to the spouse or legally recognized domestic partner. No coverage is provided for any **Wrongful Act** of an estate, heir, legal representative, assign, spouse or legally recognized domestic partner. All of the terms and conditions of this Coverage Form including, without limitation, the Deductible applicable to **Damages** and **Claim Expenses** incurred by **Insureds**, shall also apply to **Damages** and **Claim Expenses** incurred by such estates, heirs, legal representatives, assigns, spouses and legally recognized domestic partners.

## **SECTION VI - EXTENDED REPORTING PERIODS**

If we terminate or do not renew this Coverage Form (other than for failure to pay a premium when due), or if you terminate or do not renew this Coverage Form and do not obtain replacement coverage as of the effective date of such cancellation or non-renewal, you shall have the right, upon payment of the additional premium described below, to a continuation of the coverage granted by this Coverage Form for at least one **Extended Reporting Period** as follows:

### **A. Automatic Extended Reporting Period**

You shall have continued coverage granted by this **Coverage Agreement** for a period of 75 days following the effective date of such termination or nonrenewal, but only for **Claims** first made during such 75 days and arising from **Wrongful Acts** taking place prior to the effective date of such termination or nonrenewal and subsequent to the retroactive date shown on the declarations page. This Automatic **Extended Reporting Period** shall immediately expire upon the purchase of replacement coverage by you.

### **B. Optional Extended Reporting Period**

You shall have the right, upon payment of the additional premium of 100% of the expiring premium, set forth in the Declarations, to purchase an Optional **Extended Reporting Period**, for the period of 12 months following the effective date of such termination or nonrenewal, but only for **Claims** first made during such Optional **Extended Reporting Period** and arising from **Wrongful Acts** taking place prior to the effective date of such termination or nonrenewal and subsequent to the retroactive date shown on the declarations page.

This right to continue coverage shall lapse unless written notice of such election is given by you to us, and we receive payment of the additional premium, within 30 days following the effective date of termination or nonrenewal. The first 75 days of the Optional **Extended Reporting Period**, if it becomes effective, shall run concurrently with the Automatic **Extended Reporting Period**.

- C.** We shall give you notice of the premium due for the **Extended Reporting Period** as soon as practicable following the date you give such notice of such election, and such premium shall be paid by you to us within 30 days following the effective date of termination or nonrenewal. The **Extended Reporting Period** is not cancelable and the entire premium for the **Extended Reporting Period** shall be deemed fully earned and nonrefundable upon payment.
- D.** The **Extended Reporting Period**, if exercised, shall be part of and not in addition to the Limit of Liability for the immediately preceding **Policy Period**. The purchase of the **Extended Reporting Period** shall not increase or reinstate the Limit of Liability, which shall be our maximum liability of for the **Policy Period** and **Extended Reporting Period**, combined.
- E.** A change in the terms, conditions, exclusions and/or premiums of this Coverage Form shall not be

considered a nonrenewal for purposes of triggering the rights to the Automatic or Optional **Extended Reporting Period**.

#### **SECTION VII - LIMIT OF LIABILITY**

In the event of a suit or **Claim** triggering coverage under this Coverage Part and the General Liability Coverage Part, the terms and conditions in paragraph **M. TWO OR MORE COVERAGE FORMS** in the **COMMON AGREEMENT CONDITIONS** also apply.

Regardless of the number of Coverages purchased, **Insureds** against whom **Claims** are brought, **Claims** made or persons or entities making **Claims**, the following applies:

**A. Limit of Liability for Coverage(s) Purchased**

1. The Each **Claim** Limit of Liability stated in the Declarations for a Coverage purchased is our maximum liability under that Coverage for the sum of all **Damages** because of each **Claim**, including each **Claim** alleging **Related Wrongful Acts**, first made and reported during the **Policy Period**.
2. The Aggregate Limit of Liability stated in the Declarations for a Coverage purchased is our maximum liability under that Coverage for the sum of all **Damages** because of all **Claims**, including all **Claims** alleging **Related Wrongful Acts**, first made and reported during the **Policy Period**.
3. **Claim Expenses** shall be in addition to the Aggregate Limit of Liability stated in the Declarations and shall not reduce such Aggregate Limit of Liability.

**B. Maximum Aggregate Limit of Liability**

The Maximum Aggregate Limit of Liability stated in the Declarations is our maximum liability under all Coverages purchased for the sum of all **Damages** under this Coverage Form.

**C. Deductible**

The Deductible stated in the Declarations is applicable to each **Claim** under **SECTION I – COVERAGE AGREEMENTS**, including each **Claim** alleging **Related Wrongful Acts**, and applies to both **Damages** and **Claim Expenses** combined. The Deductible shall be paid by you and shall be borne at the risk of all **Insureds** and shall remain not covered during the **Policy Period**. The Limits of Liability set forth in the Declarations are in addition to and in excess of the Deductible. If different parts of a single **Claim** are subject to different Deductibles, the applicable Deductible shall be applied separately to each part of the **Damages** and **Claim Expenses**, but the sum of such Deductibles shall not exceed the largest applicable Deductible. The Deductible does not apply to Supplementary Payments made under this agreement, unless otherwise stated.

**D. Multiple Claims**

All **Related Claims** shall be deemed a single **Claim**, and such **Claim** shall be deemed first made on the date the earliest of such **Related Claims** was first made.

#### **SECTION VIII – NOTICE**

- A.** The **Insured** shall, as a condition precedent to our obligations under this Coverage Form, give immediate written notice to us of any **Claim**, but in no event later than 30 days after the end of the **Policy Period**, the Automatic **Extended Reporting Period**, or, if elected, the Optional **Extended Reporting Period**.
- B.** The **Insured** shall immediately forward to us, every demand, notice, summons, or other process or pleadings received by the **Insured** or the **Insured's** representatives.
- C.** If, during the **Policy Period**, any **Insured** becomes aware of any **Wrongful Act** which may reasonably be expected to give rise to a **Claim** against the **Insured**, and during the **Policy Period** gives written

notice thereof to us with all available particulars, including but not limited to:

1. The specific **Wrongful Act**;
2. The dates and persons involved;
3. The identity of anticipated or possible claimants;
4. The circumstances by which the **Insured** first became aware of the possible **Claim**;

and a **Claim** is subsequently made against the **Insured** arising from such **Wrongful Act** and properly reported to us, the **Claim** shall be deemed to have been first made at the time such written notice was received by us.

- D. All notices under any provision of this Coverage Form shall be in writing and given by prepaid express courier, certified mail or facsimile transmission properly addressed to the appropriate party. Notice by the **Insureds** may be given to you at the address shown in the Declarations. Notice given as described above shall be deemed to be received and effective upon actual receipt thereof by the addressee.
- E. 1. The **Insured** must notify us in writing as soon as practicable during the **Policy Period** but in no event more than 10 days after the **Public Crisis Event** first took place. The written notice must be as complete as possible, stating how, when, and where the **Public Crisis Event** took place and the **Bodily Injury** or damage arising therefrom, and providing a summary of the **Crisis Management Expenses** incurred or expected to be incurred.
2. To be eligible for coverage, **Crisis Management Expenses** must be submitted to us not later than 90 days after such **Crisis Management Expenses** are incurred.
3. We will be permitted, but not obligated, to inspect the **Insured's** property and operations and to review the **Emergency Response Plan** at any time, upon reasonable notice. Neither our right to make such inspection or review nor the making of any such inspection or review shall constitute an undertaking, on behalf of or for the benefit of the **Insured** or others, to determine or warrant that such property and operations are safe or that the **Emergency Response Plan** is adequate, effective or legal.

#### **SECTION IX - DEFENSE AND SETTLEMENT**

- A. We shall have the right and duty to defend any covered **Claim** brought against an **Insured** even if such **Claim** is groundless, false or fraudulent. The **Insured** shall not admit or assume liability or settle or negotiate to settle any **Claim** or incur any **Claim Expenses** without our prior written consent, and we shall have the right to appoint counsel and to make such investigation and defense of a covered **Claim** as we deem necessary.
- B. We shall not settle any **Claim** without your written consent. If you refuse to consent to a settlement acceptable to the claimant in accordance with our settlement recommendation, then, subject to the applicable Limit of Liability of the Declarations, our liability for such **Claim** will not exceed:
1. The amount for which such **Claim** could have been settled by you plus **Claim Expenses** up to the date you refused to settle such **Claim**; plus
  2. Sixty percent (60%) of any **Damages** and/or **Claim Expenses** in excess of the amount of clause above, incurred in connection with such **Claim**.
- C. We shall not be obligated to investigate, defend, pay or settle, or continue to investigate, defend, pay or settle any **Claim** after any applicable Limit of Liability specified in the Declarations has been exhausted by payment of **Damages** and **Claim Expenses**, or by any combination thereof, or after we have deposited the remainder of any unexhausted applicable Limit of Liability into a court of competent jurisdiction. In either such case, we shall have the right to withdraw from the further

investigation, defense, payment or settlement of such **Claim** by tendering control of such **Claim** to the **Insured**.

- D. The **Insureds** shall cooperate with us, and provide to us all information and assistance which we reasonably request including but not limited to attending hearings, depositions and trials and assistance in effecting settlements, securing and giving evidence, obtaining the attendance of witnesses and conducting the defense of any **Claim** covered by this Coverage Form. The **Insureds** shall do nothing that may prejudice our position.

#### **SECTION X - REPRESENTATIONS AND SEVERABILITY**

- A. You represent and acknowledge that all the information and statements provided to us by any **Insured**, including information and documentation in, attached to or incorporated in the **Application**, are true, accurate and complete, constitute material representations made by all **Insureds**, are the basis of this Coverage Form, are incorporated into and constituting a part of this Coverage Form, and are material to the acceptance of this risk or the hazard assumed by us under this Coverage Form.
- B. It is understood and agreed that:
1. This Coverage Form is issued in reliance upon the truth and accuracy of such representations;
  2. You have and will provide accurate information with regard to loss control audits and network security assessments; and
  3. This Coverage Form may be null and void in its entirety and we shall have no liability hereunder if a misrepresentation is material to the acceptance of the risk or to the hazard assumed by us; or if the true facts had been known to us pursuant to a requirement under this Coverage Form or other requirement, we, in good faith, would not have issued this coverage, would not have issued it at the same premium rate, would not have issued this coverage in as large an amount, or would not have provided coverage with respect to the hazard resulting in the loss.

#### **SECTION XI - TERRITORY AND VALUATION**

- A. All premiums, limits, Deductibles, **Damages**, **Claim Expenses** and other amounts under this Coverage Form are expressed and payable in the currency of the United States of America. If judgment is rendered, settlement is denominated or another element of **Damages** and **Claim Expenses** under this Coverage Form is stated in a currency other than United States of America dollars, payment under this Coverage Form shall be made in United States dollars at the applicable rate of exchange as published in The Wall Street Journal as of the date the final judgment is reached, the amount of the settlement is agreed upon or the other element of **Damages** or **Claim Expenses** is due, respectively or if not published on such date, the next date of publication of The Wall Street Journal.
- B. Coverage under this Coverage Form shall extend to **Wrongful Acts** taking place or **Claims** made or **Damages** or **Claim Expenses** sustained anywhere in the world, provided the **Claim** is made within the jurisdiction of and subject to the laws of the United States of America, Canada or their respective territories or possessions.

#### **SECTION XII – SUBROGATION**

In the event of any payment under this Coverage Form, we shall be subrogated to the extent of such payment to all the rights of recovery of an **Insured**. The **Insured** shall execute all papers required and shall do everything necessary to secure and preserve such rights, including the execution of such documents necessary to enable us effectively to bring suit or otherwise pursue subrogation rights in the name of the **Insured**.

#### **SECTION XIII - ACTION AGAINST US AND BANKRUPTCY**

- A. Except as provided in **SECTION XVI - ALTERNATIVE DISPUTE RESOLUTION**, no action shall be brought

against us, unless, as a condition precedent thereto, the **Insured** shall have fully complied with all the terms of this Coverage Form, and the amount of the **Insured's** obligation to pay shall have been fully determined either by judgment against the **Insured** after actual trial and appeal or by written agreement of the **Insured**, the claimant and us.

- B. Bankruptcy or insolvency of the **Insured** or of the **Insured's** estate shall neither relieve nor increase any of our obligations hereunder.

#### **SECTION XIV - AUTHORIZATION CLAUSE**

By the acceptance of this Coverage Form, you agree to act on behalf of all **Insureds** with respect to the giving of notice of **Claim**, the giving or receiving of notice of termination or nonrenewal, the payment of premiums, the receiving of any premiums that may become due under this Coverage Form, the agreement to and acceptance of endorsements, consenting to any settlement, exercising the right to the **Extended Reporting Period**, and the giving or receiving of any other notice provided for in this Coverage Form, and all **Insureds** agree that you shall act on their behalf.

#### **SECTION XV - ALTERATION, ASSIGNMENT AND HEADINGS**

- A. Notice to any agent or knowledge possessed by any agent or by any other person shall not affect a waiver or a change in any part of this Coverage Form nor prevent us from asserting any right under the terms of this Coverage Form.
- B. No change in, modification of, or assignment of interest under this Coverage Form shall be effective except when made by a written endorsement to this Coverage Form, which is signed by our authorized representative.
- C. The titles and headings to the various parts, sections, subsections and endorsements of the Coverage Form are included solely for ease of reference and do not in any way limit, expand or otherwise affect the provisions of such parts, sections, subsections or endorsements.

#### **SECTION XVI - ALTERNATIVE DISPUTE RESOLUTION**

The **Insureds** and we shall submit any dispute or controversy arising out of or relating to this Coverage Form or the breach, termination or invalidity thereof to the Alternative Dispute Resolution ("ADR") process set forth in this Section.

Either an **Insured** or us may elect the type of ADR process discussed below; provided, however, that the **Insured** shall have the right to reject the choice by us of the type of ADR process at any time prior to its commencement, in which case the choice by the **Insured** of ADR process shall control.

There shall be two choices of ADR process:

1. Non-binding mediation administered by any mediation facility to which we and the **Insured** mutually agree, in which the **Insured** and we shall try in good faith to settle the dispute by mediation in accordance with the then-prevailing commercial mediation rules of the mediation facility; or
2. Arbitration submitted to any arbitration facility to which the **Insured** and we mutually agree, in which the arbitration panel shall consist of three disinterested individuals. In either mediation or arbitration, the mediator or arbitrators shall have knowledge of the legal, corporate management, or insurance issues relevant to the matters in dispute. In the event of arbitration, the decision of the arbitrators shall be final and binding and provided to both parties, and the award of the arbitrators shall not include attorneys' fees or other costs.

In the event of mediation, either party shall have the right to commence arbitration in accordance with this Section; provided, however, that no such arbitration shall be commenced until at least 60 days after the date the mediation shall be deemed concluded or terminated. In all events, each party shall share equally the expenses of the ADR process. Either ADR process must be commenced in the state indicated



in the Declarations at your principal address. You shall act on behalf of each and every **Insured** in connection with any ADR process under this Section.

**SECTION XVII – LOSS SETTLEMENT**

When we have agreed in writing to the settlement of a claim, we shall tender payment according to the terms of the agreement no later than 20 days after such settlement is reached.

However, a judgment or decree for recovery of money entered in any of the courts of Florida against us shall be fully satisfied within 60 days from and after the entry thereof, or in the case of an appeal from such judgment or decree, within 60 days from and after the affirmance of the same by the appellate court.



**PUBLIC ENTITY  
EXTRA CONTRACTUAL LEGAL EXPENSE COVERAGE ENDORSEMENT ADMINISTRATIVE  
PROCEEDINGS ENDORSEMENT**

NAMED INSURED: Cory Lakes Community Development District  
POLICY NO: 100125518

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

This Endorsement modifies coverage provided under the following:

**PUBLIC OFFICIALS' LIABILITY AND EMPLOYMENT PRACTICES LIABILITY COVERAGE FORM, FIA 400**

**I. The following is added to SECTION II - SUPPLEMENTARY PAYMENTS:**

We will reimburse one hundred percent (100%) of the legal fees an **Insured** pays an **Attorney** when such fees are incurred by any of the **Insured's** public officers as a result of an occurrence resulting in a **Covered Action** that alleges wrongdoing of such public officers, up to a maximum of twenty-five thousand dollars (\$25,000) per occurrence, not to exceed one hundred thousand dollars (\$100,000) in the aggregate for the coverage year subject to the following conditions:

1. Coverage for the occurrence does not arise elsewhere in the Coverage Form;
2. The public officer's conduct that gave rise to the **Covered Action** occurred while he or she was lawfully acting in his or her official capacity;
3. Coverage is specifically excluded for any occurrence outside the effective dates of this endorsement;
4. This coverage shall exclude reimbursement for any fines or penalties against the public officer resulting from a **Covered Action**;
5. We will not reimburse legal fees if the Public Officer is found to have breached the public trust or otherwise is found to have committed the violations alleged in the **Covered Action**;
6. The **Insured** provides documentation as is reasonably required by us to demonstrate the legal fees incurred by the public officer and paid by such **Insured**; and
7. After the appropriate Deductible or Self Insured retention, whichever is applicable, is met.

**II. With respect to this Endorsement only, the following definitions are added to SECTION III - DEFINITIONS:**

**Attorney** means a person admitted by the Supreme Court of Florida to practice law in Florida and who is a member in good standing of The Florida Bar. **Attorney** excludes the member's city attorney or customary chief legal adviser.

**Covered Action** means any administrative proceeding before the Florida Public Employees Relation Commission, the State of Florida Commission on Human Relations or the Federal Equal Employment Opportunity Commission, and any **Ethics Proceeding** before the State of Florida Commission on Ethics or an **Ethics Proceeding** before any local ethics commission created by ordinance which has



jurisdiction over the occurrence. **Covered Action** shall include related appeals arising from any of the underlying proceedings described herein.

**Ethics Proceeding** means any proceeding designed to dispose of an ethics complaint initiated in the State of Florida Commission on Ethics alleging a public officer or group of public officers of a member has committed a breach of public trust, excluding any portion of such proceeding prior to the issuance of a "Determination of Investigative Jurisdiction and Order to Investigate."



**PUBLIC ENTITY  
CYBER LIABILITY ENDORSEMENT**

NAMED INSURED: Cory Lakes Community Development District  
POLICY NO: 100125518

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

This Endorsement modifies coverage provided under the following:  
**PUBLIC OFFICIALS' LIABILITY AND EMPLOYMENT PRACTICES LIABILITY COVERAGE FORM, FIA 400  
COMMON POLICY CONDITIONS, FIA 002**

SCHEDULE	
<b>Item 1.</b> Endorsement Period:	October 1, 2025 to October 1, 2026
<b>Item 2.</b> Limits of Liability:	
<b>A.</b> Business Interruption Loss	\$100,000 each Claim and in the aggregate including Claim Expenses
<b>B.</b> Cyber Extortion Loss	\$100,000 each Claim and in the aggregate including Claim Expenses
<b>C.</b> Data Recovery Costs	\$100,000 each Claim and in the aggregate including Claim Expenses
<b>D.</b> Data & Network Liability	\$100,000 each Claim and in the aggregate including Claim Expenses
<b>E.</b> Regulatory Defense & Penalties	\$100,000 each Claim and in the aggregate
<b>F.</b> Payment Card Liabilities & Costs	\$100,000 each Claim and in the aggregate
<b>G.</b> Media Liability	\$100,000 each Claim and in the aggregate including Claim Expenses
<b>H.</b> Fraudulent Instruction	\$25,000 each Claim and in the aggregate
<b>I.</b> Funds Transfer Fraud	\$25,000 each Claim and in the aggregate
<b>J.</b> Telephone Fraud	\$25,000 each Claim and in the aggregate
<b>K.</b> Criminal Reward	\$5,000 each Claim and in the aggregate
<b>L.</b> Breach Response Services	\$25,000 each Claim and in the aggregate including Claim Expenses
<b>Item 3.</b> Total Limit of Liability:	\$100,000
Notwithstanding the aggregate Limit of Liability under each Coverage Agreement as set forth in item 2. above, all payments made under this Endorsement, regardless of the number of Coverage Agreements that apply, will reduce the Total Limit of Liability as set forth above. In no event will we pay more than the Total Limit of Liability as set forth above.	
<b>Item 4.</b> Deductibles:	
<b>A.</b> Business Interruption Loss	\$0 each incident
<b>B.</b> Cyber Extortion Loss	\$0 each incident
<b>C.</b> Data Recovery Costs	\$0 each incident
<b>D.</b> Data & Network Liability	\$0 each incident

<b>E. Regulatory Defense &amp; Penalties</b>	Network Expenditure:
<b>F. Payment Card Liabilities &amp; Costs</b>	\$0 each claim
<b>G. Media Liability</b>	\$0 each Claim
	\$0 each Claim including Claim Expenses
<b>H. Fraudulent Instruction</b>	\$0 each loss
<b>I. Funds Transfer Fraud</b>	\$0 each loss
<b>J. Telephone Fraud</b>	\$0 each loss
<b>K. Criminal Reward</b>	\$0 each loss
<b>L. Breach Response Services</b>	\$0 each incident
Retroactive Date:	October 1, 2015

**THIS ENDORSEMENT'S LIABILITY INSURING AGREEMENTS PROVIDE COVERAGE ON A CLAIMS MADE AND REPORTED BASIS AND APPLY ONLY TO CLAIMS FIRST MADE AGAINST THE MEMBER DURING THE ENDORSEMENT PERIOD OR THE OPTIONAL EXTENDED REPORTING PERIOD (IF APPLICABLE) AND REPORTED TO US IN ACCORDANCE WITH THE TERMS OF THIS ENDORSEMENT. AMMOUNTS INCURRED AS CLAIMS EXPENSES UNDER THIS ENDORSEMENT WILL REDUCE AND MAY EXHAUST THE LIMIT OF LIABILITY AND ARE SUBJECT TO RETENTIONS. COVERAGE FOR EXPENSES OR LOSS MAY REQUIRE OUR PRIOR CONSENT OR APPROVAL. PLEASE READ THE POLICY CAREFULLY.**

The words **we**, **us** and **our** refer to the Florida Municipal Insurance Trust which is providing this coverage. The term **Agreement** refers to the Coverage Agreement to which this Endorsement is attached. Words and phrases that appear in bold have special meaning.

Refer to **DEFINITIONS**. To the extent any words or phrases used in this Endorsement are defined elsewhere in the Agreement, such definitions provided elsewhere do not apply to give meaning to the words or phrases used in this Endorsement.

This Breach Response & Cyber Liability Endorsement is added to the Agreement and the terms and conditions of this Endorsement govern the scope of coverage and your and our duties. This Endorsement amends the Agreement to provide the below-described coverages.

Various provisions in this Endorsement restrict coverage. Read the entire Endorsement carefully to determine your rights and duties and what is and is not covered. The terms, conditions, exclusions and limits of liability set forth in this Endorsement apply only to the coverage provided by this Endorsement.

The terms and conditions of the Cancellation provision of the Agreement, and any amendment to such terms, are incorporated herein and shall apply to coverage as is afforded by this Endorsement, unless specifically stated otherwise herein.

In consideration of the payment of the premium and reliance upon the statements contained in the information and materials provided to us in connection with the underwriting and issuance of this Endorsement and subject to all the provisions, terms and conditions of this Endorsement, we agree as follows:

**I. The following is added to SECTION I – COVERAGE AGREEMENTS:**

**A. Breach Response**

To provide **Breach Response Services** to the **Member** because of an actual or reasonably suspected **Data Breach** or **Security Breach** that the **Member** first discovers during the **Endorsement Period**.

**B. First Party Loss**

**1. To indemnify the Member for;**

**a. Business Interruption Loss**

(1) **Business Interruption Loss** that the **Member** sustains as a result of a **Security Breach** that the **Member** first discovers during the **Endorsement Period**.

b. **Cyber Extortion Loss**

(1) **Cyber Extortion Loss** that the **Member** incurs as a result of an **Extortion Threat** first made against the **Member** during the **Endorsement Period**

c. **Data Recovery Costs**

(1) **Data Recovery Costs** that the **Member** incurs as a direct result of a **Security Breach** that the **Member** first discovers during the **Endorsement Period**.

**C. Liability**

1. **Data & Network Liability**

a. To pay **Damages** and **Claims Expenses**, which the **Member** is legally obligated to pay because of any **Claim** first made against any **Member** during the **Endorsement Period** for:

(1) A **Data Breach**;

(2) A **Security Breach**;

(3) The **Member's** failure to timely disclose a **Data Breach** or **Security Breach**;

(4) Failure by the **Member** to comply with that part of a **Privacy Policy** that specifically;

(a) Prohibits or restricts the **Member's** disclosure, sharing or selling of **Personally Identifiable Information**;

(b) Requires the **Member** to provide an individual access to **Personally Identifiable Information** or to correct incomplete or inaccurate **Personally Identifiable Information** after a request is made; or

(c) Mandates procedures and requirements to prevent the loss of **Personally Identifiable Information**;

Provided the **Member** has in force, at the time of such failure, a **Privacy Policy** that addresses those subsections above that are relevant to such **Claim**.

2. **Regulatory Defense & Penalties**

a. To pay **Penalties** and **Claims Expenses**, which the **Member** is legally obligated to pay because of a **Regulatory Proceeding** first made against any **Member** during the **Endorsement Period** for a **Data Breach** or a **Security Breach**.

3. **Payment Card Liabilities & Costs**

a. To indemnify the **Designated Member** for **PCI Fines, Expenses and Costs** which it is legally obligated to pay because of a **Claim** first made against any **Member** during the **Endorsement Period**.

4. **Media Liability**

a. To pay **Damages** and **Claims Expenses**, which the **Member** is legally obligated to pay because of any **Claim** first made against any **Member** during the **Endorsement Period** for **Media Liability**.

**D. eCrime**

1. To indemnify the **Member** for any direct financial loss sustained resulting from:

a. **Fraudulent Instruction**;

b. **Funds Transfer Fraud**; or

c. **Telephone Fraud;**

That the **Member** first discovers during the **Endorsement Period** or to indemnify the **Member** for **Criminal Reward Funds**.

II. With respect to the coverage under this Endorsement, **SECTION III – DEFINITIONS** is revised as follows:

A. Definition **F. Claim Expenses** is replaced by the following:

F. **Claim Expenses** means:

1. All reasonable and necessary legal costs and expenses resulting from the investigation, defense and appeal of a **Claim**, if incurred by us, or by the **Member** with our prior written consent.; and
2. The premium cost for appeal bonds for covered judgments or bonds to release property used to secure a legal obligation, if required in any **Claim** against a **Member**; provided we will have no obligation to appeal or to obtain bonds.

**Claims Expenses** will not include any salary, overhead, or other charges by the **Member** for any time spent in cooperating in the defense and investigation of any **Claim** or circumstance which might lead to a **Claim** notified under this Endorsement, or costs to comply with any regulatory orders, settlements or judgments.

B. Definition **G. Claim** is replaced by the following:

G. **Claim** means:

1. A written demand received by any **Member** for money or services;
2. With respect to coverage provided under the Regulatory Defense & Penalties insuring agreement only, institution of a **Regulatory Proceeding** against any **Member**; and
3. With respect to coverage provided under part 1. of the Data & Network Liability insuring agreement only, a demand received by any **Member** to fulfill the **Member's** contractual obligation to provide notice of a **Data Breach** pursuant to a **Breach Notice Law**;

C. Multiple **Claims** arising from the same or a series of related, repeated or continuing acts, errors, omissions or events will be considered a single **Claim** for the purposes of this Endorsement. All such **Claims** will be deemed to have been made at the time of the first such **Claim**. Definition **K. Damages** is replaced by the following:

K. **Damages** means a monetary judgment, award, or settlement, including any award of prejudgment or post-judgment interest; but **Damages** will not include:

1. Future profits, restitution, disgorgement of unjust enrichment or profits by a **Member**, or the costs of complying with orders granting injunctive or equitable relief;
2. Return or offset of fees, charges or commissions charged by or owed to a **Member** for goods or services already provided or contracted to be provided;
3. Taxes or loss of tax benefits;
4. Fines, sanctions or penalties;
5. Punitive or exemplary damages or any damages which are a multiple of compensatory damages, unless insurable by law in any applicable venue that most favors coverage for such punitive, exemplary or multiple damages;
6. Discounts, coupons, prizes, awards or other incentives offered to the **Member's** customers or clients;

7. Liquidated damages, but only to the extent that such damages exceed the amount for which the **Member** would have been liable in the absence of such liquidated damages agreement;
8. Fines, costs or other amounts an **Member** is responsible to pay under a **Merchant Services Agreement**; or
9. any amounts for which the **Member** is not liable, or for which there is no legal recourse against the **Member**.

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D. The following Definitions are added:

1. **Breach Notice Law** means any statute or regulation that requires notice to persons whose personal information was accessed or reasonably may have been accessed by an unauthorized person. **Breach Notice Law** also includes any statute or regulation requiring notice of a **Data Breach** to be provided to governmental or regulatory authorities.
2. **Breach Response Services** means the following fees and costs in response to an actual or reasonably suspected **Data Breach** or **Security Breach**:
  - a. For an attorney to provide necessary legal advice to the **Member** to evaluate its obligations pursuant to **Breach Notice Laws** or a **Merchant Services Agreement** and in connection with providing the **Breach Response Services** described below;
  - b. For a computer security expert to determine the existence, cause and scope of an actual or reasonably suspected **Data Breach**, and if such **Data Breach** is actively in progress on the **Member's Computer Systems**, to assist in containing it;
  - c. For a PCI Forensic Investigator to investigate the existence and extent of an actual or reasonably suspected **Data Breach** involving payment card data and for a Qualified Security Assessor to certify and assist in attesting to the **Member's** PCI compliance, as required by a **Merchant Services Agreement**;
  - d. To notify those individuals whose **Personally Identifiable Information** was potentially impacted by a **Data Breach**;
  - e. To provide a call center to respond to inquiries about a **Data Breach**;
  - f. To provide a credit monitoring, identity monitoring or other solution approved by us to individuals whose **Personally Identifiable Information** was potentially impacted by a **Data Breach**; and
  - g. Public relations and crisis management costs directly related to mitigating harm to the **Member** which are approved in advance by us in our discretion.
3. **Breach Response Services** will be provided by providers chosen by us in consultation with the **Member**, will be subject to the terms and conditions of this Endorsement, and will not include any internal salary or overhead expenses of the **Member**.
4. **Business Interruption Loss** means:
  - a. **Income Loss**;
  - b. **Forensic Expenses**; and
  - c. **Extra Expense**;

actually sustained during the **Period of Restoration** as a result of the actual interruption of the **Member's** business operations caused by a **Security Breach**. Coverage for **Business Interruption Loss** will apply only after the **Waiting Period** has elapsed.

5. **Business Interruption Loss** will not include (i) loss arising out of any liability to any third party; (ii) legal costs or legal expenses; (iii) loss incurred as a result of unfavorable business conditions; (iv) loss of market or any other consequential loss; or (v) **Data Recovery Costs**.
6. **Computer Systems** means computers, any software residing on such computers and any associated devices or equipment:
  - a. Operated by and either owned by or leased to the **Member**; or

- b. With respect to coverage under the Breach Response, Business Interruption Loss and Liability insuring agreements, operated by a third party pursuant to written contract with the **Member** and used for the purpose of providing hosted computer application services to the **Member** or for processing, maintaining, hosting or storing the **Member's** electronic data.
- 7. **Control Group** means any principal, partner, officer, director, general counsel (or most senior legal counsel) or risk manager of the **Member** and any individual in a substantially similar position.
- 8. **Criminal Reward Funds** means any amount offered and paid by the **Member** with our prior written consent for information that leads to the arrest and conviction of any individual(s) committing or trying to commit any illegal act related to any coverage under this Endorsement; but will not include any amount based upon information provided by the **Member**, the **Member's** auditors or any individual hired or retained to investigate the illegal acts. All **Criminal Reward Funds** offered pursuant to this Endorsement must expire no later than 6 months following the end of the **Endorsement Period**.
- 9. **Cyber Extortion Loss** means:
  - a. Any **Extortion Payment** that has been made by or on behalf of the **Member** with our prior written consent to prevent or terminate an **Extortion Threat**; and
  - b. Reasonable and necessary expenses incurred by **Member** with our prior written consent to prevent or respond to an **Extortion Threat**.
- 10. **Data** means any software or electronic data that exists in **Computer Systems** and that is subject to regular back-up procedures.
- 11. **Data Breach** means the theft, loss, or **Unauthorized Disclosure** of **Personally Identifiable Information** or **Third Party Information** that is in the care, custody or control of the **Member** or a third party for whose theft, loss or **Unauthorized Disclosure** of **Personally Identifiable Information** or **Third Party Information** the **Member** is liable.
- 12. **Data Recovery Costs** means the reasonable and necessary costs incurred by the **Member** to regain access to, replace, or restore **Data**, or if **Data** cannot reasonably be accessed, replaced, or restored, then the reasonable and necessary costs incurred by the **Member** to reach this determination.
  - a. **Data Recovery Costs** will not include: (i) the monetary value of profits, royalties, or lost market share related to **Data**, including but not limited to trade secrets or other proprietary information or any other amount pertaining to the value of **Data**; (ii) legal costs or legal expenses; (iii) loss arising out of any liability to any third party; (iv) **Cyber Extortion Loss** or (v) any of the **Member's** internal salary or overhead expenses.
- 13. **Designated Member** means the entity or organization listed in the Supplemental Declarations.
- 14. **Digital Currency** means a type of digital currency that:
  - a. Requires cryptographic techniques to regulate the generation of units of currency and verify the transfer thereof;
  - b. Is both stored and transferred electronically; and
  - c. Operates independently of a central bank or other central authority.
- 15. **Endorsement Period** means the period of time between the inception date listed in the Supplemental Declarations and the effective date of termination, expiration or cancellation of this Endorsement and specifically excludes any Optional Extension Period or any prior Endorsement period or renewal period.
- 16. **Extortion Payment** means **Money**, **Digital Currency**, marketable goods or services demanded to prevent or terminate an **Extortion Threat**.
- 17. **Extortion Threat** means a threat to:
  - a. Alter, destroy, damage, delete or corrupt **Data**;
  - b. Perpetrate the **Unauthorized Access** or **Use of Computer Systems**;
  - c. Prevent access to **Computer Systems** or **Data**;

- d. Steal, misuse or publicly disclose **Data, Personally Identifiable Information or Third Party Information**;
- e. Introduce malicious code into **Computer Systems** or to third party computer systems from **Computer Systems**; or
- f. Interrupt or suspend **Computer Systems**;

Unless an **Extortion Payment** is received from or on behalf of the **Member**.

- 18. **Extra Expense** means reasonable and necessary expenses incurred by the **Member** during the **Period of Restoration** to minimize, reduce or avoid **Income Loss**, over and above those expenses the **Member** would have incurred had no **Security Breach** occurred.
- 19. **Financial Institution** means a bank, credit union, saving and loan association, trust company or other licensed financial service, securities broker-dealer, mutual fund, or liquid assets fund or similar investment company where the **Member** maintains a bank account.
- 20. **Forensic Expenses** means reasonable and necessary expenses incurred by the **Member** to investigate the source or cause of a **Business Interruption Loss**.
- 21. **Fraudulent Instruction** means the transfer, payment or delivery of **Money or Securities** by a **Member** as a result of fraudulent written, electronic, telegraphic, cable, teletype or telephone instructions provided by a third party, that is intended to mislead a **Member** through the misrepresentation of a material fact which is relied upon in good faith by such **Member**.

**Fraudulent Instruction** will not include loss arising out of:

- a. Fraudulent instructions received by the **Member** which are not first authenticated via a method other than the original means of request to verify the authenticity or validity of the request;
  - b. Any actual or alleged use of credit, debit, charge, access, convenience, customer identification or other cards;
  - c. Any transfer involving a third party who is not a natural person **Member**, but had authorized access to the **Member's** authentication mechanism;
  - d. The processing of, or the failure to process, credit, check, debit, personal identification number debit, electronic benefit transfers or mobile payments for merchant accounts;
  - e. Accounting or arithmetical errors or omissions, or the failure, malfunction, inadequacy or illegitimacy of any product or service;
  - f. Any liability to any third party, or any indirect or consequential loss of any kind;
  - g. Any legal costs or legal expenses; or
  - h. Proving or establishing the existence of **Fraudulent Instruction**.
22. **Funds Transfer Fraud** means the loss of **Money or Securities** contained in a **Transfer Account** at a **Financial Institution** resulting from fraudulent written, electronic, telegraphic, cable, teletype or telephone instructions by a third party issued to a **Financial Institution** directing such institution to transfer, pay or deliver **Money or Securities** from any account maintained by the **Member** at such institution, without the **Member's** knowledge or consent.

**Funds Transfer Fraud** will not include any loss arising out of:

- a. The type or kind covered by the **Member's** financial institution bond or commercial crime policy;
- b. Any actual or alleged fraudulent, dishonest or criminal act or omission by, or involving, any natural person **Member**;
- c. Any indirect or consequential loss of any kind;
- d. Punitive, exemplary or multiplied damages of any kind or any fines, penalties or loss of any tax benefit;
- e. Any liability to any third party, except for direct compensatory damages arising directly from **Funds Transfer Fraud**;
- f. Any legal costs or legal expenses; or proving or establishing the existence of **Funds Transfer Fraud**;



- g. The theft, disappearance, destruction of, unauthorized access to, or unauthorized use of confidential information, including a PIN or security code;
  - h. Any forged, altered or fraudulent negotiable instruments, securities, documents or instructions; or
  - i. Any actual or alleged use of credit, debit, charge, access, convenience or other cards or the information contained on such cards.
23. **Income Loss** means an amount equal to:
- a. Net profit or loss before interest and tax that the **Member** would have earned or incurred; and
  - b. Continuing normal operating expenses incurred by the **Member** (including payroll), but only to the extent that such operating expenses must necessarily continue during the **Period of Restoration**.
24. **Individual Contractor** means any natural person who performs labor or service for the **Member** pursuant to a written contract or agreement with the **Member**. The status of an individual as an **Individual Contractor** will be determined as of the date of an alleged act, error or omission by any such **Individual Contractor**.
25. **Loss** means **Breach Response Services, Business Interruption Loss, Claims Expenses, Criminal Reward Funds, Cyber Extortion Loss, Damages, Data Recovery Costs, PCI Fines, Expenses and Costs, Penalties**, loss covered under the eCrime insuring agreement and any other amounts covered under this Endorsement.
- a. Multiple **Losses** arising from the same or a series of related, repeated or continuing acts, errors, omissions or events will be considered a single **Loss** for the purposes of this Endorsement.
  - b. With respect to the Breach Response and First Party Loss insuring agreements, all acts, errors, omissions or events (or series of related, repeated or continuing acts, errors, omissions or events) giving rise to a **Loss** or multiple **Losses** in connection with such insuring agreements will be deemed to have been discovered at the time the first such act, error, omission or event is discovered.
26. **Media Liability** means one or more of the following acts committed by, or on behalf of, the **Member** in the course of creating, displaying, broadcasting, disseminating or releasing **Media Material** to the public:
- a. Defamation, libel, slander, product disparagement, trade libel, infliction of emotional distress, outrage, outrageous conduct, or other tort related to disparagement or harm to the reputation or character of any person or organization;
  - b. A violation of the rights of privacy of an individual, including false light, intrusion upon seclusion and public disclosure of private facts;
  - c. Invasion or interference with an individual's right of publicity, including commercial appropriation of name, persona, voice or likeness;
  - d. Plagiarism, piracy, or misappropriation of ideas under implied contract;
  - e. Infringement of copyright;
  - f. Infringement of domain name, trademark, trade name, trade dress, logo, title, metatag, or slogan, service mark or service name;
  - g. Improper deep-linking or framing;
  - h. False arrest, detention or imprisonment;
  - i. Invasion of or interference with any right to private occupancy, including trespass, wrongful entry or eviction; or
  - j. Unfair competition, if alleged in conjunction with any of the acts listed in parts 5. or 6. above.
27. **Media Material** means any information, including words, sounds, numbers, images or graphics, but will not include computer software or the actual goods, products or services described, illustrated or displayed in such **Media Material**.
28. **Member** means:

- a. The **Designated Member**;
  - b. Any director or officer of the **Member**, but only with respect to the performance of his or her duties as such on behalf of the **Member**;
  - c. An employee or **Individual Contractor** of the **Member**, but only for work done while acting within the scope of his or her employment and related to the conduct of the **Member's** business;
  - d. While acting within the scope of his or her duties or employment, any officer, volunteer, or employee of the **Designated Member**, including elected and appointed officials, and members of the **Designated Member's** boards or commissions.
29. **Merchant Services Agreement** means any agreement between an **Member** and a financial institution, credit/debit card company, credit/debit card processor or independent service operator enabling an **Member** to accept credit card, debit card, prepaid card or other payment cards for payments or donations.
30. **Money** means a medium of exchange in current use authorized or adopted by a domestic or foreign government as a part of its currency.
31. **PCI Fines, Expenses and Costs** means the monetary amount owed by the **Member** under the terms of a **Merchant Services Agreement** as a direct result of a suspected **Data Breach**. With our prior consent, **PCI Fines, Expenses and Costs** includes reasonable and necessary legal costs and expenses incurred by the **Member** to appeal or negotiate an assessment of such monetary amount. **PCI Fines, Expenses and Costs** will not include any charge backs, interchange fees, discount fees or other fees unrelated to a **Data Breach**.
32. **Penalties** means:
- a. Any monetary civil fine or penalty payable to a governmental entity that was imposed in a **Regulatory Proceeding**; and
  - b. Amounts which the **Member** is legally obligated to deposit in a fund as equitable relief for the payment of consumer claims due to an adverse judgment or settlement of a **Regulatory Proceeding** (including such amounts required to be paid into a Consumer Redress Fund);
- But will not include: (a) costs to remediate or improve **Computer Systems**; (b) costs to establish, implement, maintain, improve or remediate security or privacy practices, procedures, programs or policies; (c) audit, assessment, compliance or reporting costs; or (d) costs to protect the confidentiality, integrity and/or security of **Personally Identifiable Information** or other information.
- The insurability of **Penalties** will be in accordance with the law in the applicable venue that most favors coverage for such **Penalties**.
33. **Period of Restoration** means the 180-day period of time that begins upon the actual and necessary interruption of the **Member's** business operations.
34. **Personally Identifiable Information** means:
- a. Any information concerning an individual that is defined as personal information under any **Breach Notice Law**; and
  - b. An individual's drivers license or state identification number, social security number, unpublished telephone number, and credit, debit or other financial account numbers in combination with associated security codes, access codes, passwords or PINs; if such information allows an individual to be uniquely and reliably identified or contacted or allows access to the individual's financial account or medical record information.
- But will not include information that is lawfully made available to the general public.
35. **Privacy Policy** means the **Member's** public declaration of its policy for collection, use, disclosure, sharing, dissemination and correction or supplementation of, and access to **Personally Identifiable Information**.

36. **Regulatory Proceeding** means a request for information, civil investigative demand, or civil proceeding brought by or on behalf of any federal, state, local or foreign governmental entity in such entity's regulatory or official capacity.
37. **Securities** means negotiable and non-negotiable instruments or contracts representing either **Money** or tangible property that has intrinsic value.
38. **Security Breach** means a failure of computer security to prevent:
  - a. **Unauthorized Access** or Use of **Computer Systems**, including **Unauthorized Access** or Use resulting from the theft of a password from a **Computer System** or from any **Member**;
  - b. A denial of service attack affecting **Computer Systems**;
  - c. With respect to coverage under the Liability insuring agreements, a denial of service attack affecting computer systems that are not owned, operated or controlled by an **Member**; or
  - d. Infection of **Computer Systems** by malicious code or transmission of malicious code from **Computer Systems**.
39. **Telephone Fraud** means the act of a third party gaining access to and using the **Member's** telephone system in an unauthorized manner.
40. **Third Party Information** means any trade secret, data, design, interpretation, forecast, formula, method, practice, credit or debit card magnetic strip information, process, record, report or other item of information of a third party not insured under this Endorsement which is not available to the general public.
41. **Transfer Account** means an account maintained by the **Member** at a **Financial Institution** from which the **Member** can initiate the transfer, payment or delivery of **Money** or **Securities**.
42. **Unauthorized Access** or Use means the gaining of access to or use of **Computer Systems** by an unauthorized person(s) or the use of **Computer Systems** in an unauthorized manner.
43. **Unauthorized Disclosure** means the disclosure of (including disclosure resulting from phishing) or access to information in a manner that is not authorized by the **Member** and is without knowledge of, consent or acquiescence of any member of the **Control Group**.
44. **Waiting Period** means the period of time that begins upon the actual interruption of the **Member's** business operations caused by a **Security Breach**, and ends after the elapse of eight (8) hours.

III. With respect to the coverage under this Endorsement, **SECTION IV – EXCLUSIONS** is replaced by the following:

#### **SECTION IV – EXCLUSIONS**

The coverage under this Endorsement will not apply to any Loss arising out of:

##### **A. Bodily Injury or Property Damage**

1. Physical injury, sickness, disease or death of any person, including any mental anguish or emotional distress resulting from such physical injury, sickness, disease or death; or
2. Physical injury to or destruction of any tangible property, including the loss of use thereof; but electronic data will not be considered tangible property;

##### **B. Trade Practices and Antitrust**

1. Any actual or alleged false, deceptive or unfair trade practices, antitrust violation, restraint of trade, unfair competition (except as provided in the Media Liability insuring agreement), or false or deceptive or misleading advertising or violation of the Sherman Antitrust Act, the Clayton Act, or the Robinson-Patman Act; but this exclusion will not apply to:
  - a. The Breach Response insuring agreement; or
  - b. Coverage for a **Data Breach** or **Security Breach**, provided no member of the **Control Group** participated or colluded in such **Data Breach** or **Security Breach**;

**C. Gathering or Distribution of Information**

1. The unlawful collection or retention of **Personally Identifiable Information** or other personal information by or on behalf of the **Member**; but this exclusion will not apply to **Claims Expenses** incurred in defending the **Member** against allegations of unlawful collection of **Personally Identifiable Information**; or
2. The distribution of unsolicited email, text messages, direct mail, facsimiles or other communications, wire tapping, audio or video recording, or telemarketing, if such distribution, wire tapping, recording or telemarketing is done by or on behalf of the **Member**; but this exclusion will not apply to **Claims Expenses** incurred in defending the **Member** against allegations of unlawful audio or video recording;

**D. Prior Known Acts & Prior Noticed Claims**

1. Any act, error, omission, incident or event committed or occurring prior to the inception date of this Endorsement if any member of the **Control Group** on or before the inception date of this Endorsement knew or could have reasonably foreseen that such act, error or omission, incident or event might be expected to be the basis of a **Claim** or **Loss**;
2. Any **Claim**, **Loss**, incident or circumstance for which notice has been provided under any prior policy or endorsement of which this endorsement is a renewal or replacement;

**E. Racketeering, Benefit Plans, Employment Liability & Discrimination**

1. Any actual or alleged violation of the Organized Crime Control Act of 1970 (commonly known as Racketeer Influenced and Corrupt Organizations Act or RICO), as amended;
2. Any actual or alleged acts, errors or omissions related to any of the **Member's** pension, retirement, healthcare, Welfare, profit sharing, mutual or investment plans, funds or trusts;
3. Any employer-employee relations, policies, practices, alleged or actual wrongful employment practices, acts or omissions, or any actual or alleged refusal to employ any person, or misconduct with respect to employees; or
4. Any actual or alleged discrimination;

But this exclusion will not apply to coverage under the Breach Response insuring agreement or parts 1., 2. or 3. of the Data & Network Liability insuring agreement that results from a **Data Breach**; provided no member of the **Control Group** participated or colluded in such **Data Breach**;

**F. Sale or Ownership of Securities & Violation of Securities Laws**

1. The ownership, sale or purchase of, or the offer to sell or purchase stock or other securities;
2. An actual or alleged violation of a securities law or regulation.

**G. Criminal, Intentional or Fraudulent Acts**

Any criminal, dishonest, fraudulent, or malicious act or omission, or intentional or knowing violation of the law, if committed by an **Member**, or by others if the **Member** colluded or participated in any such conduct or activity; but this exclusion will not apply to:

1. **Claims Expenses** incurred in defending any **Claim** alleging the foregoing until there is a final non-appealable adjudication establishing such conduct; or
2. With respect to a natural person **Member**, if such **Member** did not personally commit, participate in or know about any act, error, omission, incident or event giving rise to such **Claim** or **Loss**.

**H. For purposes of this exclusion, only acts, errors, omissions or knowledge of a member of the **Control Group** will be imputed to the **Member**. **Patent, Software Copyright, Misappropriation of Information****

1. Infringement, misuse or abuse of patent or patent rights;
2. Infringement of copyright arising from or related to software code or software products other than infringement resulting from a theft or **Unauthorized Access** or Use of software code by a person who is not a past, present or future employee, director, officer, partner or independent contractor of the **Member**; or
3. Use or misappropriation of any ideas, trade secrets or **Third Party Information** (i) by, or on behalf of, the **Member**, or (ii) by any other person or entity if such use or misappropriation is done with the knowledge, consent or acquiescence of a member of the **Control Group**;

**I. Governmental Action**

1. A **Claim** brought by or on behalf of any state, federal, local or foreign governmental entity, in such entity's regulatory or official capacity; but this exclusion will not apply to the Regulatory Defense & Penalties insuring agreement;

**J. Other Members & Related Enterprises**

A **Claim** made by or on behalf of:

1. Any **Member**; but this exclusion will not apply to a **Claim** made by an individual that is not a member of the **Control Group** under the Data & Network Liability insuring agreement; or
2. Any business enterprise in which any **Member** has greater than 15% ownership interest or made by any parent company or other entity which owns more than 15% of the **Designated Member**;

**K. Trading Losses, Loss of Money & Discounts**

1. Any trading losses, trading liabilities or change in value of accounts;
2. Any loss, transfer or theft of monies, securities or tangible property of the **Member** or others in the care, custody or control of the **Member**;
3. The monetary value of any transactions or electronic fund transfers by or on behalf of the **Member** which is lost, diminished, or damaged during transfer from, into or between accounts; or
4. The value of coupons, price discounts, prizes, awards, or any other valuable consideration given in excess of the total contracted or expected amount;

But this exclusion will not apply to coverage under the eCrime insuring agreement.

**L. Media-Related Exposures**

With Respect to the Media Liability insuring agreement:

1. Any contractual liability or obligation; but this exclusion will not apply to a **Claim** for misappropriation of ideas under implied contract;
2. The actual or alleged obligation to make licensing fee or royalty payments;
3. Any costs or expenses incurred or to be incurred by the **Member** or others for the reprinting, reposting, recall, removal or disposal of any **Media Material** or any other information, content or media, including any media or products containing such **Media Material**, information, content or media;
4. Any **Claim** brought by or on behalf of any intellectual property licensing bodies or organizations;
5. The actual or alleged inaccurate, inadequate or incomplete description of the price of goods, products or services, cost guarantees, cost representations, contract price estimates, or the failure of any goods or services to conform with any represented quality or performance;
6. Any actual or alleged gambling, contest, lottery, promotional game or other game of chance; or

Any **Claim** made by or on behalf of any independent contractor, joint venturer or venture partner arising out of or resulting from disputes over ownership of rights in **Media Material** or services provided by such independent contractor, joint venturer or venture partner

**M. First Party Loss**

With respect to the First Party Loss insuring agreements:

1. Seizure, nationalization, confiscation, or destruction of property or data by order of any governmental or public authority;
2. Costs or expenses incurred by the **Member** to identify or remediate software program errors or vulnerabilities or update, replace, restore, assemble, reproduce, recollect or enhance data or **Computer Systems** to a level beyond that which existed prior to a **Security Breach** or **Extortion Threat**;
3. Failure or malfunction of satellites or of power, utility, mechanical or telecommunications (including internet) infrastructure or services that are not under the **Member's** direct operational control; or
4. Fire, flood, earthquake, volcanic eruption, explosion, lightning, wind, hail, tidal wave, landslide, act of God or other physical event.

**N. War and Civil War**

For, resulting from, directly or indirectly occasioned by, happening through or in consequence of: war, invasion, acts of foreign enemies, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection, military or usurped power or confiscation or nationalization or requisition or destruction of or damage to property by or under the order of any government or public or local authority; provided, that this exclusion will not apply to **Cyber Terrorism**. For purposes of this exclusion, **Cyber Terrorism** means the premeditated use of disruptive activities, or threat to use disruptive activities, against a **Computer System** or network with the intention to cause harm, further social, ideological, religious, political or similar objectives, or to intimidate any person(s) in furtherance of such objectives.

**O. Radioactive Limitation**

In relation to liability arising outside the U.S.A., its territories or possessions, Puerto Rico or the Canal Zone, this Endorsement does not cover any liability of whatsoever nature directly or indirectly caused by or contributed to by or arising from ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel.

**P. Sanction Limitation**

The Trust shall not cover, nor be liable to pay, any **Claim** or provide any benefit hereunder to the extent that the provision of such cover, payment of such **Claim** or provision of such benefit would expose the Trust to any sanction, prohibition or restriction under United Nations resolutions or the trade or economic sanctions, law or regulations of the European Union, United Kingdom or United States of America.

**Q.**

- IV.** With respect to the coverage under this Endorsement, **SECTION VII – LIMIT OF LIABILITY** is replaced by the following:

**SECTION VII - LIMITS OF LIABILITY**

**A. Limits of Liability**

The Endorsement Aggregate Limit of Liability listed in the Supplemental Declarations (the **Endorsement Aggregate Limit of Liability**) is our combined total limit of liability for all **Loss**, other than **Breach Response Services**, payable under this Endorsement.

The limit of liability payable under each insuring agreement will be an amount equal to the **Endorsement Aggregate Limit of Liability** unless another amount is listed in the Supplemental Declarations. Such amount is the aggregate amount payable under this Endorsement pursuant to such insuring agreement and is part of, and not in addition to, the **Endorsement Aggregate Limit of Liability**.

We will not be obligated to pay any **Damages, Penalties, PCI Fines, Expenses and Costs** or **Claims Expenses**, or to defend any **Claim**, after the **Endorsement Aggregate Limit of Liability** has been exhausted, or after deposit of the **Endorsement Aggregate Limit of Liability** in a court of competent jurisdiction.

#### **B. Breach Response Limits**

Coverage for **Breach Response Services** under this Endorsement is in addition to the **Endorsement Aggregate Limit of Liability**. The Breach Response Aggregate Limit of Coverage listed in the Supplemental Declarations (the **Breach Response Services Aggregate Limit of Coverage**) is our combined total limit of coverage for all legal, forensic, public relations and crisis management, notification, call center and credit or identity monitoring services payable under this Endorsement.

##### **1.**

- V. With respect to the coverage under this Endorsement, **SECTION VI – EXTENDED REPORTING PERIOD** is replaced by the following:

#### **SECTION VI – EXTENDED REPORTING PERIOD**

- A. Upon non-renewal or cancellation of this Endorsement for any reason except the non-payment of premium, the **Designated Member** will have the right to purchase, for additional premium, an Optional Extension Period of twelve (12) months. Coverage provided by such Optional Extension Period will only apply to **Claims** first made against any **Member** during the Optional Extension Period and reported to us during the Optional Extension Period, and arising out of any act, error or omission committed before the end of the **Endorsement Period**. In order for the **Designated Member** to invoke the Optional Extension Period option, the payment of the additional premium for the Optional Extension Period must be paid to us within 60 days of the termination of this Endorsement.
- B. The purchase of the Optional Extension Period will in no way increase the **Endorsement Aggregate Limit of Liability** or any sublimit of liability. At the commencement of the Optional Extension Period the entire premium will be deemed earned, and in the event the **Designated Member** terminates the Optional Extension Period for any reason prior to its natural expiration, We will not be liable to return any premium paid for the Optional Extension Period.

- VI. With respect to the coverage under this Endorsement, the following are added:

#### **RETENTIONS**

- A. The Retention listed in the Supplemental Declarations applies separately to each incident, event or related incidents or events giving rise to a **Claim** or **Loss**. The Retention will be satisfied by monetary payments by the **Designated Member** of covered **Loss** under each insuring agreement. If any **Loss** arising out of an incident or **Claim** is subject to more than one Retention, the Retention for each applicable insuring agreement will apply to such **Loss**, provided that the sum of such Retention amounts will not exceed the largest applicable Retention amount.

- B. Coverage for **Business Interruption Loss** will apply after the **Waiting Period** has elapsed and we will then indemnify the **Designated Member** for all **Business Interruption Loss** sustained during the **Period of Restoration** in excess of the Retention.
- C. Satisfaction of the applicable Retention is a condition precedent to the payment of any **Loss** under this Endorsement, and we will be liable only for the amounts in excess of such Retention.

#### **GENERAL CONDITIONS**

##### **A. Notice of Claim or Loss**

1. The Member must notify us of any Claim as soon as practicable, but in no event later than: (i) 60 days after the end of the Endorsement Period; or (ii) the end of the Optional Extension Period (if applicable).
2. With respect to **Breach Response Services**, the **Member** must notify us of any actual or reasonably suspected **Data Breach** or **Security Breach** as soon as practicable after discovery by the **Member**, but in no event later than 60 days after the end of the **Endorsement Period**. Notice of an actual or reasonably suspected **Data Breach** or **Security Breach** in conformance with this paragraph will also constitute notice of a circumstance that could reasonably be the basis for a **Claim**.
3. With respect to **Cyber Extortion Loss**, the **Designated Member** must notify us as soon as practicable after discovery of an **Extortion Threat** but no later than 60 days after the end of the **Endorsement Period**. The **Designated Member** must obtain our consent prior to incurring **Cyber Extortion Loss**.
4. With respect to **Data Recovery Costs** and **Business Interruption Loss**, the **Designated Member** must notify us as soon as practicable after discovery of the circumstance, incident or event giving rise to such loss. The **Designated Member** will provide us a proof of **Data Recovery Costs** and **Business Interruption Loss**. All loss described in this paragraph must be reported, and all proofs of loss must be provided, to us no later than 6 months after the end of the **Endorsement Period**.
5. The **Designated Member** must notify us of any loss covered under the eCrime insuring agreement as soon as practicable, but in no event later than 60 days after the end of the **Endorsement Period**.
6. Any **Claim** arising out of a Loss that is covered under the Breach Response, First Party Loss or eCrime insuring agreements and that is reported to us in conformance with the foregoing will be considered to have been made during the **Endorsement Period**.

##### **B. Notice of Circumstance**

1. With respect to any circumstance that could reasonably be the basis for a **Claim** (other than a **Data Breach** or **Security Breach** noticed under the Breach Response insuring agreement) the **Member** may give written notice of such circumstance to us as soon as practicable during the **Endorsement Period**. Such notice must include:
  - a. The specific details of the act, error, omission or event that could reasonably be the basis for a **Claim**;
  - b. The injury or damage which may result or has resulted from the circumstance; and
  - c. The facts by which the **Member** first became aware of the act, error, omission or event.
2. Any subsequent **Claim** made against the **Member** arising out of any circumstance reported to us in conformance with the foregoing will be considered to have been made at the time written notice complying with the above requirements was first given to Us during the **Endorsement Period**.



### C. Defense Claims

1. Except with respect to coverage under the Payment Card Liabilities & Costs insuring agreement, We have the right and duty to defend any covered **Claim** or **Regulatory Proceeding**. Defense counsel will be mutually agreed by the **Designated Member** and us but, in the absence of such agreement, our decision will be final.
2. With respect to the Payment Card Liabilities & Costs insuring agreement, coverage will be provided on an indemnity basis and legal counsel will be mutually agreed by the **Designated Member** and us and will be selected from one of the firms on our panel.

### D. Settlement of Claims

1. If the **Member** refuses to consent to any settlement recommended by us and acceptable to the claimant, our liability for such **Claim** will not exceed:
  - a. The amount for which the **Claim** could have been settled, less the remaining Retention, plus the **Claims Expenses** incurred up to the time of such refusal; plus
  - b. Sixty percent (60%) of any **Claims Expenses** incurred after the date such settlement or compromise was recommended to the **Member** plus sixty percent (60%) of any **Damages, Penalties** and **PCI Fines, Expenses** and **Costs** above the amount for which the **Claim** could have been settled;

And we will have the right to withdraw from the further defense of such **Claim**.

The **Member** may settle any **Claim** where the **Damages, Penalties, PCI Fines, Expenses** and **Costs** and **Claims Expenses** do not exceed the Retention, provided that the entire **Claim** is resolved and the **Member** obtains a full release on behalf of the **Member** from all claimants.

### E. Assistance and Cooperation

1. We will have the right to make any investigation we deem necessary, and the **Member** will cooperate with us in all investigations, including investigations regarding coverage under this Endorsement and the information and materials provided to us in connection with the underwriting and issuance of this Endorsement. The **Member** will execute or cause to be executed all papers and render all assistance as is requested by us. The **Member** agrees not to take any action which in any way increases our exposure under this Endorsement. Expenses incurred by the **Member** in assisting and cooperating with us do not constitute **Claims Expenses** under the Endorsement.
2. The **Member** will not admit liability, make any payment, assume any obligations, incur any expense, enter into any settlement, stipulate to any judgment or award or dispose of any **Claim** without our written consent, except as specifically provided in the Settlement of Claims clause above. Compliance with a **Breach Notice Law** will not be considered an admission of liability.

### F. Subrogation

1. If any payment is made under this Endorsement, we shall be granted the **Member's** rights of recovery against any other party, and we will maintain and pursue all such rights of recovery. The **Member** will do whatever is reasonably necessary to secure such rights and will not do anything after an incident or event giving rise to a **Claim** or **Loss** to prejudice such rights. Subrogation recoveries, if any, shall be pursued and allocated as provided in the Coverage Agreement's Member Obligations and Conditions of Coverage section.

### G. Other Insurance

1. The insurance under this Endorsement will apply in excess of any other valid and collectible insurance available to any **Member** unless such other insurance is written only as specific excess insurance over this Endorsement.

#### H. Action Against Us

1. No action will lie against us or our representatives unless and until, as a condition precedent thereto, the **Member** has fully complied with all provisions, terms and conditions of this Endorsement and the amount of the **Member's** obligation to pay has been finally determined either by judgment or award against the **Member** after trial, regulatory proceeding, arbitration or by written agreement of the **Member**, the claimant, and us.
2. No person or organization will have the right under this Endorsement to join us as a party to an action or other proceeding against the **Member** to determine the **Member's** liability, nor will we be impleaded by the **Member** or the **Member's** legal representative.
3. The **Member's** bankruptcy or insolvency of the **Member's** estate will not relieve us of our obligations hereunder.

#### I. Entire Agreement

1. By acceptance of the Endorsement, the **Member** agrees that this Endorsement embodies all agreements between us and the **Member** relating to this Endorsement. Notice to any agent, or knowledge possessed by any agent or by any other person, will not affect a waiver or a change in any part of this Endorsement or stop us from asserting any right under the terms of this Endorsement; nor will the terms of this Endorsement be waived or changed, except by endorsement issued to form a part of this Endorsement signed by us.

#### J. Assignment

1. The interest hereunder of any **Member** is not assignable. If the **Member** dies or is adjudged incompetent, such insurance will cover the **Member's** legal representative as if such representative were the **Member**, in accordance with the terms and conditions of this Endorsement.

#### K. Singular Form of a Word

1. Whenever the singular form of a word is used herein, the same will include the plural when required by context.

#### L. Headings

1. The titles of paragraphs, clauses, provisions or endorsements of or to this Endorsement are intended solely for convenience and reference, and are not deemed in any way to limit or expand the provisions to which they relate and are not part of the Endorsement.

#### M. Representation by the Member

1. The **Member** agrees that the statements contained in the information and materials provided to us in connection with the underwriting and issuance of this Endorsement are true, accurate and are not misleading, and that we issued this Endorsement, and assume the risks hereunder, in reliance upon the truth thereof.

#### N. Designated Member as Agent

1. The **Designated Member** will be considered the agent of all **Members**, and will act on behalf of all **Members** with respect to the giving of or receipt of all notices pertaining to this Endorsement, and the acceptance of any endorsements to this Endorsement. The **Designated Member** is responsible for the payment of all premiums and Retentions and for receiving any return premiums.

#### O. Territory

1. The Insurance applies to **Claims** made, acts committed, or **Loss** occurring anywhere in the world.

**P. Antistacking**

1. In consideration of the premium charged for the Endorsement, it is hereby understood and agreed that notwithstanding anything to the contrary contained in this Endorsement, in the event any incident, event or related incidents or events, giving rise to a **Claim** or an obligation to provide **Breach Response Services** triggers coverage under this Endorsement and any other endorsement issued by us, our liability under this Endorsement and such other endorsements combined shall not exceed the amount of the largest **Endorsement Aggregate Limit of Liability** or applicable sublimits of liability.



**PUBLIC ENTITY  
AUTOMOBILE LIABILITY DECLARATIONS**

**ITEM ONE**

NAMED INSURED: Cory Lakes Community Development District  
 POLICY NO: 100125518  
 POLICY PERIOD: October 1, 2025 - October 1, 2026

**ITEM TWO**

**SCHEDULE OF COVERAGES AND LIMITS OF LIABILITY**

This Policy provides only those coverages where a charge is shown in the premium column below. Each of these coverages will apply only to those **autos** shown as covered **autos**. **Autos** are shown as covered **autos** for a particular coverage by the entry of one or more of the symbols from **SECTION I - COVERED AUTOS** of the **PUBLIC ENTITY AUTOMOBILE COVERAGE FORM** next to the name of the coverage.

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	1	\$1,000,000	Included
Personal Injury Protection	5	Separately Stated In Each Personal Injury Protection Endorsement	Included
Auto Medical Payments	2	\$2,500 Each Insured	Included
Uninsured Motorists including Underinsured Motorists	2	\$100,000	Included
Physical Damage Comprehensive Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	Included

Physical Damage Towing And Labor	7	\$250 For Each Disablement Of A Private Passenger Auto	Included
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**ITEM THREE: SCHEDULE OF COVERED AUTOS**

<b>SEE ATTACHED SCHEDULE</b>
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**ITEM FOUR: SCHEDULE OF HIRED OR BORROWED COVERED AUTO COVERAGE AND PREMIUMS**

COVERED AUTOS LIABILITY COVERAGE				
State	Estimated Annual Cost Of Hire For Each State	Rate	Factor (If Liability Coverage is Primary)	Premium
FL	IF ANY	FLAT CHARGE		Included

PHYSICAL DAMAGE COVERAGES					
Coverage	State	Limit Of Insurance	Estimated Annual Cost Of Hire (Excluding Autos Hired With A Driver)	Rate Per Each \$100 Annual Cost of Hire	Premium
Comprehensive	FL	Actual Cash Value Or Cost Of Repair Or \$35,000, Whichever Is Less, Minus \$1,000 Deductible For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire Or Lightning	\$ IF ANY	\$	Included
Specified Causes Of Loss	FL	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus \$1,000 Deductible For Each Covered Auto For Loss Caused By Mischief Or Vandalism	\$	\$	N/A
Collision	FL	Actual Cash Value Or Cost Of Repair or \$35,000, Whichever Is Less, Minus \$1,000 Deductible For Each Covered Auto	\$ IF ANY	\$	Included
Premium					Included

**ITEM FIVE: SCHEDULE FOR NON-OWNERSHIP COVERED AUTOS LIABILITY**

Named Insured's Business	Rating Basis	Premium
Districts	IF ANY	Included

**FORMS APPLICABLE TO ALL COVERAGE PARTS:** See Policy Forms List – FIA 003.

Premium For Endorsements	Included
Estimated Total Premium*	Included
*This policy may be subject to final audit.	



**PUBLIC ENTITY  
AUTOMOBILE COVERAGE FORM  
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## PUBLIC ENTITY AUTOMOBILE COVERAGE FORM

Various provisions in this Coverage Form restrict coverage. Read the entire Coverage Form carefully to determine rights, duties and what is and is not covered.

Throughout this Coverage Form the words "you" and "your" refer to the Named Insured shown in the Declarations. The words "we," "us" and "our" refer to Florida Insurance Alliance which is the Insurer providing this coverage.

"Insured" shall mean any person or organization qualifying as an Insured in the Who Is An Insured provision.

Other words and phrases that appear in **bold-faced type** have special meaning. Refer to **SECTION V - DEFINITIONS**.

### **SECTION I - COVERED AUTOS**

ITEM TWO of the Declarations shows the **auto** that are covered **auto** for each of your coverages. The following numerical symbols describe the **autos** that may be covered **autos**. The symbols entered next to a coverage on the Declarations designate the only **auto** that are covered **autos**.

#### **A. Description of Covered Auto Designation Symbols**

SYMBOL	DESCRIPTION
--------	-------------

- |    |  |
|----|--|
| 1. | =ANY <b>AUTO</b> .   |
| 2. | =ALL OWNED <b>AUTOS</b> ONLY. Only those <b>autos</b> you own and or lease (and for Liability Coverage any <b>trailers</b> you don't own while attached to power units you own). This also includes all those <b>autos</b> you acquire ownership of after the coverage agreement begins.   |
| 3. | =OWNED PRIVATE PASSENGER <b>AUTO</b> ONLY. Only the private passenger <b>autos</b> you own. This includes those private passenger <b>autos</b> you acquire ownership of after the Policy begins.   |
| 4. | =OWNED <b>AUTOS</b> OTHER THAN PRIVATE PASSENGER <b>AUTOS</b> ONLY. Only those <b>autos</b> you own that are not of the private passenger type (and for Liability Coverage any <b>trailers</b> you don't own while attached to power units you own). This includes those <b>autos</b> not of the private passenger type you acquire ownership of after the Policy begins.                          |
| 5. | =OWNED <b>AUTOS</b> SUBJECT TO NO-FAULT. Only those <b>autos</b> you own and or lease that are required to have No-Fault benefits in the state where they are licensed or principally garaged. This includes those <b>autos</b> you acquire ownership of after the Policy begins provided they are required to have No-Fault benefits in the state where they are licensed or principally garaged. |
| 6. | =OWNED <b>AUTO</b> SUBJECT TO A COMPULSORY UNINSURED MOTORISTS LAW. Only those <b>autos</b> you own and or lease that because of the law in the state where they are licensed or principally garaged are required to have and cannot reject Uninsured Motorists  |

Coverage. This includes those **autos** you acquire ownership of after the Policy begins provided they are subject to the same state uninsured motorist's requirement.

7. =SPECIFICALLY DESCRIBED **AUTOS**. Only those **autos** described in ITEM THREE of the Declarations for which a premium charge is shown (and for Liability Coverage any **trailers** you don't own while attached to any power unit described in ITEM THREE).
8. =HIRED **AUTOS** ONLY. Only those **autos** you hire, rent or borrow. This does not include any **auto** you hire, rent, or borrow from any of your **employees** or members of their households.
9. =NONOWNED **AUTOS** ONLY. Only those **autos** you do not own, hire, rent or borrow that are used in connection with your business. This includes **autos** owned by your **employees** members of their households but only while used in your business or your personal affairs.
19. =MOBILE EQUIPMENT SUBJECT TO COMPULSORY OR FINANCIAL RESPONSIBILITY OR OTHER MOTOR VEHICLE INSURANCE LAW ONLY. Only those **autos** that are land vehicles and that would qualify under the definition of **mobile equipment** under this Policy if they were not subject to a compulsory or financial responsibility law or other motor vehicle insurance law where they are licensed or principally garaged.

#### **B. Owned Autos You Acquire After The Policy Begins**

1. If symbols **1, 2, 3, 4, 5, 6** or **19** are entered next to a coverage in ITEM TWO of the Declarations, then you have coverage for **autos** that you acquire of the type described for the remainder of the Policy Period. No additional or return premium during remainder of annual coverage term.
2. But, if symbol **7** is entered next to a coverage in ITEM TWO of the Declarations, an **auto** you acquire will be a covered **auto** for that coverage only if:
  - a. We already cover all **auto** that you own for that coverage or it replaces an **auto** you previously owned that had that coverage; and
  - b. You tell us within 30 days after you acquire it that you want us to cover it for that coverage.
  - c. Additional and return premium will be subject to pro-rata adjustment.

#### **C. Certain Trailers, Mobile Equipment And Temporary Substitute Autos**

If this Coverage Form provides Liability Coverage, the following types of vehicles are also covered **autos** for Liability Coverage:

1. **Trailers** with a load capacity of 2,000 pounds or less designed primarily for travel on public roads.
2. **Mobile equipment** while being carried or towed by a covered **auto**.
3. Any **auto** you do not own while used with the permission of its owner as a temporary substitute for a covered **auto** you own that is out of service because of its:
  - a. Breakdown;
  - b. Repair;
  - c. Servicing;
  - d. Loss; or
  - e. Destruction.



## **SECTION II- COVERED AUTOS LIABILITY COVERAGE**

### **A. Coverage**

We will pay all sums an Insured legally must pay as damages because of **bodily injury** or **property damage** to which this coverage applies, caused by an **accident** and resulting from the ownership, maintenance or use of a covered **auto**.

We will also pay all sums an Insured legally must pay as a **covered pollution cost or expense** to which this coverage applies, caused by an **accident** and resulting from the ownership, maintenance or use of covered **autos**. However, we will only pay for the **covered pollution cost or expense** if there is either **bodily injury** or **property damage** to which this coverage applies that is caused by the same **accident**.

We have the right and duty to defend any Insured against a **suit** asking for such damages or a **covered pollution cost or expense**. However, we have no duty to defend any Insured against a **suit** seeking damages for **bodily injury** or **property damage** or a **covered pollution cost or expense** not covered by this Coverage Form. We may investigate and settle any claim or **suit** as we consider appropriate. Our duty to defend or settle ends when the Covered Autos Liability Coverage Limit has been exhausted by payment of judgments or settlements.

Any **leased auto** designated or described in the Schedule will be considered a covered **auto** you own and not a covered **auto** you hire or borrow. For a covered **auto** that is a **leased auto** Who Is an Insured is changed to include the lessor as an Insured. The coverages provided under this Coverage Form apply to any **leased auto** until the expiration date in the **COMMON POLICY DECLARATIONS**, or when the lessor or his or her agent takes possession of the **leased auto**, whichever occurs first.

#### **1. Who Is an Insured**

The following are Insureds:

- a.** You for any covered **auto**.
- b.** Anyone else while using with your permission a covered **auto** you own, hire or borrow except:
  - (1)** The owner or anyone else from whom you hire or borrow a covered **auto**. This exception does not apply if the covered **auto** is a **trailer** connected to a covered **auto** you own.
  - (2)** Your employee if the covered **auto** is owned by that employee or a member of his or her household.
  - (3)** Someone using a covered **auto** while he or she is working in a business of selling, servicing, repairing, parking or storing **auto** unless that business is yours.
  - (4)** Anyone other than your **employees**, a lessee or borrower or any of their **employees**, while moving property to or from a covered **auto**.
- c.** Anyone liable for the conduct of an Insured described above but only to the extent of that liability.

Except with respect to the Limit of Liability, the coverage afforded applies separately to each Insured who is seeking coverage or against whom a claim or **suit** is brought.

#### **2. Coverage Extensions**

- a.** Supplementary Payments. In addition to the Limit of Liability, we will pay for the Insured:
  - (1)** All expenses we incur.
  - (2)** Up to \$1,000 for cost of bail bonds (including bonds for related traffic law violations)

required because of an **accident** we cover. We do not have to furnish these bonds.

- (3) The cost of bonds to release attachments in any **suit** against the Insured we defend, but only for bond amounts within our Limit of Liability.
- (4) All reasonable expenses incurred by the Insured at our request, including actual loss of earning up to \$250 a day because of time off from work.
- (5) All costs taxed against the Insured in any **suit** against the Insured we defend. However, these payments do not include attorneys' fees or attorneys' expenses taxed against the Insured.
- (6) All interest on the full amount of any judgment that accrues after entry of the judgment in any **suit** against the Insured we defend; but our duty to pay interest ends when we have paid, offered to pay or deposited in court the part of the judgment that is within our Limit of Liability.

**b. Out-of-State Coverage Extensions.**

While a covered **auto** is away from the state where it is licensed we will:

- (1) Increase the Limit of Coverage for Covered Autos Liability Coverage to meet the limits specified by a compulsory or financial responsibility law of the jurisdiction where the covered **auto** is being used. This extension does not apply to the limit or limits specified by any law governing motor carriers of passengers or property.
- (2) Provide the minimum amounts and types of other coverages, such as no-fault, required of out-of-state vehicles by the jurisdiction where the covered **auto** is being used.

We will not pay anyone more than once for the same elements of loss because of these extensions.

**B. Exclusions**

This coverage does not apply to any of the following:

**1. Expected Or Intended Injury**

**Bodily injury** or **property damage** expected or intended from the standpoint of the Insured.

**2. Contractual**

Liability assumed under any contract or agreement.

But this exclusion does not apply to liability for damages:

- a. Assumed in a contract or agreement that is an **insured contract** provided the **bodily injury** or **property damage** occurs subsequent to the execution of the contract or agreement; or
- b. That the Insured would have in the absence of the contract or agreement.

**3. Workers' Compensation**

Any obligation for which the Insured or the Insured's coverage provider may be held liable under any workers' compensation, disability benefits or unemployment compensation law or any similar law.

**4. Employee Indemnification And Employer's Liability**

**Bodily injury** to:

- a. An **employee** of the Insured arising out of and in the course of:
  - (1) Employment by the Insured; or

- (2) Performing the duties related to the conduct of the Insured's business.
- b. The spouse, child, parent, brother or sister of that **employee** as a consequence of paragraph a. above.

This exclusion applies:

- (1) Whether the Insured may be liable as an employer or in any other capacity; and
- (2) To any obligation to share damages with or repay someone else who must pay damages because of the injury.

## 5. Fellow Employee

**Bodily injury** to:

- a. Any fellow **employee** of the Insured arising out of and in the course of the fellow **employee's** employment or while performing duties related to the conduct of your business; or
- b. The spouse, child, parent, brother or sister of that fellow **employee** as a consequence of Paragraph a. above.

## 6. Care, Custody Or Control

**Property damage** to or **covered pollution cost or expense** involving property owned or transported by the Insured or in the Insured's care, custody or control. But this exclusion does not apply to liability assumed under a sidetrack agreement.

## 7. Handling Of Property

**Bodily injury** or **property damage** resulting from the handling of property:

- a. Before it is moved from the place where it is accepted by the Insured for movement into or onto the covered **auto**; or
- b. After it is moved from the covered **auto** to the place where it is finally delivered by the Insured.

## 8. Movement Of Property By Mechanical Device

**Bodily injury** or **property damage** resulting from the movement of property by a mechanical device (other than a hand truck) unless the device is attached to the covered **auto**.

## 9. Operations

**Bodily injury** or **property damage** arising out of the operation of:

- a. Any equipment listed in paragraphs 6.b. and 6.c. of the definition of **mobile equipment**;
- b. Machinery or equipment that is on, attached to or part of a land vehicle that would qualify under the definition of **mobile equipment** if it were not subject to a compulsory or financial responsibility law or other motor vehicle insurance law where it is licensed or principally garaged.

## 10. Completed Operations

**Bodily injury** or **property damage** arising out of your work after that work has been completed or abandoned. In this exclusion, your work means:

- a. Work or operations performed by you or on your behalf; and
- b. Materials, parts or equipment furnished in connection with such work or operations.

Your work includes warranties or representations made at any time with respect to the fitness, quality, durability or performance of any of the items included in paragraphs a. or b. above.

Your work will be deemed completed at the earliest of the following times:

- (1) When all of the work called for in your contract has been completed;
- (2) When all of the work to be done at the site has been completed if your contract calls for work at more than one site; or
- (3) When that part of the work done at a job site has been put to its intended use by any person or organization other than another contractor or subcontractor working on the same project.

Work that may need service, maintenance, correction, repair or replacement, but which is otherwise complete, will be treated as completed.

## 11. Pollution

**Bodily injury** or **property damage** arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of **pollutants**:

- a. That are, or that are contained in any property that is:
  - (1) Being transported or towed by, handled, or handled for movement into, onto or from, the covered **auto**;
  - (2) Otherwise in the course of transit by or on behalf of the Insured; or
  - (3) Being stored, disposed of, treated or processed in or upon the covered **auto**;
- b. Before the **pollutants** or any property in which the **pollutants** are contained are moved from the place where they are accepted by the Insured for movement into or onto the covered **auto**; or
- c. After the **pollutants** or any property in which the **pollutants** are contained are moved from the covered **auto** to the place where they are finally delivered, disposed of or abandoned by the Insured.

Paragraph **a.** above does not apply to fuels, lubricants, fluids, exhaust gases or other similar **pollutants** that are needed for or result from the normal electrical, hydraulic or mechanical functioning of the covered **auto** or its parts, if:

- (1) The **pollutants** escape, seep, migrate, or are discharged, dispersed or released directly from an **auto** part designed by its manufacturer to hold, store, receive or dispose of such **pollutants**; and
- (2) The **bodily injury, property damage** or **covered pollution cost or expense** does not arise out of the operation of any equipment listed in paragraphs **6.b.** and **6.c.** of the definition of **mobile equipment**.

Paragraphs **b.** and **c.** above of this exclusion do not apply to **accidents** that occur away from premises owned by or rented to an Insured with respect to **pollutants** not in or upon a covered **auto** if:

- (3) The **pollutants** or any property in which the **pollutants** are contained are upset, overturned or damaged as a result of the maintenance or use of a covered **auto**; and
- (4) The discharge, dispersal, seepage, migration, release or escape of the **pollutants** is caused directly by such upset, overturn or damage.

## 12. War

**Bodily injury** or **property damage** arising directly or indirectly out of:

- a. War, including undeclared or civil war;

- b. Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or
- c. Insurrection, rebellion, revolution, usurped power or action taken by governmental authority in hindering or defending against any of these.

### 13. Professional Liability

**Bodily injury** resulting from the providing or the failure to provide any medical or other professional services.

### 14. Punitive Damages

Punitive or exemplary damages.

### 15. Racing

Covered **autos** while used in any professional or organized racing or demolition contest or stunting activity, or while practicing for such contest or activity. This insurance also does not apply while that covered **auto** is being prepared for such a contest or activity.

## C. Limit Of Liability

1. Regardless of the number of covered **autos**, Insureds, premiums paid, claims made or vehicles involved in the **accident**, the most we will pay for the total of all damages and **covered pollution cost or expense** combined, resulting from any one **accident** is the Limit of Liability for Covered Autos Liability Coverage shown in the Declarations.
2. All **bodily injury, property damage** and **covered pollution cost or expense** resulting from continuous or repeated exposure to substantially the same conditions will be considered as resulting from one **accident**.
3. No one will be entitled to receive duplicative payments for the same elements of **loss** under this Coverage Form and any Medical Payments, Uninsured Motorist, or Underinsured Motorists within this Coverage Part.
4. The most we will pay is further limited by limitations set forth in Section 768.28(5), Florida Statutes (2010) or the equivalent limitations of successor law which are applicable at the time of loss.

However, subject to the amount in the Limit of Liability shown in the Declarations, we will pay:

- a. The amount indicated when the Florida Legislature enacts an appropriate claim bill in accordance with Section 768.28 (5), Florida Statutes;
  - b. The amount determined by a court of competent jurisdiction for liable action taken outside the state of Florida; or
  - c. The amount shown in the Limit of Liability shown in the Declarations when Florida Statutes Section 768.28 (5), is inapplicable.
5. Damages will not include:
- a. Taxes, fines, penalties, or sanctions;
  - b. Punitive or exemplary damages or the multiple portion of any multiplied damages award;
  - c. Matters uninsurable under the laws pursuant to which this Coverage Part is construed; or
  - d. The cost to comply with any injunctive or other non-monetary or declaratory relief, including specific performance, or any agreement to provide such relief.

### **SECTION III - AUTO MEDICAL PAYMENTS COVERAGE**

#### **A. Coverage**

We will pay reasonable expenses incurred for necessary medical and funeral services to or for an Insured who sustains **bodily injury** caused by **accident**. We will pay only those expenses incurred, for services rendered within three years from the date of the **accident**.

##### **1. Who Is an Insured**

- a. You while **occupying** or, while a pedestrian, when struck by any **auto**.
- b. If you are an individual, any **family member** while **occupying** or, while a pedestrian, when struck by any **auto**.
- c. Anyone else **occupying** a covered **auto** or a temporary substitute for a covered **auto**. The covered **auto** must be out of service because of its breakdown, repair, servicing, loss or destruction.

#### **B. Exclusions**

This coverage does not apply to any of the following:

1. **Bodily injury** sustained by an Insured while **occupying** a vehicle located for use as a premises.
2. **Bodily injury** sustained by you or any **family member** while **occupying** or struck by any vehicle (other than a covered **auto**) owned by you or furnished or available for your regular use.
3. **Bodily injury** sustained by any **family member** while **occupying** or struck by any vehicle (other than a covered **auto**) owned by or furnished or available for the regular use of any **family member**.
4. **Bodily injury** to your **employee** arising out of and in the course of employment by you.
5. **Bodily injury** to an Insured while working in a business of selling, servicing, repairing or parking **autos** unless that business is yours.
6. **Bodily injury** arising directly or indirectly out of:
  - a. War, including undeclared or civil war;
  - b. Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or
  - c. Insurrection, rebellion, revolution, usurped power, or action taken by governmental authority in hindering or defending against any of these.
7. **Bodily injury** to anyone using a vehicle without a reasonable belief that the person is entitled to do so.
8. **Bodily injury** sustained by an Insured while **occupying** any covered **auto** while used in any professional racing or demolition contest or stunting activity, or while practicing for such contest or activity. This coverage also does not apply to any **bodily injury** sustained by an Insured while the **auto** is being prepared for such a contest or activity.

#### **C. Limit of Coverage**

Regardless of the number of covered **autos**, Insureds, premiums paid, claims made or vehicles involved in the **accident**, the most we will pay for **bodily injury** for each Insured injured in any one **accident** is the Limit Of Liability for Auto Medical Payments Coverage shown in the Declarations.

#### **D. Change In Other Coverage or Insurance Condition**

The reference in the **Other Coverage or Insurance** condition in the **COMMON POLICY CONDIITONS**

to "other coverage or insurance" applies only to other collectible auto medical payments insurance.

#### **SECTION IV - BUSINESS AUTO CONDITIONS**

The following conditions apply in addition to the **COMMON POLICY CONDITIONS**:

##### **A. Loss Conditions**

###### **1. Duties In The Event Of Accident, Claim, Suit Or Loss**

We have no duty to provide coverage under this policy unless there has been full compliance with the following duties:

- a.** In the event of **accident**, claim, **suit** or **loss**, you must give us or our authorized representative prompt notice of the **accident** or **loss**. Include:
  - (1)** How, when and where the **accident** or **loss** occurred;
  - (2)** The Insured's name and address; and
  - (3)** To the extent possible, the names and addresses of any injured persons and witnesses.
- b.** Additionally, you and any other involved Insured must:
  - (1)** Assume no obligation, make no payment or incur no expense without our consent, except at the Insured's own cost.
  - (2)** Immediately send us copies of any request, demand, order, notice, summons or legal paper received concerning the claim or **suit**.
  - (3)** Cooperate with us in the investigation, settlement or defense of the claim or **suit**.
  - (4)** Authorize us to obtain medical records or other pertinent information.
  - (5)** Submit to examination, at our expense, by physicians of our choice, as often as we reasonably require.
- c.** If there is **loss** to a covered **auto** or its equipment you must also do the following:
  - (1)** Promptly notify the police if the covered **auto** or any of its equipment is stolen.
  - (2)** Take all reasonable steps to protect the covered **auto** from further damage. Also keep a record of your expenses for consideration in the settlement of the claim.
  - (3)** Permit us to inspect the covered **auto** and records proving the **loss** before its repair or disposition.
  - (4)** Agree to examinations under oath at our request and give us a signed statement of your answers.

###### **2. Legal Action Against Us**

No one may bring a legal action against us under this Coverage Form until:

- a.** There has been full compliance with all the terms of this Coverage Form; and
- b.** Under Covered Autos Liability Coverage, we agree in writing that the Insured has an obligation to pay or until the amount of that obligation has finally been determined by judgment after trial. No one has the right under this Policy to bring us into an action to determine the Insured's liability.

###### **3. Transfer Of Rights Of Recovery Against Others To Us**

If any person or organization to or for whom we make payment under this Coverage Form has rights to recover damages from another, those rights are transferred to us. That person or

organization must do everything necessary to secure our rights and must do nothing after **accident** or **loss** to impair them.

This condition **3.** does not apply to **SECTION III - AUTO MEDICAL PAYMENTS COVERAGE.**

#### **4. Support and Cooperation in Opposition to Claim Bill Legislation**

If we act to oppose legislation brought forth in accordance with Florida Statute 768.28, arising from a covered occurrence, you shall use your best efforts to provide us with positive support and cooperation in such opposition:

Such positive support and cooperation shall include, but is not limited to:

- a.** Formal proclamations or resolutions by your governing board in opposition to such legislation;
- b.** Oral or written testimony of your officials and employees at legislative hearings or other legislative proceedings in opposition to such legislation; and
- c.** Personal contact by your officials and employees with legislators identified by us.

#### **5. Loss Settlement**

When we have agreed in writing to the settlement of a claim, we shall tender payment according to the terms of the agreement no later than 20 days after such settlement is reached.

However, a judgment or decree for recovery of money entered in any of the courts of Florida against us shall be fully satisfied within 60 days from and after the entry thereof, or in the case of an appeal from such judgment or decree, within 60 days from and after the affirmance of the same by the appellate court.

### **B. General Conditions**

#### **1. Bankruptcy**

Bankruptcy or insolvency of the Insured or the Insured's estate will not relieve us of any obligations under this Coverage Form.

#### **2. Concealment, Misrepresentation Or Fraud**

This Coverage Form is void in any case of fraud by you at any time as it relates to this Coverage Form. It is also void if you or any other Insured, at any time, intentionally conceal or misrepresent a fact concerning:

- a.** This Coverage Form;
- b.** The covered **auto**;
- c.** Your interest in the covered **auto**; or
- d.** A claim under this Coverage Form;

and such concealment or misrepresentation is material to the acceptance of the risk or to the hazard assumed by us; or if the true facts had been known to us pursuant to a requirement under this Coverage Form or other requirement, we, in good faith, would not have issued this coverage, would not have issued it at the same premium rate, would not have issued this coverage in as large an amount, or would not have provided coverage with respect to the hazard resulting in the **loss**.

#### **3. Policy Period, Coverage Territory**

Under this Coverage Form, we cover **accidents** and **losses** occurring:

- a.** During the Policy Period shown in the Declarations; and



b. Within the coverage territory. The coverage territory is:

- (1) The United States of America;
- (2) The territories and possessions of the United States of America;
- (3) Puerto Rico;
- (4) Canada; and
- (5) Anywhere in the world if a covered **auto** of the private passenger type is leased, hired, rented or borrowed without a driver for a period of 30 days or less,

provided that the Insured's responsibility to pay damages is determined in a **suit** on the merits, in the United States of America, the territories and possessions of the United States of America, Puerto Rico or Canada, or in a settlement we agree to.

We also cover **loss** to, or **accidents** involving, a covered **auto** while being transported between any of these places.

#### 4. Premium Audit

- a. The estimated premium for this Coverage Form is based on the exposures you told us you would have when this Policy began. We will compute the final premium due when we determine your actual exposures. The estimated total premium will be credited against the final premium due and the first Named Insured will be billed for the balance, if any. The due date for the final premium or retrospective premium is the date shown as the due date on the bill. If the estimated total premium exceeds the final premium due, the first Named Insured will get a refund.
- b. If this Policy is issued for more than one year, the premium for this Coverage Form will be computed annually based on our rates or premiums in effect at the beginning of each year of the Policy.

#### 5. Mediation

- a. In any claim filed by an Insured with us for:
  - (1) **Bodily injury** in an amount of \$10,000 or less, arising out of the ownership, operation, use or maintenance of a covered **auto**;
  - (2) **Property damage** in any amount, arising out of the ownership, operation, maintenance or use of a covered **auto**; or
  - (3) **Loss** to a covered **auto** or its equipment, in any amount; either party may make a written demand for mediation of the claim prior to the institution of litigation.
- b. A written request for mediation must be filed with the Florida Department of Financial Services on an approved form, which may be obtained from the Florida Department of Financial Services.
- c. The request must state:
  - (1) Why mediation is being requested.
  - (2) The issues in dispute, which are to be mediated.
- d. The Florida Department of Financial Services will randomly select mediators. Each party may reject one mediator, either before or after the opposing side has rejected a mediator. The mediator will notify the parties of the date, time and place of the mediation conference. The mediation conference will be held within 45 days of the request for mediation. The conference will be held by telephone if feasible. Participants in the mediation conference

must have the authority to make a binding decision, and must mediate in good faith. Each party will bear the expenses of the mediation equally, unless the mediator determines that one party has not mediated in good faith.

- e. Only one mediation may be requested for each claim unless all parties agree to further mediation. A party demanding mediation shall not be entitled to demand or request mediation after a suit is filed relating to the same facts already mediated.
- f. The mediation shall be conducted as an informal process and formal rules of evidence and procedures need not be observed.

## 6. Other Insurance – Rental or Leasing Driver

When this Coverage Form and any other Coverage Form or policy providing liability coverage applies to an **auto** and:

- a. One provides coverage to a lessor of **autos** for rent or lease; and
- b. The other provides coverage to a person not described in paragraph 6.a. above;

then the Coverage Form or policy issued to the lessor described in paragraph 6.a. is excess over any insurance available to a person described in 6.b. if the face of the lease or rental agreement contains, in at least 10 point type, the following language:

The valid and collectible liability insurance and personal injury protection insurance of any authorized rental or leasing driver is primary for the limits of liability and personal injury protection coverage required by FLA. STAT. SECTION 324.021(7) and FLA. STAT. SECTION 627.736.

## **SECTION V – DEFINITIONS**

**A. Accident** includes continuous or repeated exposure to the same conditions resulting in **bodily injury** or **property damage**.

**B. Auto** means:

1. A land motor vehicle, **trailer** or semitrailer designed for travel on public roads; or
2. Any other land vehicle that is subject to a compulsory or financial responsibility law or other motor vehicle insurance law where it is licensed or principally garaged.

However, **auto** does not include **mobile equipment**.

**C. Bodily Injury** means bodily injury, sickness or disease sustained by a person including death resulting from any of these.

**D. Covered Pollution Cost or Expense** means any cost or expense arising out of:

1. Any request, demand or order or statutory or regulatory requirement that any Insured or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of, **pollutants**; or
2. Any claim or **suit** by or on behalf of a governmental authority for damages because of testing for, monitoring, cleaning up, removing, containing, treating, detoxifying or neutralizing, or in any way responding to, or assessing the effects of **pollutants**.

**Covered pollution cost or expense** does not include any cost or expense arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of **pollutants**:

- a. That are, or that are contained in any property that is:
  - (1) Being transported or towed by, handled, or handled for movement into, onto or from the covered **auto**;
  - (2) Otherwise in the course of transit by or on behalf of the Insured;
  - (3) Being stored, disposed of, treated or processed in or upon the covered **auto**; or
- b. Before the **pollutants** or any property in which the **pollutants** are contained are moved from the place where they are accepted by the Insured for movement into or onto the covered **auto**; or
- c. After the **pollutants** or any property in which the **pollutants** are contained are moved from the covered **auto** to the place where they are finally delivered, disposed of or abandoned by the Insured.

Paragraph **a.** above does not apply to fuels, lubricants, fluids, exhaust gases or other similar **pollutants** that are needed for or result from the normal electrical, hydraulic or mechanical functioning of the covered **auto** or its parts, if:

- (1) The **pollutants** escape, seep, migrate, or are discharged, dispersed or released directly from an **auto** part designed by its manufacturer to hold, store, receive or dispose of such **pollutants**; and
  - (2) The **bodily injury, property damage** or **covered pollution cost or expense** does not arise out of the operation of any equipment listed in paragraphs **6.b.** or **6.c.** of the definition of **mobile equipment**.
- d. Paragraphs **b.** and **c.** above do not apply to **accidents** that occur away from premises owned by or rented to an Insured with respect to **pollutants** not in or upon a covered **auto** if:
- (1) The **pollutants** or any property in which the **pollutants** are contained are upset, overturned or damaged as a result of the maintenance or use of a covered **auto**; and
  - (2) The discharge, dispersal, seepage, migration, release or escape of the **pollutants** is caused directly by such upset, overturn or damage.
- E. **Employee** includes a **leased worker**. **Employee** does not include a **temporary worker**.
- F. **Family member** means a person related to you by blood, marriage or adoption who is a resident of your household, including a ward or foster child.
- G. **Insured Contract** means an agreement between two or more cities, counties, special districts, or other governmental bodies regarding:
1. A lease of premises;
  2. A sidetrack agreement;
  3. Any easement or license agreement, except in connection with construction or demolition operations on or within 50 feet of a railroad;
  4. An obligation, as required by ordinance, to indemnify a municipality, except in connection with work for a municipality;
  5. That part of any other contract or agreement pertaining to your business (including an indemnification of a municipality in connection with work performed for a municipality) under which you assume the tort liability of another to pay for **bodily injury** or **property damage** to a third party or organization. Tort liability means a liability that would be imposed by law in the absence of any contract or agreement.
  6. That part of any contract or agreement entered into, as part of your business, pertaining to the rental or lease, by you or any of your **employees**, of any **auto**. However, such contract or agreement shall not be considered an **insured contract** to the extent that it obligates you or any of your **employees** to pay for **property damage** to any **auto** rented or leased by you or any of your **employees**.

An **insured contract** does not include that part of any contract or agreement:

- a. That indemnifies any person or organization for **bodily injury** or **property damage** arising out of construction or demolition operations, within 50 feet of any railroad property and affecting any railroad bridge or trestle, tracks, road beds, tunnel, underpass or crossing; or
- b. That pertains to the loan, lease or rental of an **auto** to you or any of your **employees**, if the **auto** is loaned, leased or rented with a driver; or
- c. That holds a person or organization engaged in the business of transporting property by **auto**

for hire harmless for your use of a covered **auto** over a route or territory that person or organization is authorized to serve by public authority.

- H. **Leased Auto** means an **auto** leased or rented to you, including any substitute, replacement or extra **auto** needed to meet seasonal or other needs, under a leasing or rental agreement that requires you to provide direct primary coverage for the lessor.
- I. **Leased Worker** means a person leased to you by a labor leasing firm under an agreement between you and the labor leasing firm, to perform duties related to the conduct of your business. **Leased worker** does not include a **temporary worker**.
- J. **Loss** means direct and accidental loss or damage.
- K. **Mobile Equipment** means any of the following types of land vehicles, including any attached machinery or equipment:
  - 1. Bulldozers, farm machinery, forklifts and other vehicles designed for use principally off public roads;
  - 2. Vehicles maintained for use solely on or next to premises you own or rent;
  - 3. Vehicles that travel on crawler treads;
  - 4. Vehicles, whether self-propelled or not, maintained primarily to provide mobility to permanently mounted:
    - a. Power cranes, shovels, loaders, diggers or drills; or
    - b. Road construction or resurfacing equipment such as graders, scrapers or rollers.
  - 5. Vehicles not described in paragraphs 1., 2., 3., or 4. above that are not self-propelled and are maintained primarily to provide mobility to permanently attached equipment of the following types:
    - a. Air compressors, pumps and generators, including spraying, welding, building cleaning, geophysical exploration, lighting and well servicing equipment; or
    - b. Cherry pickers and similar devices used to raise or lower workers; or
  - 6. Vehicles not described in paragraphs 1., 2., 3., or 4. above maintained primarily for purposes other than the transportation of persons or cargo. However, self-propelled vehicles with the following types of permanently attached equipment are not **mobile equipment** but will be considered **autos**:
    - a. Equipment designed primarily for:
      - (1) Snow removal;
      - (2) Road maintenance, but not construction or resurfacing; or
      - (3) Street cleaning;
    - b. Cherry pickers and similar devices mounted on automobile or truck chassis and used to raise or lower workers; and
    - c. Air compressors, pumps and generators, including spraying, welding, building cleaning, geophysical exploration, lighting or well servicing equipment.
  - 7. However, **mobile equipment** does not include land vehicles that are subject to a compulsory or financial responsibility law or other motor vehicle insurance law where it is licensed or principally garaged. Land vehicles subject to a compulsory or financial responsibility law or other motor vehicle insurance law are considered **autos**.

- L. Occupying** means in or upon or entering into or alighting from.
- M. Pollutants** means any solid, liquid, mold, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.
- N. Property Damage** means damage to or loss of use of tangible property.
- O. Suit** means a civil proceeding in which:
1. Damages because of **bodily injury** or **property damage**; or
  2. A **covered pollution cost or expense**;
- to which this coverage applies, are alleged.
- Suit** includes:
- a. An arbitration proceeding in which such damages or **covered pollution costs or expenses** are claimed and to which the Insured must submit or does submit with our consent; or
  - b. Any other alternative dispute resolution proceeding in which such damages or **covered pollution costs or expenses** are claimed and to which the Insured submits with our consent.
- P. Temporary worker** means a person who is furnished to you to substitute for a permanent **employee** on leave or to meet seasonal or short-term workload conditions.
- Q. Trailer** includes semitrailer



**PUBLIC ENTITY  
FLORIDA ENDORSEMENT (AUTOMOBILE)**

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

This Endorsement modifies coverage provided under the following:  
**AUTOMOBILE COVERAGE FORM, FIA 500:**

With respect to coverage provided by this Endorsement, the provisions of the Coverage Form apply unless modified by the Endorsement.

- A.** The following condition is added to **SECTION IV – BUSINESS AUTO CONDITION**, paragraph **B. General Conditions**:

**Mediation**

- 1.** In any claim filed by an Insured with us for:
  - a. Bodily injury** in an amount of \$10,000 or less, arising out of the ownership, operation, use or maintenance of a covered **auto**;
  - b. Property damage** in any amount, arising out of the ownership, operation, maintenance or use of a covered **auto**; or
  - c. Loss** to a covered **auto** or its equipment, in any amount;either party may make a written demand for mediation of the claim prior to the institution of litigation.
- 2.** A written request for mediation must be filed with the Florida Department of Insurance on an approved form, which may be obtained from the Florida Department of Insurance.
- 3.** The request must state:
  - a.** Why mediation is being requested.
  - b.** The issues in dispute, which are to be mediated.
- 4.** The Florida Department of Insurance will randomly select mediators. Each party may reject one mediator, either before or after the opposing side has rejected a mediator. The mediator will notify the parties of the date, time and place of the mediation conference. The mediation conference will be held within 45 days of the request for mediation. The conference will be held by telephone if feasible. Participants in the mediation conference must have the authority to make a binding decision, and must mediate in good faith. Each party will bear the expenses of the mediation equally, unless the mediator determines that one party has not mediated in good faith.
- 5.** Only one mediation may be requested for each claim unless all parties agree to further mediation. A party demanding mediation shall not be entitled to demand or request mediation after a **suit** is filed relating to the same facts already mediated.
- 6.** The mediation shall be conducted as an informal process and formal rules of evidence and procedures need not be observed.



**PUBLIC ENTITY  
AUTOMOBILE DEDUCTIBLE LIABILITY COVERAGE**

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

This Endorsement modifies coverage provided under the following:  
**AUTOMOBILE COVERAGE FORM, FIA 500:**

With respect to coverage provided by this Endorsement, the provisions of the Coverage Form apply unless modified by the Endorsement.

This Endorsement changes the Policy effective on the inception date of the Policy unless another date is indicated below.

**Endorsement Effective Date:**

**SCHEDULE**

<b>Liability Deductible:</b>	<b>\$ 0</b>	<b>Per Accident</b>
<b>Bodily Injury Deductible</b>	<b>\$ 0</b>	<b>Per Person</b>
	<b>\$ 0</b>	<b>Per Accident</b>
<b>Property Damage Deductible:</b>	<b>\$ 0</b>	<b>Per Accident</b>
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.		

**SECTION II – COVERED AUTOS LIABILITY COVERAGE** is changed as follows:

**A. LIABILITY COVERAGE DEDUCTIBLE**

The damages caused in any one **accident** that would otherwise be payable under **SECTION II – COVERED AUTOS LIABILITY COVERAGE** will be reduced by the Liability Deductible shown in the Schedule prior to the application of the Limit of Liability provision.

**B. BODILY INJURY LIABILITY COVERAGE DEDUCTIBLES**

**1. Per Person**

The damages that would otherwise be payable under **SECTION II – COVERED AUTOS LIABILITY COVERAGE** for **bodily injury** sustained by any one person, in any one **accident**, will be reduced by the **Bodily injury** Per Person Deductible shown in the Schedule prior to the application of the Limit of Liability provision.



## **2. Per Accident**

The damages that would otherwise be payable under **SECTION II – COVERED AUTOS LIABILITY COVERAGE** for all **bodily injury** caused in any one **accident** will be reduced by the **Bodily Injury Per Accident** Deductible shown in the Schedule prior to the application of the Limit of Liability provision.

### **C. PROPERTY DAMAGE LIABILITY COVERAGE DEDUCTIBLE**

The damages that would otherwise be payable under **SECTION II – COVERED AUTOS LIABILITY COVERAGE** for **property damage** caused in any one **accident** will be reduced by the **Property Damage Per Accident** Deductible shown in the Schedule prior to the application of the Limit of Liability provision.

### **D. OUR RIGHT TO REIMBURSEMENT**

To settle any claim or **suit**, we may pay all or any part of any Deductible shown in the Schedule. If this happens, you must reimburse us for the Deductible or the part of the Deductible we paid.



**PUBLIC ENTITY  
FLORIDA PERSONAL INJURY PROTECTION**

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

For a covered **auto** licensed or principally garaged in Florida, this Endorsement modifies coverage provided under the **AUTOMOBILE COVERAGE FORM, FIA 500**:

With respect to coverage provided by this Endorsement, the provisions of the Coverage Form apply unless modified by this Endorsement.

**Endorsement Effective Date: October 1, 2025**

We agree with the Named Insured, subject to all the provisions of this Endorsement and to all of the provisions of the Policy except as modified herein, as follows that:

**SCHEDULE**

Any Personal Injury Protection Deductible shown in the Declarations is applicable to the following Named Insured only:

**Cory Lakes Community Development District**

<u>Benefits</u>	<u>Limit Per Person</u>
Total Aggregate Limit for all Personal Injury Protection Benefits, except Death Benefits	Up to \$10,000 Limit
Death Benefits	\$5,000
Medical Expenses	80% of medical expenses subject to total aggregate limit and the provisions of Paragraphs <b>D.2.a</b> and <b>b.</b> under Limits of Coverage
Work Loss	60% of work loss subject to total aggregate limit
Replacement Services Expenses	Subject to total aggregate limit

**(If no entry appears above, information required to complete this Endorsement will be shown in the Declarations as applicable to this Endorsement.)**

As used in this Endorsement, Named Insured shall mean the person or organization named in the Declarations of this Policy and, if an individual, shall include the spouse if a resident of the same household.

**A. Coverage**

We will pay Personal Injury Protection benefits in accordance with the Florida Motor Vehicle No-Fault Law to or for an Insured who sustains **bodily injury** in an **accident** arising out of the ownership,

maintenance or use of a **motor vehicle**. Subject to the limits shown in the Schedule, these Personal Injury Protection benefits consist of the following:

**1. Medical Expenses**

- a. All reasonable **medically necessary** expenses for medical, surgical, x-ray, dental, ambulance, hospital, professional nursing and rehabilitative services, including prosthetic devices. However, we will pay for these benefits only if the Insured receives initial services and care within 14 days after the **motor vehicle accident** that are:

- (1) Lawfully provided, supervised, ordered or prescribed by a licensed physician, dentist or chiropractic physician;
- (2) Provided in a hospital or in a facility that owns, or is wholly owned by, a hospital; or
- (3) Provided by a person or entity licensed to provide emergency transportation and treatment;

as authorized by the Florida Motor Vehicle No-fault Law.

- b. Upon referral by a licensed health care provider described in Paragraph **A.1.a.(1), (2) or (3)**, follow-up services and care consistent with the underlying medical diagnosis rendered pursuant to Paragraph **A.1.a.**, if provided, supervised, ordered or prescribed only by a licensed:

- (1) Physician, osteopathic physician, chiropractic physician or dentist; or
- (2) Physician assistant or advanced registered nurse practitioner, under the supervision of such physician, osteopathic physician chiropractic physician or dentist;

as authorized by the Florida Motor Vehicle No-fault Law.

Follow-up services and care may also be provided by:

- (3) A licensed hospital or ambulatory surgical center;
- (4) An entity wholly owned by one or more licensed physicians, osteopathic physicians, chiropractic physicians or dentists; or by such practitioners and the spouse, parent, child, or sibling of such practitioners;
- (5) An entity that owns or is wholly owned, directly or indirectly, by a hospital or hospitals;
- (6) A licensed physical therapist, based upon referral by a provider described in Paragraph **A.1.b.**; or
- (7) A health care clinic licensed under the Florida Health Care Clinic Act:
  - (a) Which is accredited by the Joint Commission on Accreditation of Healthcare Organizations, the American Osteopathic Association, the Commission on Accreditation of Rehabilitation Facilities or the Accreditation Association for Ambulatory Health Care, Inc.; or
  - (b) Which:
    - (i) Has a licensed medical director;
    - (ii) Has been continuously licensed for more than three years or is a publicly traded corporation that issues securities traded on an exchange registered with the United States Securities and Exchange Commission as a national securities exchange; and
    - (iii) Provides at least four of the following medical specialties:

- i. General medicine;
- ii. Radiography;
- iii. Orthopedic medicine;
- iv. Physical medicine;
- v. Physical therapy;
- vi. Physical rehabilitation;
- vii. Prescribing or dispensing outpatient prescription medication; or
- viii. Laboratory services; as authorized by the Florida Motor Vehicle No-fault Law.

However, with respect to Paragraph **A.1.**, medical expenses do not include massage or acupuncture, regardless of the person, entity or licensee providing the massage or acupuncture;

## **2. Replacement Services Expenses**

With respect to the period of disability of the injured person all expenses reasonably incurred in obtaining from others ordinary and necessary services in lieu of those that, but for such injury, the injured person would have performed without income for the benefit of his or her household;

## **3. Work Loss**

With respect to the period of disability of the injured person, any loss of income and earning capacity from inability to work proximately caused by the injury sustained by the injured person; and

## **4. Death Benefits.**

## **B. Who Is an Insured**

- 1. The Named Insured.
- 2. If the Named Insured is an individual, any **family member**.
- 3. Any other person while **occupying** a covered **motor vehicle** with the Named Insured's consent.
- 4. A **pedestrian** if the **accident** involves the covered **motor vehicle**.

## **C. Exclusions**

We will not pay Personal Injury Protection benefits for **bodily injury**:

- 1. Sustained by the Named Insured or any **family member** while **occupying** any **motor vehicle** owned by the Named Insured that is not a covered **motor vehicle**;
- 2. Sustained by any person while operating the covered **motor vehicle** without the Named Insured's expressed or implied consent;
- 3. Sustained by any person, if such person's conduct contributed to his or her **bodily injury** under any of the following circumstances:
  - a. Causing **bodily injury** to himself or herself intentionally; or
  - b. While committing a felony;
- 4. To the Named Insured or any **family member** for work loss if an entry in the Schedule or Declarations indicates that coverage for work loss does not apply;
- 5. To any **pedestrian**, other than the Named Insured or any **family member**, not a legal resident of the state of Florida;
- 6. To any person, other than the Named Insured if that person is the **owner** of a **motor vehicle** for

which security is required under the Florida Motor Vehicle No-Fault Law;

7. To any person, other than the Named Insured, or any **family member**, who is entitled to personal injury protection benefits from the owner of a **motor vehicle** that is not a covered **motor vehicle** under this insurance or from the **owner's** insurer; or
8. To any person who sustains **bodily injury** while **occupying** a **motor vehicle** located for use as a residence or premises.

#### D. Limit Of Coverage

1. Regardless of the number of persons covered, policies or bonds applicable, premiums paid, vehicles involved or claims made, the total aggregate limit of personal injury protection benefits available under the Florida Motor Vehicle No-Fault Law from all sources combined, including this Policy, for or on behalf of any one person who sustains **bodily injury** as the result of any one **accident**, shall be:
  - a. \$10,000, for medical expenses, work loss and replacement services; and
  - b. \$5,000 for death benefits.
2. Subject to Paragraph **D.1.a.**, we will pay:
  - a. Up to \$10,000 for medical expenses, if a licensed physician, dentist, physician assistant or an advanced registered nurse practitioner authorized by the Florida Motor Vehicle No-fault Law has determined that the Insured had an **emergency medical condition**; or
  - b. Up to \$2,500 for medical expenses, if any health care provider described in Paragraph **A.1.a.** or **A.1.b.** has determined that the Insured did not have an **emergency medical condition**.
3. Any amount paid under this coverage will be reduced by the amount of benefits an injured person has been paid or is entitled to be paid for the same elements of **loss** under any workers' compensation law.
4. If personal injury protection benefits, under the Florida Motor Vehicle No-Fault Law, have been received from any insurer for the same elements of loss and expense benefits available under this Policy, we will not make duplicate payments to or for the benefit of the injured person. The insurer paying the benefits shall be entitled to recover from us its pro rata share of the benefits paid and expenses incurred in handling the claim.
5. The Deductible amount shown in the Schedule will be deducted from the total amount of expenses and losses listed in Paragraphs **A.1**, **A.2**, and **A.3** of this Endorsement before the application of any percentage limitation for each Insured to whom the Deductible applies. The Deductible does not apply to the death benefit.
6. Any amount paid under this coverage for medical expenses shall be limited by the medical fee schedule prescribed by the Florida Motor Vehicle No-fault Law.

#### E. Changes In Conditions

The **Conditions** are changed for **Personal Injury Protection** as follows:

1. **Duties In The Event Of Accident, Claim, Suit Or Loss** is replaced by the following:

Compliance with the following duties is a condition precedent to receiving benefits:

In the event of an **accident**, the Named Insured must give us or our authorized representative prompt written notice of the **accident**.

If any injured person or his or her legal representative institutes a legal action to recover damages for **bodily injury** against a third party, a copy of the summons, complaint or other process served in connection with that legal action must be forwarded to us as soon as possible by the injured

person or his or her legal representative.

A person seeking personal injury protection benefits must, as soon as possible, give us written proof of claim, under oath if required, containing full particulars concerning the injuries and treatment received and/or contemplated, and send us any other information that will assist us in determining the amount due and payable.

A person seeking personal injury protection benefits must submit to an examination under oath. The scope of questioning during the examination under oath is limited to relevant information or information that could reasonably be expected to lead to relevant information.

**2. Legal Action Against Us** is replaced by the following:

**Legal Action Against Us**

- a.** No legal action may be brought against us until there has been full compliance with all terms of this Policy. In addition, no legal action may be brought against us:
  - (1)** Until the claim for benefits is overdue in accordance with Paragraph **F.2.** of this Endorsement; and
  - (2)** Until we are provided with a demand letter in accordance with the Florida Motor Vehicle No-fault Law sent to us via U.S. certified or registered mail; and
  - (3)** With respect to the overdue claim specified in the demand letter, if, within 30 days of receipt of the demand letter, we:
    - (a)** Pay the overdue claim; or
    - (b)** Agree to pay for future treatment not yet rendered;in accordance with the requirements of the Florida Motor Vehicle No-fault Law.
- b.** If legal action is brought against us, all claims related to the same health care provider or facility shall be brought in a single action, unless good cause can be shown why such claims should be brought separately.

**3. Transfer Of Rights Of Recovery Against Others To Us** is replaced by the following:

**Transfer Of Rights Of Recovery Against Others To Us**

Unless prohibited by the Florida Motor Vehicle No-Fault Law, in the event of payment to or for the benefit of any injured person under this coverage:

- a.** We will be reimbursed for those payments, not including reasonable attorneys' fees and other reasonable expenses, from the proceeds of any settlement or judgment resulting from any right of recovery of the injured person against any person or organization legally responsible for the **bodily injury** from which the payment arises. We will also have a lien on those proceeds.
- b.** If any person to or for whom we pay benefits has rights to recover benefits from another, those rights are transferred to us. That person must do everything necessary to secure our rights and must do nothing after loss to impair them.
- c.** The insurer providing personal injury protection benefits on a private passenger **motor vehicle**, as defined in the Florida Motor Vehicle No-Fault Law, shall be entitled to reimbursement to the extent of the payment of personal injury protection benefits from the **owner** or the insurer of the **owner** of a commercial **motor vehicle**, as defined in the Florida Motor Vehicle No-Fault Law, if such injured person sustained the injury while "occupying," or while a "pedestrian" through being struck by, such commercial "motor vehicle." However, such insurer's right of reimbursement under this Paragraph **c.** does not apply to an **owner** or

registrant of a **motor vehicle** used as a taxicab.

4. **Concealment, Misrepresentation Or Fraud** is replaced by the following:

**Concealment, Misrepresentation Or Fraud**

We do not provide coverage under this Endorsement for an Insured if that Insured has committed, by a material act or omission, insurance fraud relating to personal injury protection coverage under this form, if fraud is admitted to in a sworn statement by the Insured or if the fraud is established in a court of competent jurisdiction. Any insurance fraud shall void all personal injury protection coverage arising from the claim with respect to the Insured who committed the fraud. Any benefits paid prior to the discovery of the fraud shall be recoverable from that Insured.

5. **Policy Period, Coverage Territory** is replaced by the following:

**Policy Period, Coverage Territory**

The insurance under this section applies only to **accidents** which occur during the Policy Period:

- a. In the state of Florida;
- b. As respects the Named Insured" or any **family member**, while **occupying** the covered **motor vehicle** outside the state of Florida but within the United States of America, its territories or possessions or Canada; and
- c. As respects the Named Insured, while **occupying** a **motor vehicle** of which a **family member** is the **owner** and for which security is maintained under the Florida Motor Vehicle No-fault Law outside the state of Florida but within the United States of America, its territories or possessions or Canada.

**F. Additional Conditions**

The following Conditions are added:

**1. Mediation**

- a. In any claim filed by an Insured with us for:
  - (1) **Bodily injury** in an amount of \$10,000 or less, arising out of the ownership, operation, use or maintenance of a covered **auto**;
  - (2) **Property damage** in any amount, arising out of the ownership, operation, maintenance or use of a covered **auto**, or
  - (3) **Loss** to a covered **auto** or its equipment, in any amount,either party may make a written demand for mediation of the claim prior to the institution of litigation.
- b. A written request for mediation must be filed with the Florida Department of Financial Services on an approved form, which may be obtained from the Florida Department of Financial Services.
- c. The request must state:
  - (1) Why mediation is being requested.
  - (2) The issues in dispute, which are to be mediated.
- d. The Florida Department of Financial Services will randomly select mediators. Each party may reject one mediator, either before or after the opposing side has rejected a mediator. The mediator will notify the parties of the date, time and place of the mediation conference. The mediation conference will be held within 45 days of the request for mediation. The

conference will be held by telephone if feasible. Participants in the mediation conference must have the authority to make a binding decision, and must mediate in good faith. Each party will bear the expenses of the mediation equally, unless the mediator determines that one party has not mediated in good faith.

- e. Only one mediation may be requested for each claim unless all parties agree to further mediation. A party demanding mediation shall not be entitled to demand or request mediation after a suit is filed relating to the same facts already mediated.
- f. The mediation shall be conducted as an informal process and formal rules of evidence and procedures need not be observed.

## **2. Payment Of Benefits**

Personal injury protection benefits payable under this Coverage Form, whether the full or partial amount, may be overdue if not paid within 30 days after we are furnished with written notice of the covered loss and the amount of the covered loss in accordance with the Florida Motor Vehicle No-fault Law.

However, if we have a reasonable belief that a fraudulent insurance act has been committed relating to personal injury protection coverage under this Coverage Form, we will notify the Insured in writing, within 30 days after the submission of the claim, that the claim is being investigated for suspected fraud. No later than 90 days after the submission of the claim, we will either deny or pay the claim, in accordance with the Florida Motor Vehicle No-fault Law.

If we pay only a portion of a claim or reject a claim due to an alleged error in the claim, we, at the time of the partial payment or rejection, will provide an itemized specification or explanation of benefits due to the specified error. Upon receiving the specification or explanation, the person making the claim, at the person's option and without waiving any other legal remedy for payment, has 15 days to submit a revised claim, which will be considered a timely submission of written notice of a claim.

## **3. Modification Of Policy Coverages**

Any Automobile Medical Payments Coverage and any Uninsured Motorists Coverage afforded by the Policy shall be excess over any personal injury protection benefits paid or payable.

Regardless of whether the full amount of personal injury protection benefits has been exhausted, any Medical Payments Coverage afforded by the Policy shall pay the portion of any claim for personal injury protection medical expenses which are otherwise covered but not payable due to the limitation of 80% of medical expense benefits but shall not be payable for the amount of the Deductible selected.

## **4. Medical Reports And Examinations; Payment Of Claim Withheld**

As soon as practicable, the person making claim shall submit to mental and physical examinations at our expense when and as often as we may reasonably require and a copy of the medical report shall be forwarded to such person if requested. If the person unreasonably refuses to submit to, or fails to appear at, an examination, we will not be liable for subsequent personal injury protection benefits. Such person's refusal to submit to, or failure to appear at, two examinations, raises a rebuttable presumption that such person's refusal or failure was unreasonable.

Whenever a person making claim as a result of an injury sustained while committing a felony is charged with committing that felony, we shall withhold benefits until, at the trial level, the prosecution makes a formal entry on the record that it will not prosecute the case against the person, the charge is dismissed or the person is acquitted.

## **5. Provisional Premium**



In the event of any change in the rules, rates, rating plan, premiums or minimum premiums applicable to the coverage afforded, because of an adverse judicial finding as to the constitutionality of any provisions of the Florida Motor Vehicle No-Fault Law providing for the exemption of persons from tort liability, the premium stated in the Declarations for any Liability, Medical Payments and Uninsured Motorists coverage shall be deemed provisional and subject to recomputation. If this Policy is a renewal agreement, such recomputation shall also include a determination of the amount of any return premium previously credited or refunded to the Named Insured pursuant to the Florida Motor Vehicle No-Fault Law with respect to insurance afforded under a previous policy.

If the final premium thus recomputed exceeds the premium shown in the Declarations, the Named Insured shall pay to us the excess as well as the amount of any return premium previously credited or refunded.

#### **6. Special Provisions For Rented Or Leased Vehicles**

Notwithstanding any provision of this coverage to the contrary, if a person is injured while **occupying** or through being struck by, a **motor vehicle** rented or leased under a rental or lease agreement, which does not specify otherwise in language required by FLA. STAT. SECTION 627.7263(2) in at least 10-point type on the face of the agreement, the personal injury protection benefits available under the Florida Motor Vehicle No-fault Law and afforded under the lessor's policy shall be primary.

#### **7. Insured's Right To Personal Injury Protection Information**

- a. In a dispute between us and an Insured, or between us and an assignee of the Insured's personal injury protection benefits, we will, upon request, notify such Insured or assignee that the limits for Personal Injury Protection have been reached. We will provide such information within 15 days after the limits for Personal Injury Protection have been reached.
- b. If legal action is commenced, we will, upon request, provide an Insured with a copy of a log of personal injury protection benefits paid by us on behalf of the Insured. We will provide such information within 30 days of receipt of the request for the log from the Insured.

#### **G. Additional Definitions**

As used in this Endorsement:

1. **Emergency Medical Condition** means a medical condition manifesting itself by acute symptoms of sufficient severity, which may include severe pain, such that the absence of immediate medical attention could reasonably be expected to result in any of the following:
  - a. Serious jeopardy to Insured's health;
  - b. Serious impairment to bodily functions; or
  - c. Serious dysfunction of any bodily organ part.
2. **Motor vehicle** means any self-propelled vehicle with four or more wheels which is of a type both designed and required to be licensed for use on the highways of Florida and any trailer or semitrailer designed for use with such vehicle;

However, **motor vehicle** does not include:

- a. A mobile home;
- b. Any **motor vehicle** which is used in mass transit, other than public school transportation, and designed to transport more than five passengers exclusive of the operator of the motor vehicle and which is owned by a municipality, a transit authority, or a political subdivision of the state.

3. **Family Member** means a person related to the Named Insured by blood, marriage or adoption including a ward or foster child who is a resident of the same household as the Named Insured.
4. **Owner** means a person or organization who holds the legal title to a **motor vehicle**, and also includes:
  - a. A debtor having the right to possession, in the event a **motor vehicle** is the subject of a security agreement;
  - b. A lessee having the right to possession, in the event a **motor vehicle** is the subject of a lease with option to purchase and such lease agreement is for a period of six months or more; and
  - c. A lessee having the right to possession, in the event a **motor vehicle** is the subject of a lease without option to purchase, and such lease is for a period of six months or more, and the lease agreement provides that the lessee shall be responsible for securing coverage.
5. **Pedestrian** means a person while not an occupant of any self-propelled vehicle.
6. **Medically necessary** refers to a medical service or supply that a prudent physician would provide for the purpose of preventing, diagnosing or treating an illness, injury, disease, or symptom in a manner that is:
  - a. In accordance with generally accepted standards of medical practice;
  - b. Clinically appropriate in terms of type, frequency, extent, site and duration; and
  - c. Not primarily for the convenience of the patient, physician, or other health care provider.



**PUBLIC ENTITY  
POLLUTION LIABILITY - BROADENED COVERAGE FOR COVERED AUTOS**

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

This Endorsement modifies coverage provided under the following:  
**AUTOMOBILE COVERAGE FORM, FIA 500:**

With respect to coverage provided by this Endorsement, the provisions of the Coverage Form apply unless modified by the Endorsement.

**A. SECTION II – COVERED AUTOS LIABILITY COVERAGE** is changed as follows:

1. Paragraph **a.** of Exclusion **B.11. Pollution** applies only to liability assumed under a contract or agreement.
2. With respect to the coverage afforded by Paragraph **A.1.** above, Exclusion **B.6. Care, Custody Or Control** does not apply.

**B. Changes In SECTION V – DEFINITIONS**

For the purposes of this Endorsement, Paragraph **D.** of the Definitions Section is replaced by the following:

**D. Covered Pollution Cost or Expense** means any cost or expense arising out of:

1. Any request, demand, order or statutory or regulatory requirement that any Insured or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of, **pollutants**; or
2. Any claim or **suit** by or on behalf of a governmental authority for damages because of testing for, monitoring, cleaning up, removing, containing, treating, detoxifying or neutralizing, or in any way responding to, or assessing the effects of **pollutants**.

**Covered Pollution Cost or Expense** does not include any cost or expense arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of **pollutants**:

- a.** Before the **pollutants** or any property in which the **pollutants** are contained are moved from the place where they are accepted by the Insured for movement into or onto the covered **auto**; or
- b.** After the **pollutants** or any property in which the **pollutants** are contained are moved from the covered **auto** to the place where they are finally delivered, disposed of or abandoned by the Insured.

Paragraphs **a.** and **b.** above do not apply to **accidents** that occur away from premises owned by or rented to an Insured with respect to **pollutants** not in or upon a covered **auto** if:

- (1) The **pollutants** or any property in which the **pollutants** are contained are upset, overturned or damaged as a result of the maintenance or use of a covered **auto** not designed or used for storing or hauling fuel or oil; and
- (2) The discharge, dispersal, seepage, migration, release or escape of the **pollutants** is caused directly by such upset, overturn or damage.



**PUBLIC ENTITY  
PHYSICAL DAMAGE ENDORSEMENT (AUTOMOBILE)**

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

This Endorsement modifies coverage provided under the following:  
**AUTOMOBILE COVERAGE FORM, FIA 500:**

With respect to coverage provided by this Endorsement, the provisions of the Coverage Form that are not specific to Auto Liability Coverage or Auto Medical Payments Coverage apply unless modified by this Endorsement.

**A.** The following coverage is added to the Coverage Form:

**1. Physical Damage Coverage**

**a.** We will pay for **loss** to a covered **auto** or its equipment under:

**(1) Comprehensive Coverage**

From any cause except:

- (a)** The covered **autos** collision with another object; or
- (b)** The covered **autos** overturn.

**(2) Specified Causes Of Loss Coverage**

Caused by:

- (a)** Fire, lightning or explosion;
- (b)** Theft;
- (c)** Windstorm, hail or earthquake;
- (d)** Flood;
- (e)** Mischief or vandalism; or
- (f)** The sinking, burning, collision or derailment of any conveyance transporting the covered **auto**.

**(3) Collision Coverage**

Caused by:

- (a)** The covered **autos** collision with another object; or
- (b)** The covered **autos** overturn.

**b. Towing**

We will pay up to the limit shown in the Declarations for towing and labor costs incurred each time a covered **auto** of the private passenger type is disabled. However, the labor must be performed at the place of disablement.

**c. Glass Breakage – Hitting A Bird Or Animal – Falling Objects Or Missiles**

If you carry Comprehensive Coverage for the damaged covered **auto**, we will pay for the following under Comprehensive Coverage:

- (1) Glass breakage;
- (2) **Loss** caused by hitting a bird or animal; and
- (3) **Loss** caused by falling objects or missiles.

However, you have the option of having glass breakage caused by a covered **autos** collision or overturn considered a **loss** under Collision Coverage.

**d. Coverage Extensions**

**(1) Transportation Expenses**

We will pay up to \$40 per day, to a maximum of \$1,200, for temporary transportation expense incurred by you because of the total theft of a covered **auto** of the private passenger type. We will pay only for those covered **auto** for which you carry either Comprehensive or Specified Causes Of Loss Coverage. We will pay for temporary transportation expenses incurred during the period beginning 48 hours after the theft and ending, regardless of the policy's expiration, when the covered **auto** is returned to use or we pay for its **loss**.

**(2) Loss Of Use Expenses**

For Hired Auto Physical Damage, we will pay expenses for which an Insured becomes legally responsible to pay for loss of use of a vehicle rented or hired without a driver under a written rental contract or agreement. We will pay for loss of use expenses if caused by:

- (a) Other than collision only if the Declarations indicates that Comprehensive Coverage is provided for any covered **auto**;
- (b) Specified Causes Of Loss only if the Declarations indicates that Specified Causes Of Loss Coverage is provided for any covered **auto**; or
- (c) Collision only if the Declarations indicates that Collision Coverage is provided for any covered **auto**.

However, the most we will pay for any expenses for loss of use is \$20 per day, to a maximum of \$600.

**2. Exclusions**

- a. We will not pay for **loss** caused by or resulting from any of the following. Such **loss** is excluded regardless of any other cause or event that contributes concurrently or in any sequence to the **loss**.

**(1) Nuclear Hazard**

- (a) The explosion of any weapon employing atomic fission or fusion; or

(b) Nuclear reaction or radiation, or radioactive contamination, however caused.

**(2) War Or Military Action**

(a) War, including undeclared or civil war;

(b) Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or

(c) Insurrection, rebellion, revolution, usurped power or action taken by governmental authority in hindering or defending against any of these.

b. We will not pay for **loss** to any covered **auto** while used in any professional or organized racing or demolition contest or stunting activity, or while practicing for such contest or activity. We will also not pay for **loss** to any covered **auto** while that covered **auto** is being prepared for such a contest or activity.

c. We will not pay for **loss** due and confined to:

(1) Wear and tear, freezing, mechanical or electrical breakdown.

(2) Blowouts, punctures or other road damage to tires.

This exclusion does not apply to such **loss** resulting from the total theft of a covered **auto**.

d. We will not pay for **loss** to any of the following:

(1) Tapes, records, discs or other similar audio, visual or data electronic devices designed for use with audio, visual or data electronic equipment.

(2) Any device designed or used to detect speed-measuring equipment, such as radar or laser detectors, and any jamming apparatus intended to elude or disrupt speed-measuring equipment.

(3) Any electronic equipment, without regard to whether this equipment is permanently installed, that reproduces, receives or transmits audio, visual or data signals.

(4) Any accessories used with the electronic equipment described in Paragraph (3) above.

e. Exclusions d.(3) and d.(4) do not apply to equipment designed to be operated solely by use of the power from the **autos** electrical system that, at the time of **loss**, is:

(1) Permanently installed in or upon the covered **auto**;

(2) Removable from a housing unit which is permanently installed in or upon the covered **auto**;

(3) An integral part of the same unit housing any electronic equipment described in Paragraphs (1) and (2) above; or

(4) Necessary for the normal operation of the covered **auto** or the monitoring of the covered **autos** operating system.

f. We will not pay for **loss** to a covered **auto** due to **diminution in value**.

**3. Limits Of Insurance**

a. The most we will pay for:

(1) **Loss** to any one covered **auto** is the lesser of:

- (a) The actual cash value of the damaged or stolen property as of the time of the **loss**;  
or
  - (b) The cost of repairing or replacing the damaged or stolen property with other property of like kind and quality.
- (2) All electronic equipment that reproduces, receives or transmits audio, visual or data signals in any one **loss** is \$1,000, if, at the time of **loss**, such electronic equipment is:
- (a) Permanently installed in or upon the covered **auto** in a housing, opening or other location that is not normally used by the **auto** manufacturer for the installation of such equipment
  - (b) Removable from a permanently installed housing unit as described in Paragraph (2)(a) above; or
  - (c) An integral part of such equipment as described in Paragraphs (2)(a) and (2)(b) above.
- b. An adjustment for depreciation and physical condition will be made in determining actual cash value in the event of a total **loss**.
  - c. If a repair or replacement results in better than like kind or quality, we will not pay for the amount of the betterment.

#### 4. Deductible

For each covered **auto**, our obligation to pay for, repair, return or replace damaged or stolen property will be reduced by the applicable deductible shown in the Declarations. Any Comprehensive Coverage deductible shown in the Declarations does not apply to **loss** caused by fire or lightning or to **loss** to glass used in the windshield of a covered **auto**.

### B. The following condition is added to **SECTION IV – BUSINESS AUTO CONDITION**, paragraph **A. Loss Conditions**:

#### 1. Appraisal

If you and we disagree on the amount of **loss**, either may demand an appraisal of the **loss**. Upon notice of a demand for appraisal, the opposing party may, prior to appraisal, demand mediation of the dispute in accordance with the Mediation condition contained in the Coverage Form. The mediation must be completed before a demand for appraisal can be made. In this event, each party will select a competent appraiser. The two appraisers will select a competent and impartial umpire. The appraisers will state separately the actual cash value and amount of **loss**. If they fail to agree, they will submit their differences to the umpire. A decision agreed to by any two will be binding. Each party will:

- a. Pay its chosen appraiser; and
- b. Bear the other expenses of the appraisal and umpire equally.

If we submit to an appraisal, we will still retain our right to deny the claim.

#### 2. Loss Payment – Physical Damage Coverage

At our option, we may:

- a. Pay for, repair or replace damaged or stolen property;
- b. Return the stolen property, at our expense. We will pay for any damage that results to the **auto** from the theft; or

c. Take all or any part of the damaged or stolen property at an agreed or appraised value.

If we pay for the **loss**, our payment will include the applicable sales tax for the damaged or stolen property.

- C. The following condition is added to **SECTION IV – BUSINESS AUTO CONDITION**, paragraph **B. General Conditions**:

**No Benefit To Bailee – Physical Damage Coverage**

We will not recognize any assignment or grant any coverage for the benefit of any person or organization holding, storing or transporting property for a fee regardless of any other provision of this Coverage Form.

**Hired Auto**

Any covered **auto** you lease, hire, rent or borrow is deemed to be a covered **auto** you own. However, any **auto** that is leased, hired, rented or borrowed with a driver is not a covered **auto**.

- D. The following definition is added to **SECTION V – DEFINITIONS**:

**Diminution in value** means the actual or perceived loss in market value or resale value which results from a direct and accidental **loss**.





**PUBLIC ENTITY  
FLORIDA UNINSURED MOTORISTS COVERAGE - NONSTACKED**

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

For a covered **auto** licensed or principally garaged in Florida, this Endorsement modifies coverage provided under the following:

**AUTOMOBILE COVERAGE FORM, FIA 500:**

With respect to coverage provided by this Endorsement, the provisions of the Coverage Form apply unless modified by this Endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

<b>Named Insured:</b> Cory Lakes Community Development District
<b>Endorsement Effective Date:</b> October 1, 2025

**SCHEDULE**

<b>Limit of Insurance:</b> \$100,000	<b>Each accident</b>
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

**A. Coverage**

1. We will pay all sums the Insured is legally entitled to recover as compensatory damages from the owner or driver of an **uninsured motor vehicle**. The damages must result from **bodily injury** sustained by the Insured caused by an **accident**. The owner's or driver's liability for these damages must result from the ownership, maintenance or use of the **uninsured motor vehicle**.
2. With respect to damages resulting from an **accident** with a vehicle described in Paragraph **b.** of the definition of **uninsured motor vehicle**, we will pay under this coverage only if Paragraph **a.** or **b.** below applies:
  - a. The limit of any applicable liability bonds or policies have been exhausted by payment of judgments or settlements; or
  - b. A tentative settlement has been made between an Insured and the insurer of the **underinsured motor vehicle** and we:
    - (1) Have been given prompt written notice of such tentative settlement; and
    - (2) Advance payment to the Insured in an amount equal to the tentative settlement within 30 days after receipt of notification.

3. Any judgment for damages arising out of a **suit** brought without our written consent is not binding on us.

## **B. Who Is An Insured**

If the Named Insured is designated in the Declarations as:

1. An individual, then the following are Insureds:
  - a. The Named Insured and any **family members**.
  - b. Anyone else **occupying** a covered **auto** or a temporary substitute for a covered **auto**. The covered **auto** must be out of service because of its breakdown, repair, servicing, **loss** or destruction.
  - c. Anyone for damages he or she is entitled to recover because of **bodily injury** sustained by another Insured.
2. A partnership, limited liability company, corporation or any other form of organization, then the following are Insureds:
  - a. Anyone **occupying** a covered **auto** or a temporary substitute for a covered **auto**. The covered **auto** must be out of service because of its breakdown, repair, servicing, **loss** or destruction.
  - b. Anyone for damages he or she is entitled to recover because of **bodily injury** sustained by another Insured.

## **C. Exclusions**

This insurance does not apply to:

1. Any claim settled or judgment reached without our consent, unless our right to recover payment has not been prejudiced by such settlement or judgment. However, this exclusion does not apply to a settlement made with the insurer of a vehicle described in Paragraph **b.** of the definition of an **uninsured motor vehicle**.
2. The direct or indirect benefit of any insurer or self-insurer under any workers' compensation, disability benefits or similar law.
3. Anyone using a vehicle without a reasonable belief that the person is entitled to do so.
4. **Bodily injury** sustained by:
  - a. An individual Named Insured while **occupying** or when struck by a vehicle owned by that individual Named Insured that is not a covered **auto** for Uninsured Motorists Coverage under this coverage form;
  - b. Any **family member** while **occupying** or when struck by any vehicle owned by that **family member** that is not a covered **auto** for Uninsured Motorists Coverage under this coverage form;
  - c. Any **family member** while **occupying** or when struck by any vehicle owned by the Named Insured that is insured for Uninsured Motorists Coverage on a primary basis under any other coverage form or policy; or
  - d. any Insured with respect to damages for pain, suffering, mental anguish or inconvenience unless the bodily injury consists in whole or in part of:
    - (1) Significant and permanent loss of an important bodily function;

- (2) Permanent injury within a reasonable degree of medical probability, other than scarring or disfigurement;
  - (3) Significant and permanent scarring or disfigurement; or
  - (4) Death.
5. Punitive or exemplary damages.
6. **Bodily injury** arising directly or indirectly out of:
- a. War, including undeclared or civil war;
  - b. Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or
  - c. Insurrection, rebellion, revolution, usurped power, or action taken by governmental authority in hindering or defending against any of these.

#### D. Limit Of Insurance

- 1. Regardless of the number of covered **autos**, Insureds, premiums paid, claims made, or vehicles involved in the **accident**, the most we will pay for all damages resulting from any one **accident** is the limit of Uninsured Motorists Coverage shown in the Declarations or Schedule.
- 2. No one will be entitled to receive duplicate payments for the same elements of **loss** under this Coverage Form and any Liability Coverage Form, No-Fault Coverage Endorsement, Medical Payments Coverage Endorsement, or Uninsured Motorists Coverage Endorsement attached to this Coverage Part.
- 3. We will not make a duplicate payment under this Coverage for any element of **loss** for which payment has been made by or for anyone who is legally responsible.
- 4. We will not pay for any element of **loss** if a person is entitled to receive payment for the same element of **loss** under any workers' compensation, disability benefits or similar law.

#### E. Changes In Conditions

The Conditions are changed for Uninsured Motorists Coverage Nonstacked as follows:

- 1. **Other Insurance** is replaced by the following:
  - a. If there is other applicable insurance available under one or more coverage forms, policies or provisions of coverage, any recovery for damages sustained by an individual Named Insured or any **family member**:
    - (1) While **occupying** a vehicle owned by that Named Insured or any **family member** may equal, but not exceed, the limit of insurance for Uninsured Motorists Coverage applicable to that vehicle.
    - (2) While **occupying** a vehicle not owned by that Named Insured or any **family member** may equal, but not exceed, the sum of:
      - (a) The limit of insurance for Uninsured Motorists Coverage applicable to the vehicle such Named Insured or any **family member** was **occupying** at the time of the **accident**; and
      - (b) The highest limit of insurance for Uninsured Motorists Coverage applicable to any one vehicle under any one policy affording coverage to such Named Insured or any **family member**.

- (3) While not **occupying** any vehicle may equal, but not exceed, the highest limit of insurance for Uninsured Motorists Coverage applicable to any one vehicle under any one policy affording coverage to an individual Named Insured or any **family member**.
- b. Any insurance we provide with respect to a vehicle the Named Insured does not own shall be excess over any collectible uninsured motorists insurance providing coverage on a primary basis.
- c. If the coverage under this Coverage Form is provided:
- (1) On a primary basis, we will pay only our share of the loss that must be paid under insurance providing coverage on a primary basis. Our share is the proportion that our limit of liability bears to the total of all applicable limits of liability for coverage on a primary basis.
- (2) On an excess basis, we will pay only our share of the loss that must be paid under insurance providing coverage on an excess basis. Our share is the proportion that our limit of liability bears to the total of all applicable limits of liability for coverage on an excess basis.
2. **Duties In The Event Of Accident, Claim, Suit Or Loss** is changed by adding the following:
- a. Promptly notify the police if a hit-and-run driver is involved; and
- b. Promptly send us copies of the legal papers if a **suit** is brought.
- c. A person seeking Uninsured Motorists Coverage must also promptly notify us in writing by certified or registered mail of a tentative settlement between the Insured and the insurer of the vehicle described in Paragraph **b.** of the definition of an **uninsured motor vehicle** and allow us 30 days to advance payment to that Insured in an amount equal to the tentative settlement to preserve our rights against the insurer, owner or operator of such vehicle described in Paragraph **b.** of the definition of an **uninsured motor vehicle**.
3. **Transfer Of Rights Of Recovery Against Others To Us** is changed by adding the following:
- If we make any payment and the Insured recovers from another party, the Insured shall hold the proceeds in trust for us and pay us back the amount we have paid.
- Our rights do not apply under this provision with respect to Uninsured Motorists Coverage if we:
- a. Have been given prompt written notice of a tentative settlement between an Insured and the insurer of a vehicle described in Paragraph **b.** of the definition of an **uninsured motor vehicle**; and
- b. Fail to advance payment to the Insured in an amount equal to the tentative settlement within 30 days after receipt of notification.
- If we advance payment to the Insured in an amount equal to the tentative settlement within 30 days after receipt of notification:
- (1) That payment will be separate from any amount the Insured is entitled to recover under the provisions of Uninsured Motorists Coverage; and
- (1) 2. We also have a right to recover the advance payment.
4. The following Conditions are added:
- a. **Arbitration**
- (1) If we and an Insured do not agree:

(a) Whether that person is legally entitled to recover damages under this endorsement;  
or

(b) As to the amount of damages that are recoverable by that person;

Then the matter may be mediated, in accordance with the Mediation Provision contained in General Conditions, if the damages resulting from **bodily injury** are for \$10,000 or less, or arbitrated. However, disputes concerning coverage under this endorsement may not be arbitrated. Both parties must agree to arbitration. In this event, each party will select an arbitrator. The two arbitrators will select a third. If they cannot agree within 30 days, either may request that selection be made by a judge of a court having jurisdiction.

(2) Each party will pay the expenses it incurs and bear the expenses of the third arbitrator equally.

(3) Unless both parties agree otherwise, arbitration will take place in the county in which the Insured lives. Local rules of law as to arbitration procedure and evidence will apply. A decision agreed to by two of the arbitrators will be binding.

**b. Florida Arbitration Act**

If we and an Insured agree to arbitration, the Florida Arbitration Act will not apply.

**c. Mediation**

(1) In any claim filed by an Insured with us for:

(a) **Bodily injury** in an amount of \$10,000 or less, arising out of the ownership, operation, use or maintenance of a covered **auto**;

(b) **Property damage** in any amount, arising out of the ownership, operation, maintenance or use of a covered **auto**; or

(c) **Loss** to a covered **auto** or its equipment, in any amount.

Either party may make a written demand for mediation of the claim prior to the institution of litigation.

(2) A written request for mediation must be filed with the Florida Department of Financial Services on an approved form, which may be obtained from the Florida Department of Financial Services.

(3) The request must state:

(a) Why mediation is being requested.

(b) The issues in dispute, which are to be mediated.

(4) The Florida Department of Financial Services will randomly select mediators. Each party may reject one mediator, either before or after the opposing side has rejected a mediator. The mediator will notify the parties of the date, time and place of the mediation conference. The mediation conference will be held within 45 days of the request for mediation. The conference will be held by telephone, if feasible. Participants in the mediation conference must have the authority to make a binding decision, and must mediate in good faith. Each party will bear the expenses of the mediation equally, unless the mediator determines that one party has not mediated in good faith.

- (5) Only one mediation may be requested for each claim unless all parties agree to further mediation. A party demanding mediation shall not be entitled to demand or request mediation after a suit is filed relating to the same facts already mediated.
- (6) The mediation shall be conducted as an informal process and formal rules of evidence and procedures need not be observed.

#### F. Additional Definitions

As used in this endorsement:

- 1. **Family member** means a person related to an individual Named Insured by blood, marriage or adoption who is a resident of such Named Insured's household, including a ward or foster child.
- 2. **Uninsured motor vehicle** means a land motor vehicle or **trailer**:
  - a. For which no liability bond or policy applies at the time of an **accident**;
  - b. That is an **underinsured motor vehicle**. An **underinsured motor vehicle** is a land motor vehicle or **trailer** for which a **bodily injury** liability bond or policy applies at the time of an **accident** but the amount paid under that bond or policy to an Insured is not enough to pay the full amount the Insured is legally entitled to recover as damages caused by the **accident**;
  - c. For which an insuring or bonding company denies coverage or is or becomes insolvent; or
  - d. For which neither the driver nor owner can be identified. The land motor vehicle or **trailer** must:
    - (1) Hit an individual Named Insured or any **family member**, a covered **auto** or a vehicle such Named Insured or any **family member** is **occupying**; or
    - (2) Cause an **accident** resulting in **bodily injury** to an individual Named Insured or any **family member** without hitting that Named Insured, any **family member**, a covered **auto** or a vehicle such Named Insured or any **family member** is **occupying**.

If there is no physical contact with the land motor vehicle or **trailer**, the facts of the **accident** must be proved. We will only accept competent evidence other than the testimony of a person making claims under this or any similar coverage.

However, **uninsured motor vehicle** does not include any vehicle:

- (a). Owned by a governmental unit or agency;
- (b). Designed for use mainly off public roads while not on public roads; or
- (c). Owned by or furnished or available for the regular use of the Named Insured, or if the Named Insured is an individual, any **family member** unless it is a covered **auto** to which the Coverage Form's Liability Coverage applies and liability coverage is excluded for any person or organization other than the Named Insured, or if the Named Insured is an individual, any **family member**.



**PUBLIC ENTITY  
NUCLEAR ENERGY LIABILITY EXCLUSION ENDORSEMENT**

**THIS ENDORSEMENT CHANGES THE AGREEMENT. PLEASE READ IT CAREFULLY.**

This endorsement modifies coverage provided under the **AUTOMOBILE LIABILITY COVERAGE FORM, FIA 500** and the **GENERAL LIABILITY COVERAGE FORM, FIA 300**

**I. The coverage does not apply:**

- A. Under any Liability Coverage, to **bodily injury** or **property damage**:
  - 1. With respect to which a **Covered Party** under the policy is also an insured under a nuclear energy liability policy issued by Nuclear Energy Liability Insurance Association, Mutual Atomic Energy Liability Underwriters, Nuclear Insurance Association of Canada or any of their successors, or would be an insured under any such policy but for its termination upon exhaustion of its limit of liability; or
  - 2. Resulting from the **hazardous properties of nuclear material** and with respect to which (a) any person or organization is required to maintain financial protection pursuant to the Atomic Energy Act of 1954, or any law amendatory thereof, or (b) the **Covered Party** is, or had this policy not been issued would be, entitled to indemnity from the United States of America, or any agency thereof, under any agreement entered into by the United States of America, or any agency thereof, with any person or organization.
- B. Under any Medical Payments coverage, to expenses incurred with respect to **bodily injury** resulting from the **hazardous properties of nuclear material** and arising out of the operation of a **nuclear facility** by any person or organization.
- C. Under any Liability Coverage, to **bodily injury** or **property damage** resulting from the **hazardous properties of nuclear material**, if:
  - 1. The **nuclear material** (a) is at any **nuclear facility** owned by, or operated by or on behalf of, a **Covered Party** or (b) has been discharged or dispersed therefrom;
  - 2. The **nuclear material** is contained in **spent fuel** or **waste** at any time possessed, handled, used, processed, stored, transported or disposed of by or on behalf of a **Covered Party**; or
  - 3. The **bodily injury** or **property damage** arises out of the furnishing by a **Covered Party** of services, materials, parts or equipment in connection with the planning, construction, maintenance, operation or use of any **nuclear facility**, but if such facility is located within the United States of America, its territories or possessions or Canada, this exclusion (3) applies only to **property damage** to such **nuclear facility** and any property thereat.
- D. Under any liability, loss, cost or expense of whatsoever nature directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with the use or release, or threat thereof, of any nuclear weapon or device or chemical or biological agent, regardless of any other cause or event contributing concurrently or in any other sequence to the loss.

**II. As used in this endorsement:**

**Hazardous properties** include radioactive, toxic or explosive properties;

**Nuclear material** means **source material**, **special nuclear material** or **by-product material**;

**Source material**, **special nuclear material**, and **by-product material** have the meanings given them in the Atomic Energy Act of 1954 or in any law amendatory thereof;

**Spent fuel** means any fuel element or fuel component, solid or liquid, which has been used or exposed to radiation in a **nuclear reactor**;

**Waste** means any waste material (a) containing **by-product material** other than the tailings or wastes produced by the extraction or concentration of uranium or thorium from any ore processed primarily for its **source material** content, and (b) resulting from the operation by any person or organization of any **nuclear facility** included under the first two paragraphs of the definition of **nuclear facility**.

**Nuclear facility** means:

1. Any **nuclear reactor**;
2. Any equipment or device designed or used for: (a) separating the isotopes of uranium or plutonium, (b) processing or utilizing **spent fuel**, or (c) handling, processing or packaging **waste**;
3. Any equipment or device used for the processing, fabricating or alloying of **special nuclear material** if at any time the total amount of such material in the custody of the **Covered Party** at the premises where such equipment or device is located consists of or contains more than 25 grams of plutonium or uranium 233 or any combination thereof, or more than 250 grams of uranium 235;
4. Any structure, basin, excavation, premises or place prepared or used for the storage or disposal of **waste**;

and includes the site on which any of the foregoing is located, all operations conducted on such site and all premises used for such operations.

**Nuclear reactor** means any apparatus designed or used to sustain nuclear fission in a self-supporting chain reaction or to contain a critical mass of fissionable material.

**Property damage** includes all forms of radioactive contamination of property.





**PUBLIC ENTITY  
AUTOMATIC ADDITIONAL COVERED PARTIES**

**THIS ENDORSEMENT CHANGES THE AGREEMENT. PLEASE READ IT CAREFULLY.**

This endorsement modifies coverage provided under the **AUTOMOBILE LIABILITY COVERAGE FORM, FIA 500** and the **GENERAL LIABILITY COVERAGE FORM, FIA 300**

Where indicated by (x) below, coverage applies to the person(s) or organization(s) as their interest may appear. The provisions in this endorsement do not supersede Florida Statute 768.28, Article 10 § 13 of the Florida Constitution, or any other Statute or law limiting whom a Public Entity can indemnify.

☒ **ADDITIONAL COVERED PARTY - BY CONTRACT, AGREEMENT OR PERMIT**

**SECTION I - WHO IS A COVERED PARTY** is amended to include any person(s) or organization(s) (hereinafter called **Additional Covered Party**) with whom the **Covered Party** agrees in a written **insured contract** to name as an **Additional Covered Party**, but only with respect to liability arising, in whole or in part, out of the **Covered Party's** operations, **your work** or facilities owned or used by the **Covered Party**.

The coverage afforded to the **Additional Covered Party** does not apply:

- (1) Unless the written **insured contract**, agreement or permit was executed prior to the **bodily injury, property damage, personal injury or advertising injury**;
- (2) To any person(s) or organization(s) included as a **Covered Party** under this coverage agreement or by an endorsement made part of this coverage agreement.

☒ **ADDITIONAL COVERED PARTY - OWNERS OF LEASED EQUIPMENT**

**SECTION II - WHO IS A COVERED PARTY** is amended to include any person(s) or organization(s) (hereinafter called **Additional Covered Party**) with whom the **Covered Party** agrees in a written equipment lease or rental agreement to name as an **Additional Covered Party**, but only with respect to liability arising out of the sole negligence of the **Covered Party**, and only while such equipment is in the care, custody or control of the **Covered Party**, or any employee or agent of the **Covered Party**.

The coverage afforded to the **Additional Covered Party** does not apply to:

- (1) **Bodily injury or property damage** occurring after you cease to lease or rent the equipment;
- (2) **Bodily injury or property damage** arising out of any negligence of the **Additional Covered Party**;
- (3) Structural alterations, new construction or demolition operations performed by or on behalf of the **Additional Covered Party**;
- (4) Liability assumed by the **Additional Covered Party** under any contract or agreement;
- (5) **Property damage** to:
  - (a) Property owned, used, occupied by, or rented to the **Additional Covered Party**;
  - (b) Property in the care, custody or control of the **Additional Covered Party** or its employees or agents, or of which the **Additional Covered Party**, its employees or agents are for any purpose exercising physical control.

☒ **ADDITIONAL COVERED PARTY - MANAGERS OR LESSORS OF PREMISES**

**SECTION II - WHO IS A COVERED PARTY** is amended to include any person(s) or organization(s) (hereinafter called **Additional Covered Party**) with whom the **Covered Party** agrees in a written agreement to name as an **Additional Covered Party**, but only with respect to liability arising, in whole or in part, out of the **premises** leased to the **Covered Party** by such person(s) or organization(s).

The coverage afforded to the **Additional Covered Party** does not apply to:

- (1) **Bodily injury** or **property damage** occurring after the **Covered Party** ceases to be a tenant in that **premises**;
- (2) **Bodily injury** or **property damage** arising out of any negligence of the **Additional Covered Party**;
- (3) Structural alterations, new construction or demolition operations performed by or on behalf of the **Additional Covered Party**;
- (4) Liability assumed by the **Additional Covered Party** under any contract or agreement;
- (5) **Property damage** to:
  - (a) Property owned, used, occupied by, or rented to the **Additional Covered Party**;
  - (b) Property in the care, custody or control of the **Additional Covered Party** or its employees or agents, or of which the **Additional Covered Party**, its employees or agents are for any purpose exercising physical control.

Notwithstanding any other provision of this agreement, nothing in this agreement shall be construed as a waiver of either the **Covered Party's** or the **Additional Covered Party's** sovereign immunity nor shall any provision of this agreement increase the liability of the **Covered Party** or the **Additional Covered Party**, or the sums for which the covered party may be liable, beyond the limits provided in §768.28, Florida Statutes.



**PUBLIC ENTITY  
ADDITIONAL INSURED – DISTRICT MANAGEMENT COMPANY**

NAMED INSURED: Cory Lakes Community Development District  
POLICY NO: 100125518

**THIS ENDORSEMENT CHANGES THE AGREEMENT. PLEASE READ IT CAREFULLY.**

This endorsement modifies coverage provided under the **AUTOMOBILE LIABILITY COVERAGE FORM (FIA 500)** and the **GENERAL LIABILITY COVERAGE FORM (FIA 300)**.

**ALL TERMS, LIMITATIONS, EXCLUSIONS AND OTHER CONDITIONS CONTAINED IN SAID COVERAGE FORM(S) REMAIN APPLICABLE TO THIS ENDORSEMENT AND ARE INCORPORATED HEREIN BY REFERENCE.**

The provisions in this endorsement do not supersede Florida Statute 768.28, Article 10 § 13 of the Florida Constitution, or any other Statute or law limiting whom a Public Entity can indemnify.

**ADDITIONAL INSURED – MANAGEMENT COMPANY APPOINTED BY DISTRICT**

**SECTION II- WHO IS AN INSURED/SECTION II – COVERED AUTOS LIABILITY COVERAGE** is amended to include solely that specific person, company, corporation or other organization, including any employee(s) or agent(s) thereof (hereinafter called Additional Insured), which the insured duly employs to serve as its designated district manager, through official action of its governing board, as authorized by Section 190.007(1) Florida Statutes, but only with respect to liability arising, solely and exclusively, out of the performance of those duties which have been authorized by the insured and solely involve the performance of **Your Work**. The term Additional Insured shall not include any other person or entity hired, contracted, or tasked to perform work or provide services to or on behalf of the insured, regardless of the nature of said work or services.

The coverage afforded to the additional insured does not apply to:

- A. **Bodily Injury or Property Damage** occurring after the insured ceases to be authorized to serve in the capacity as manager or administrator of the insured's operations or facilities;
- B. **Bodily Injury or Property Damage** arising solely out of any negligence of the additional insureds, its agents or employees;
- C. **Bodily Injury or Property Damage** intended or expected by additional insured;
- D. Liability assumed by the additional insured under any contract or agreement;
- E. **Property Damage** to:
  - 1. Property owned, used, occupied by, or rented exclusively to the additional insured;
  - 2. Property exclusively in the care, custody or control of the additional insured or its employees or agents, unrelated to the performance of **your work**.

**LIMITS OF COVERAGE FOR ADDITIONAL INSURED**

The limits of coverage available under this endorsement to any additional insured shall not exceed the sum of \$200,000.00 per claimant or \$300,000.00 per occurrence and in the aggregate. Defense costs are outside the limit provided.

**Notwithstanding any other provision of this agreement, nothing in this agreement shall be construed as a waiver of either the Insured's or the Additional Insured's sovereign immunity nor shall any provision of this**

agreement increase the liability of the Insured or the Additional Insured, or the sums for which the Insured may be liable, beyond the limits provided in §768.28, *Florida Statutes*.



**PUBLIC ENTITY  
PERFLUOROALKYL AND  
POLYFLUOROALKYL SUBSTANCES (PFAS)  
CHEMICALS EXCLUSION ENDORSEMENT**

NAMED INSURED: Cory Lakes Community Development District  
POLICY NO: 100125518

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

This Endorsement modifies coverage provided under the following:

**CRIME COVERAGE FORM (FIA 200), GENERAL LIABILITY COVERAGE FORM (FIA 300), PUBLIC OFFICIALS' LIABILITY & EMPLOYMENT PRACTICES LIABILITY FORM (FIA 400), and the AUTOMOBILE LIABILITY COVERAGE FORM (FIA 500),**

**A.** This coverage does not apply to:

- 1. Bodily Injury or Property Damage** which would not have occurred, in whole or in part, but for the actual, alleged, threatened or suspected inhalation, ingestion, absorption, consumption, discharge, dispersal, seepage, migration, release or escape of, contact with, exposure to, existence of, or presence of, any **PFAS** group of manufactured chemicals.
- 2.** Any loss, cost, or expense arising, in whole or in part, out of the abating, testing for, monitoring, cleaning up, removing, containing, treating, detoxifying, neutralizing, remediating or disposing of, or in any way responding to or assessing the effects of any **PFAS** by any **Covered Party** or any other person or organization.

**B.** As used in this endorsement:

PERFLUOROALKYL AND POLYFLUOROALKYL SUBSTANCE (**PFAS**) means any:

1. Chemical or substance that contains one or more alkyl carbons on which hydrogen atoms have been partially or completely replaced by fluorine atoms, including but not limited to:
  - a. Polymer, oligomer, monomer or nonpolymer chemicals and their homologues, isomers, telomers, salts, derivatives, precursor chemicals, degradation products or by-products;
  - b. Perfluoroalkyl acids (PFAA), such as perfluorooctanoic acid (PFOA) and its salts, or perfluorooctane sulfonic acid (PFOS) and its salts;
  - c. Perfluoropolyethers (PFPE); d. Fluorotelomer-based substances; or
  - d. Side-chain fluorinated polymers; or
2. Good or product, including containers, materials, parts or equipment furnished in connection with such goods or products, that consists of or contains any chemical or substance described in Paragraph B.1.

All other terms and conditions of the policy shall remain unchanged.



**PUBLIC ENTITY  
DEADLY WEAPON PROTECTION DECLARATIONS**

NAMED INSURED: Cory Lakes Community Development District

POLICY NO: 100125518

POLICY PERIOD: October 1, 2025 - October 1, 2026

**SCHEDULE OF COVERAGES AND LIMITS OF LIABILITY**

Coverage is only provided for the coverages indicated by a check mark (☑).

<u>Deductibles</u>			
	Third Party Liability	None	
	Property Damage	None	
<u>Coverage</u>			
<input checked="" type="checkbox"/>	Third Party Liability	\$1,000,000	Per Occurrence
	Crisis Management Services	\$250,000	Per Occurrence
	Funeral Expenses	\$250,000/\$15,000	Per Occurrence/Person
	Counselling	\$250,000/\$15,000	Per Occurrence/Person
	Medical Expenses	\$25,000	Per Person
	Accidental Death and Dismemberment	\$50,000	Per Person
	Loss of Tuition Fees	\$250,000	Per Occurrence
<input checked="" type="checkbox"/>	Property Damage	\$1,000,000	Per Occurrence
	Business Income	Included	
	Demolition, Clearance and Memorialization	\$250,000	Per Occurrence

FORMS APPLICABLE TO ALL COVERAGE PARTS: See Policy Forms List – FIA 003

THESE DECLARATIONS TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE PARTS, FORMS AND ENDORSEMENTS, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED POLICY.

If a **Deadly Weapon Event** or **Circumstance** occurs, or is believed to have occurred, immediately contact the **Event Responder** via FIA's 24-hour/7-day Telephone Number: **860-677-3790** operated by the **Event Responder**, CrisisRisk Strategies, LLC.



**PUBLIC ENTITY  
DEADLY WEAPON PROTECTION COVERAGE FORM (Claims Made)  
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**PUBLIC ENTITY  
DEADLY WEAPON PROTECTION COVERAGE FORM (Claims Made)**

Various provisions in this Coverage Form restrict coverage. Read the entire Coverage Form carefully to determine rights, duties and what is and is not covered.

Throughout this Coverage Form the words "you" and "your" refer to the Named Insured shown in the Declarations which is a **Public Entity**. The words "we", "us" and "our" refer to Florida Insurance Alliance which is the Insurer providing this coverage.

Other words and phrases that appear in **bold-faced type** have special meaning. Refer to **SECTION IX – GENERAL POLICY DEFINITIONS**.

In consideration of the payment of the premium, in reliance upon the **Application**, and subject to the Declarations and the terms and conditions of this Coverage Form, we and you agree as follows:

**SECTION I – LIABILITY TO INSURED PERSON(S)**

**A. Coverage:**

1. We will pay on your behalf for any **damages** and **claims expenses** that you shall become legally liable to pay, by reason of the liability imposed upon you by law, because of any **claim** or **claims** for **bodily injury** to an **insured person** caused by a **deadly weapon event** occurring at the **location(s)** that occurs on or after the **retroactive date** shown in the **declarations**, are first made against you during the **period of insurance**, and are reported to us in writing no later than ninety (90) days after the expiration of insurance.
2. **NOTICE:** THE INSURANCE UNDER THIS SECTION IS PROVIDED ON A **CLAIMS MADE AND REPORTED BASIS**. THE COVERAGE PROVIDED BY THIS SECTION IS LIMITED TO ONLY THOSE **CLAIMS** WHICH ARISE FROM A **DEADLY WEAPON EVENT** THAT OCCURS AFTER THE **RETROACTIVE DATE** STATED IN THE **DECLARATIONS** AND WHICH ARE FIRST MADE AGAINST YOU AND REPORTED TO US WITHIN THE **PERIOD OF INSURANCE** AND IN NO EVENT LONGER THAN NINETY (90) DAYS AFTER THE EXPIRY IN ACCORDANCE WITH THE TERMS OF THIS POLICY.

**B. Conditions (applicable to this Section):**

**1. Defense and Settlement of Claims**

- a. We shall have the right and duty to defend, subject to all the provisions, terms and conditions of this Section and of Policy to which it forms a part:
  - (1) any **claim** against you seeking **damages** which are payable under the terms of this Section, even if any of the allegations of the **claim** are groundless, false or fraudulent; or
  - (2) any **claim** in the form of a regulatory proceeding.



Defense counsel shall be chosen and appointed solely at our own discretion.

- b. With respect to any **claim** against you seeking **damages** which are payable under the terms of this Section, we will pay **claims expenses** incurred with our prior written consent. The limit of liability available to pay **damages** shall be reduced and may be completely exhausted by payment of **claims expenses**. **Damages** and **claims expenses** shall be applied against each **deductible** payable by you.

You agree to be bound by the recommendations of the **event responder** which may result in you incurring **claims expenses** that fall within the **deductible** amount stated in the **declarations**. However, you will not be responsible for any **event responder fees** incurred as a result of any **deadly weapon event** insured by this Policy.

- c. If you refuse to consent to any settlement or compromise recommended by us and acceptable to the claimant and you elect to contest the **claim**, our liability for any **damages**, penalties and **claims expenses** shall not exceed the amount for which the **claim** could have been settled less the remaining **deductible** plus the **claims expenses** incurred up to the time of such refusal or the applicable limit of liability, whichever is less; and we shall have the right to withdraw from further defense of the **claim** by tendering control of said defense to you. The portion of any proposed settlement or compromise that requires you to cease, limit or refrain from actual or alleged infringing or otherwise injurious activity, or is attributable to future royalties or other amounts that are not **damages**, shall not be considered in determining the amount for which a **claim** could have been settled.

## 2. Due Diligence

- a. You, or any of your agents, sub or co-contractors, must use due diligence and do (and concur in doing and permit to be done) everything reasonably practicable to avoid or diminish further injury or damage and to secure compensation for any such loss including action against other parties to enforce any rights and remedies or to obtain relief or indemnity.

## C. Exclusions (applicable to this Section):

1. This Section does not cover **damages, claims expenses** or any other cost or expense with respect to any **claim** directly or indirectly arising from, caused by or due to:
  - a. Injury or death to any of your **employees**, or to employees of any third party with whom you have contracted for services including but not limited to temporary or borrowed employees, medical staff, administrative staff, law enforcement officers, security guards, concierges, valet staff, receptionists and door staff; Or any obligation under a workers' compensation, disability benefits, unemployment compensation law, or any similar law.
  - b. Loss, injury or damage arising out of employment related claims, of any type, including but not limited to employee claims of wrongful termination of employment, discrimination, harassment, false arrest, slander, invasion of privacy, assault or battery, mental injury or mental anguish or humiliation when asserted in connection with an employment related claim.
  - c. Any actual or alleged negligent act, error, omission, misstatement, misleading statement, neglect or breach of duty by your **directors or officers**, individually or collectively, in the discharge of their duties solely in their capacity as **directors or officers**.

- d. **Euthanasia, mercy killing(s), and suicide.**
- e. Any **claim** or **claims** made by, or on behalf of, any **assailant**.
- f. Loss, injury or damage arising out of any mental injury or mental anguish related claim where no actual **bodily injury** has occurred to the claimant.
- g. Any affiliate, subsidiary or **joint venture** insured under this insurance making a **claim** or **claims** against any other affiliate, subsidiary or **joint venture** insured under this insurance.
- h. Loss, injury or damage arising from goods or products which you have designed, manufactured, constructed, altered, repaired, serviced, treated, sold, supplied or distributed.
- i. Any liability arising out of **property damage**.
- j. Fines, penalties, punitive damages, exemplary damages, sanctions or any additional damages resulting from the multiplication of compensatory **damages**.
- k. Any **deadly weapon event** that occurs at a **location(s)** which has been specifically leased or loaned by you to any other entity or individual to host a permitted event planned and ticketed for more than 500 attendees over the duration of the event, except with our prior written agreement. Upon notification of any such permitted event, we may, at our discretion, charge an additional premium and/or impose additional conditions specifically for that event.

**D. Definitions (applicable to this Section):**

- 1. **Claim(s)** means a written demand received by you from an **insured person(s)** for **damages** covered by this Section.
- 2. **Claims expenses** means all reasonable and necessary fees, costs and expenses incurred with our written consent resulting from the investigation, adjustment, appraisal, defense or appeal of a **claim**, suit or proceeding relating to a **claim** regardless of ultimate determination of liability. **Claims expenses** do not include the salaries, expenses, overheads or other charges you incur for any time spent in cooperating in the defense, settlement and investigation of any **claim**.
- 3. **Claims made and reported basis** means that, subject to the terms and conditions of this Section and of the Policy to which it forms a part, the coverage provided by this Section only covers **claims** first made against or a circumstance which could reasonably be expected to give rise to a **claim** during the **period of insurance** and reported to us in writing as soon as reasonably possible and in no event longer than ninety (90) days after the expiration of this insurance.
- 4. **Damages** mean a monetary judgment, monetary award or monetary settlement made by a competent court with **Underwriters** written approval. Except, however, that **Damages** shall not include punitive or exemplary damages, sanctions or any additional damages resulting from the multiplication of compensatory damages.
- 5. **Directors or officers** mean any of your partner(s), executive officer(s), administrator(s), member(s) which are a not-for-profit corporation, stockholder or member of your board of directors, trustees or governors.
- 6. **Euthanasia**. Voluntary **euthanasia** is **euthanasia** conducted with the consent of the person and non-voluntary **euthanasia** is **euthanasia** conducted where the consent of the person is unavailable.
- 7. **Mercy killing(s)** means the deliberate act of ending the life of a person or persons who are suffering from an incurable illness or disease. This definition is in respect to passive **mercy**

**killing(s)** where a person(s) undertaking the act of killing the incurably ill person(s) is acting at the explicit request of the person(s) who wishes to die.

8. **Property damage** means physical loss of, physical damage to or physical destruction of tangible property including the resulting loss of use of such tangible property.
9. **Retroactive date** means the date on or after which any **claim** from a **deadly weapon event** can be reported in order for coverage under this Section to be triggered.
10. **Suicide** means the act of intentionally killing or attempting to kill oneself.

**E. Limit of Insurance:**

1. We shall not be liable under this Section for more than the amount stated in the **declarations** in respect of each and every **loss occurrence** of a **deadly weapon event**. The limit of insurance for this Section is inclusive of any **claims expenses**, and is part of and not in addition to the Policy Limit of Liability and Policy **Aggregate** Limit stated in the **declarations**.

**F. Deductible:**

1. The insurance under this Section does not cover the **deductible** amount as shown in the **declarations** in respect of each and every **loss occurrence** of a **deadly weapon event**.

**SECTION II – PROPERTY DAMAGE**

**A. Coverage:**

1. This Section indemnifies you against physical loss or physical damage to **insured property** caused by a **deadly weapon event**. In the event that fire or sprinkler leakage ensues from a **deadly weapon event**, then this Section will also include physical loss or physical damage to **insured property** directly caused by that ensuing fire or sprinkler leakage.
2. In the event of a **deadly weapon event** that occurs during the **period of insurance** at any of the **location(s)**, and in conjunction with the recommendations of the **event responder**, we shall be liable for:
  - a. The cost to repair, replace or reinstate (whichever the least), with new materials of like kind and quality, any physical loss or physical damage to the **insured property**, caused by such **deadly weapon event**. Until replacement has been effected the amount of liability under this Section shall be limited to the **actual cash value** at the time of such **deadly weapon event**.
  - b. The costs you have incurred to put up temporary plates or board up openings if repair or replacement of damaged **glass** is delayed;
  - c. The costs you have incurred in the removal from the **location(s)** of debris of the **property insured** damaged as a result of a **deadly weapon event**, and in the clean-up of the **location(s)**, including biological cleaning and sanitizing, in consequence of a **deadly weapon event**;
  - d. The costs you have incurred in re-filling, recharging or replacing any fire extinguishers, local or fixed fire suppression or gas flooding systems, sprinkler installations and sprinkler heads,

and in having any fire or intruder alarms, or closed circuit television equipment re-set, made necessary as a result of a **deadly weapon event**;

- e. The costs you have incurred in replacing locks to external doors if security at the **location(s)** is compromised in consequence of a **deadly weapon event**.

There shall be no abandonment to us of any property.

**B. Conditions (applicable to this Section):**

**1. Proof of Loss**

- a. Written proof of loss must be furnished to us as soon as is reasonably practicable after the date of the physical loss or physical damage to **insured property**. Any forms that may be required to be provided under this Condition may be provided in electronic or paper form.

**C. Excluded Property:**

- 1. This Section does not insure physical loss or physical damage to:
  - a. Land or land values;
  - b. Aircraft, watercraft or any vehicle that is licensed for highway use;
  - c. Animals;
  - d. Money, currency, checks, coins, stamps, securities, valuable papers, evidences of debt, precious stones, precious metals (unless forming an integral part of **insured property**), jewelry, furs, **fine arts and antiques**;
  - e. **Electronic data**;
  - f. Any property in transit not at the **location(s)**.

**D. Other Exclusions (applicable to this Section):**

- 1. This Section does not cover any loss, damage, cost, claim or expense arising from, caused by, or in connection with:
  - a. The enforcement of any ordinance or law regulating the use, reconstruction, repair or demolition of any property at the **location(s)**;
  - b. Normal wear and tear, gradual deterioration, vermin or insects;
  - c. Mysterious disappearance or unexplained loss.

**E. Definitions (applicable to this Section):**

- 1. **Actual cash value** means the cost to repair, replace or reinstate the **insured property** with proper deduction to reflect any depreciation, deterioration and obsolescence of the **insured property**.
- 2. **Electronic data** means facts, concepts and information converted to a form useable for communications, interpretation or processing by electronic and electromechanical data processing or electronically controlled equipment and includes programs and software and other

coded instructions for the processing and manipulation of **electronic data** or the direction and manipulation of electronic data processing equipment.

3. **Fine arts and antiques** mean any articles of recognised artistic or collectible nature of whatsoever description including, but not limited to, tapestries, rugs, furniture, paintings, photographs, etchings, manuscripts, sculptures, statuary, porcelains, rare or art glass, objets d'art, contemporary art, clocks, articles of historical value or forming part of a collection.
4. **Glass** means plain plate glass, plain sheet glass, laminated glass, and polycarbonate sheeting fixed into, or forming part of, any window, door, transom, fanlight, skylight, roof light, greenhouse or conservatory.
5. **Insured property** means:
  - a. Buildings, structures or detached outbuildings situated at the **location(s)**, including:
    - (1) Completed additions;
    - (2) Permanently installed machinery, equipment, and heating boilers;
    - (3) Permanently installed appliances used for refrigeration, ventilation, cooking, dishwashing or laundering;
    - (4) Floor coverings;
    - (5) **Glass**, wall mirrors, and **sanitary ware**.
  - b. Business personal property owned by the you, which is of a type not excluded, whilst situated at the **location(s)**, including:
    - (1) Furniture and fixtures;
    - (2) Machinery and equipment not included in 5.1.B. above, electronic data processing equipment and computers; electronic data processing media;
    - (3) Appliances used for refrigeration, ventilation, cooking, dishwashing or laundering not included in 5.1.C. above;
    - (4) **Stock** and tools of the trade.
  - c. Personal property of others which is in your care, custody and control and personal property of others which you are responsible to insure, which is of a type not excluded, whilst situated at the **location(s)**.
  - d. At your option, personal property of any **eligible person**, which is of a type not excluded, whilst situated at the **location(s)**.
6. **Sanitary ware** means baths, sinks, lavatory bowls and cisterns, washbasins and pedestals.
7. **Stock** means merchandise held at the **location(s)** for storage or for sale, raw materials, and in-process or finished goods, including supplies used in their packing or shipping.

**F. Limit of Insurance:**

1. We shall not be liable under this Section for more than the amount stated in the **declarations** in respect of each and every **loss occurrence** of a **deadly weapon event**. The limit of insurance for this Section is part of and not in addition to the Policy Limit of Liability and Policy **Aggregate** Limit stated in the **declarations**.

**G. Deductible:**

1. Each **loss occurrence** of insured physical loss or physical damage caused by a **deadly weapon event** shall be adjusted separately, and from the amount of each adjusted **loss occurrence** the amount stated in the **declarations** shall be deducted.

**SECTION III – MEDICAL EXPENSES**

**A. Coverage:**

1. We will reimburse you for payments made by you to an **eligible person**, regardless of fault, in respect of **medical expenses** necessarily incurred solely and directly by the **eligible person** as a result of identifiable physical injury due to an **accident** directly caused by a **deadly weapon event** occurring at any of the **location(s)**.

**B. Conditions (applicable to this Section):**

**1. Notice of Claim**

- a. Written notice of claim must be given to us within thirty (30) days after the occurrence of the **eligible person's** physical injury due to a **covered accident**, or as soon as is reasonably possible thereafter. Notice given by or on behalf of the claimant to us at the following address:
- b. *Beazley Furlonge Limited, Claims Department, Plantation Place South, 60 Great Tower Street, London, EC3R 5AD, Or Email: [DWPclaims@Beazley.com](mailto:DWPclaims@Beazley.com),*
- c. with information sufficient to identify you and the **eligible person** is deemed notice to us. Any forms that may be required to be provided under this Condition may be provided in electronic or paper form.

**2. Physical Examination**

- a. We have the right and opportunity, at our own expense, to examine the **eligible person** when and as often as we may reasonably require, where it is not prohibited by law.

**3. Proof of Loss**

- a. Written proof of loss must be furnished to us within ninety (90) days after the date of the **eligible person's** physical injury due to a **covered accident**. Failure to furnish proof of loss within the time required neither invalidates nor reduces any claim if it was not reasonably possible to furnish proof within such time. Any forms that may be required to be provided under this Condition may be provided in electronic or paper form.

**C. Exclusions (applicable to this Section):**

1. This Section will not reimburse **medical expenses** for any loss which is caused by or results from:

- a. **bodily injury** to the **assailant** of the **deadly weapon event**;
- b. intentionally self-inflicted injury or suicide, or any attempt thereat, whether sane or insane;
- c. sickness; disease; bodily or mental infirmity; bacterial or viral infection, or medical or surgical treatment thereof, including exposure to viral, bacterial or chemical agents whether resulting directly or indirectly from treatment, except for any bacterial infection resulting from an accidental external cut or wound. This exclusion does not apply to a **covered accident** caused by a substance when used in conjunction with a **deadly weapon event**.

**D. Definitions (applicable to this Section):**

1. **Accident** (or **accidental**) means a sudden, unexpected, specific and abrupt event that occurs at an identifiable time and place while the **eligible person** is covered under this insurance.
2. **Covered accident** means an **accident** directly caused by a **deadly weapon event** which results in an identifiable physical injury to an **eligible person**.
3. **Medical Expenses** mean the reasonable cost of medical, surgical, diagnostic or remedial treatment, specialist's fees, hospital, nursing home, nursing attendance charges, costs of physiotherapy, massage and manipulative treatment, surgical and medical requisites, and any emergency transportation to hospital. However, **medical expenses** will not include expenses:
  - a. for services or treatment rendered by any person who is:
    - (1) employed or retained by you;
    - (2) living in the **eligible person's** household;
    - (3) an **immediate family member** of either the **eligible person** or the **eligible persons' spouse**;
    - (4) the **eligible person** himself/herself.
  - b. for rest cures, sanatorial or custodial care or period of quarantine or isolation;
  - c. for cosmetic or plastic surgery unless necessitated by an identifiable physical injury caused by a **covered accident**;
  - d. for dental examination, X-rays, extractions, fillings and general dental care; supplying or fitting of eye glasses or hearing aids; except as a result of an identifiable physical injury caused by a **covered accident**;
  - e. for general health examinations and examinations for check-up purposes not incidental to, or relating to, an identifiable physical injury caused by a **covered accident**;
  - f. for any disability or condition, whether or not aggravated by a **covered accident**, which originated prior to the effective date of this Insurance or of the **eligible person(s)**' inclusion hereunder until a period of one hundred and eighty (180) consecutive days has elapsed during which the **eligible person** has neither received nor required any treatment for the said disability or condition;

- g. incurred more than twelve (12) months after the **eligible person** sustained an identifiable physical injury caused by a **covered accident**;
- h. which are more specifically insured under any other Section of this Policy.

**E. Limit of Insurance:**

- 1. We shall not be liable under this Section for more than \$25,000 for each **eligible person** in respect of each and every **loss occurrence** of a **deadly weapon event** and not for more in the **aggregate** during the **period of insurance** than the amount shown in the **declarations**. The limit of insurance for this Section is part of and not in addition to the Policy Limit of Liability and Policy **Aggregate** Limit stated in the **declarations**.

**F. Deductible:**

- 1. All **medical expenses** incurred in connection with each **loss occurrence** caused by a **deadly weapon event** shall be adjusted separately, and from the amount of each adjusted **loss occurrence** the amount shown in the **declarations** shall be deducted.

**SECTION IV – ACCIDENTAL DEATH & DISMEMBERMENT**

**A. Coverage:**

- 1. We will pay up to the Limit of Insurance described below for **covered loss** or **covered injury** to **eligible person** resulting from an **accident** directly caused by a **deadly weapon event** that occurs during the **period of insurance** at any of the **location(s)**.

**B. Conditions (applicable to this Section):**

**1. Claim Forms**

- a. We will send claim forms to the **eligible person** ("claimant") upon receipt of a written claim from them. If such claim forms are not sent within thirty (30) days after we received such notice the claimant will be deemed to have met the proof of loss requirements upon submitting, within the time period stipulated in Condition 5 'Proof of Loss' for proof of loss, written proof covering the occurrence, the character and the extent of loss for which claim is made. The notice should include the **eligible person's** name, your name, and your Policy number (if known). Any forms that may be required to be provided under this Condition may be provided in electronic or paper form.

**2. Notice of Claim**

- a. Written notice of claim must be given to us within thirty (30) days after the occurrence or commencement of the **eligible person's covered loss**, or as soon as is reasonably possible thereafter. Notice given by or on behalf of the claimant to us at the following address:
- b. *Beazley Furlonge Limited, Claims Department, Plantation Place South, 60 Great Tower Street, London, EC3R 5AD, Or Email: [DWPClaims@Beazley.com](mailto:DWPClaims@Beazley.com),*
- c. with information sufficient to identify you and the **eligible person** is deemed notice to us. Any forms that may be required to be provided under this Condition may be provided in electronic or paper form.



### 3. Payment of Claims

- a. All payments will be paid to you in reimbursement of payments made by you directly to the **eligible person** (or to the **eligible person's** representative, heirs, or assigns) in accordance with the terms and conditions of this Section.
- b. Any payment we make in good faith fully discharges our liability to the extent of the payment made.

### 4. Physical Examination and Autopsy

- a. We have the right and opportunity, at our own expense, to examine the **eligible person** when and as often as we may reasonably require while a claim is pending and to make an autopsy in the case of death, where it is not prohibited by law.

### 5. Proof of Loss

- a. Written proof of loss must be furnished to us within ninety (90) days after the date of the **covered loss**. Failure to furnish proof of loss within the time required neither invalidates nor reduces any claim if it was not reasonably possible to furnish proof within such time. Any forms that may be required to be provided under this Condition may be provided in electronic or paper form.

### C. Exclusions (applicable to this Section):

1. This Section does not cover any loss directly or indirectly arising from, caused by or due to:
  - a. **bodily injury** to the **assailant** of the **deadly weapon event**;
  - b. intentionally self-inflicted injury or suicide, or any attempt thereat, whether sane or insane;
  - c. sickness; disease; bodily or mental infirmity; bacterial or viral infection, or medical or surgical treatment thereof, including exposure to viral, bacterial or chemical agents whether resulting directly or indirectly from treatment, except for any bacterial infection resulting from an accidental external cut or wound. This exclusion does not apply to a **covered accident** caused by a substance when used in conjunction with a **deadly weapon event**.

### D. Definitions (applicable to this Section):

1. **Accident** (or **accidental**) means a sudden, unexpected, specific and abrupt event that occurs at an identifiable time and place while the **eligible person** is covered under this insurance.
2. **Brain death** means irreversible unconsciousness, resulting directly and independently of all other causes from and within twelve (12) months of a **covered loss**, manifested by both total loss of brain function and complete absence of electrical activity of the brain, even though the heart is still beating.
3. **Coma** means a profound state of unconsciousness from which the **eligible person** is not likely to be aroused through powerful stimulation. The **coma** must begin within 30 days of the **covered loss**, continue for one hundred and eighty (180) consecutive days and must be diagnosed and treated regularly by a **physician**. **Coma** does not mean any state of unconsciousness intentionally induced during the course of treatment of a **covered injury** unless the state of unconsciousness results from the administration of anesthesia in preparation for surgical treatment of injuries sustained in that **covered loss**.

4. **Covered accident** means an **accident** directly caused by a **deadly weapon event** which results in a **covered loss**.
5. **Covered injury** means **accidental bodily injury**:
  - a. which is sustained by an **eligible person** as a direct result of an unintended, unanticipated **accident** that occurs while the **eligible person's** coverage under this insurance is in force, and
  - b. which results directly and independently from all other causes from a **covered accident** (independent of disease, bodily infirmity or any other cause) which causes a **covered loss**. The **covered injury** must be caused through **accidental** means. All injuries sustained by an **eligible person** in any one **accident**, including related conditions and recurrent symptoms of these injuries, are considered a single injury.
6. **Covered loss** means one or more of the following, resulting from a **covered accident** or **covered injury**, and for which coverage is provided under this Section:
  - a. **Loss of life.**
  - b. **Loss of hand or foot.**
  - c. **Loss of use of hand or foot.**
  - d. **Loss of sight.**
  - e. **Loss of speech.**
  - f. **Loss of hearing (in both ears).**
  - g. **Loss of thumb and index finger or loss of four fingers.**
  - h. **Loss of toes.**
  - i. **Quadriplegia.**
  - j. **Paraplegia.**
  - k. **Hemiplegia.**
  - l. **Uniplegia (or monoplegia).**
  - m. **Coma.**
  - n. **Brain death.**
7. **Hemiplegia** means the complete and irreversible **paralysis** of the upper and lower limbs of the same side of the body.
8. **Immediate family member** means a person who is related to the **eligible person** in any of the following ways: **Spouse**, brother-in-law, sister-in-law, daughter-in-law, son-in-law, mother-in-

law, father-in-law, parent (includes stepparent), brother or sister (includes stepbrother or stepsister), or child (includes legally adopted or stepchild).

9. **Loss of hand or foot** means a complete **severance** through or above the wrist or ankle joint.
10. **Loss of hearing (in both ears)** means the total and permanent inability to hear any sound in both ears which is irrecoverable by natural, surgical or artificial means.
11. **Loss of sight** means the total and permanent inability to see which is irrecoverable by natural, surgical or artificial means.
12. **Loss of speech** means the total and permanent loss of audible communication which is irrecoverable by natural, surgical or artificial means.
13. **Loss of thumb and index finger** or **loss of four fingers** means the complete **severance** through or above the metacarpophalangeal joints.
14. **Loss of toes** means the complete **severance** through the metatarsophalangeal joints.
15. **Loss of use of hand or foot** means total loss of all ability to move the hand or foot within twelve (12) months of a **covered loss**, that continues for twelve (12) months and is expected to continue for the remainder of the **eligible person(s)**' lifetime.
16. **Paralysis** means **quadriplegia**, **paraplegia**, **hemiplegia** or **uniplegia** that is expected to last for a continuous period of twelve (12) months or more from the earlier of the date of the **accident** causing **paralysis** or the date of the diagnosis.
17. **Physician** means a United States-licensed health care provider practicing in the United States of America within the scope of his license and rendering care and treatment to the **eligible person's** that is appropriate for the condition and locality, and who is not:
  - a. the **eligible person**;
  - b. an **immediate family member** of either the **eligible person** or the **eligible person's spouse**;
  - c. a person living in the **eligible person's** household;
  - d. a person employed or retained by you; or
  - e. a person providing homeopathic, aroma-therapeutic, or herbal therapeutic services.
18. **Paraplegia** means the complete and irreversible **paralysis** of both lower limbs or of both upper limbs.
19. **Quadriplegia** means the complete and irreversible **paralysis** of both upper and lower limbs.
20. **Severance** means complete separation and dismemberment of the part of the body.
21. **Uniplegia (or monoplegia)** means the complete and irreversible **paralysis** of one limb.

**E. Limit of Insurance:**

1. We shall not be liable under this Section for more than the following amounts in respect of **covered loss** or **covered injury**:
2. Each **Eligible Person** Maximum Limit: \$50,000;

- a. (applies to all coverage provided by this Section to any one **eligible person** for any **covered loss** or **covered injury** sustained in any one **covered accident**)
3. **Aggregate Maximum Limit:** \$1,000,000 the amount as shown in the **declarations**;
  - a. (applies to all coverage provided by this Section during the **period of insurance**).
  - b. No more than the **Aggregate Maximum Limit** specified above will be paid for all **covered loss(es)**, **covered injury(ies)** and **covered accident(s)** for all **eligible person(s)**. If the **Aggregate Maximum Limit** is not sufficient to allow all **eligible person(s)** to be paid the amounts this Section otherwise provides, the amount paid to each **eligible person** will be reduced in the proportion that the respective **eligible person's** coverage bears to the total of all coverage that would otherwise be payable.
4. The limit of insurance for this Section is part of and not in addition to the Policy Limit of Liability and Policy **Aggregate** Limit stated in the **declarations**.

**F. Deductible:**

1. There is no **deductible** applicable to **covered loss** or **covered injury** under this Section.

**SECTION V – CRISIS MANAGEMENT SERVICES**

**A. Coverage:**

1. We will pay on your behalf for the reasonable and necessary expense, in connection with a **deadly weapon event**, incurred in the provision of **crisis management services** to you directly after such **deadly weapon event**.
2. The **crisis management services** will be available to you **for** up to a maximum of ninety (90) days immediately after a **deadly weapon event**, and on the first anniversary date of the **deadly weapon event** if so required.
3. The services available to you under this Section are emergency travel and accommodation for **eligible person(s)** and their **immediate family member(s)**; child care for the **immediate family member(s)** of **eligible person(s)**; brand rehabilitation; public relations; media management; legal; crisis counselling to you; site security; remediation; recovery; and restoration. At our sole and entire discretion, we will consider other expense costs not listed above which are directly incurred by you up to a maximum amount of \$250,000 each and every **loss occurrence** of a **deadly weapon event** and \$1,000,000 in the Policy **aggregate**.
4. The **event responder** as stated within the **declarations** is the sole provider of Prevention Services and Crisis Response to you under this Policy, and the sole coordinator of any other services provided under this Section.

**B. Definition (applicable to this Section):**

1. **Crisis management services** mean the following services:
  - a. **Retention of Services**
    - (1) You will have access to the **event responder** in the event of a **deadly weapon event**. To access this support on a 24-hour/7-day basis, you will call Beazley's dedicated

Telephone Number shown on the face page of this Policy. The **event responder** will determine the reasonable and appropriate response and will advise you accordingly.

**b. Crisis Response**

- (1) The **event responder** will deploy United States-based resources to support you in the event of a **deadly weapon** event. These **crisis management services** fall into the following three categories:

**(a) Investigation**

- (i) The **event responder** will (if required) conduct an independent investigation into the **deadly weapon event** determining the facts of the **deadly weapon event**, informing crisis response plans and identifying any potential third party liability exposures as soon as possible.

**(b) Crisis Management Support**

- (i) The **event responder** will provide advice and support to you on the management of the situation and the applicable crisis communication strategies post the **deadly weapon event**. The **event responder** will coordinate professional services including legal, counselling, victim support and others as needed.

**(c) Temporary Security Measures**

- (i) The **event responder** will, at its discretion, arrange for armed or unarmed agents to provide temporary security enhancements as required by the response strategies.

**C. Limit of Insurance:**

1. Except as expressly stipulated in Coverage of this Section, there is no limit of insurance applicable to expense incurred in the provision of **crisis management services** to you under this Section.
2. Any such expense covered under this Section is included within and not in addition to the Policy Limit of Liability and Policy **Aggregate** Limit stated in the **declarations**; except, however, with respect to **event responder fees** which will be in addition to the Policy Limit of Liability and Policy **Aggregate** Limit stated in the **declarations**.

**D. Deductible:**

1. All **crisis management services** expense incurred in connection with each **loss occurrence** caused by a **deadly weapon event** shall be adjusted separately, and from the amount of each adjusted **loss occurrence** the amount shown in the **declarations** shall be deducted. However, there is no deductible applicable to **event responder fees** incurred under this Section.

**SECTION VI – CIRCUMSTANCE**

**A. Coverage:**

1. We will pay on your behalf for **event responder fees** associated with the provision of Prevention Services and Crisis Response by the **event responder** following any specific **circumstance**.
2. The **event responder** as stated within the **declarations** is the sole provider of Prevention Services and Crisis Response to you under this Policy.

**B. Definition (applicable to this Section):**

1. **Circumstance** means a situation, action, event, behaviour, or information received, which indicates that a **deadly weapon event** is reasonably likely to occur.

**C. Limit of Insurance:**

1. **There is** no limit of insurance applicable to **event responder fees** incurred under this Section. **Event responder fees** incurred under this Section will be in addition to the Policy Limit of Liability and Policy **Aggregate** Limit stated in the **declarations**.

**D. Deductible:**

1. There is no **deductible** applicable to **event responder fees** incurred under this Section.

**SECTION VII – COUNSELLING SERVICES**

**A. Coverage:**

1. We will pay on your behalf for reasonable and necessary expense incurred by you in the provision of **counselling services** to any **eligible person** and their **immediate family member(s)** in connection with a **deadly weapon event** that occurs during the **period of insurance** at any of the **location(s)**.
2. The **event responder** is the sole coordinator of such **counselling services** under this Section and will arrange the respective **counselling services** in conjunction with you.
3. **Important Notice:**
  - a. *The insurance provided by this Section will not, however, apply to the extent that the provision of such coverage is prohibited by any law or statute of any applicable jurisdiction.*

**B. Definition (applicable to this Section):**

1. **Counselling services** means the utilisation of psychiatrists, social workers and counsellors following a **deadly weapon event**.

**C. Limit of Insurance:**

1. We shall not be liable under this Section for more than \$250,000 in respect of each and every **loss occurrence** of a **deadly weapon event** and \$1,000,000 in the **aggregate**. Such expense is additionally sub-limited to an amount of \$15,000 for each **eligible person** and each of their **immediate family member(s)**. The limit of insurance for this Section is part of and not in addition to the Policy Limit of Liability and Policy **Aggregate** Limit shown in the **declarations**.

**D. Deductible:**

1. All **counselling services** expense incurred in connection with each **loss occurrence** caused by a **deadly weapon event** shall be adjusted separately, and from the amount of each adjusted **loss occurrence** the amount shown in the **declarations** shall be deducted.

## **SECTION VIII – FUNERAL EXPENSES**

### **A. Coverage:**

1. We will pay on your behalf for reasonable and necessary **funeral expenses** incurred by you in connection with a **deadly weapon event** that occurs during the **period of insurance** at any of the **location(s)**.
2. The **event responder** is the sole coordinator of such professional services under this Section and will arrange the respective funeral provisions in conjunction with you.

### **B. Definition (applicable to this Section):**

1. **Funeral expenses** means the professional services that are provided and charged via a fixed fee in order to cover the full arrangement of a funeral(s) for any **eligible person**. This includes:
  - a. Personal supervision of all the arrangements preceding, during and following the service, liaison with third parties, such as clergy, crematorium, cemetery and florists, use of the funeral home facilities, such as chapels and private rooms, preparing and attending to all essential documentation and provision of all necessary funeral staff to provide a dignified and personal service.
  - b. Supplementary charges, which include bringing the deceased into the undertakers care, presentation of the deceased, provision of a hearse and repatriation of mortal remains.
  - c. The cost of the coffin or casket.
  - d. Additional charges such as limousines, additional mileage and cremation casket.
  - e. Disbursements and other out-of-pocket expenses which are reasonably and necessarily incurred by you, or on your behalf, in connection with any of the foregoing.

### **C. Limit of Insurance:**

1. We shall not be liable under this Section for more than \$250,000 in respect of each and every **loss occurrence** of a **deadly weapon event** and \$1,000,000 in the **aggregate**. Such expense is additionally sub-limited to an amount of \$15,000 for each deceased **eligible person**. The limit of insurance of this Section is part of and not in addition to the Policy Limit of Liability and Policy **Aggregate** Limit shown in the **declarations**.

### **D. Deductible:**

1. All **funeral expenses** incurred in connection with each **loss occurrence** caused by a **deadly weapon event** shall be adjusted separately, and from the amount of each adjusted **loss occurrence** the amount shown in the **declarations** shall be deducted.

## **SECTION IX – GENERAL POLICY DEFINITIONS**

- A. Aggregate** means the total amount of indemnity for any and all loss, damage, liability, cost and expense incurred by you, or incurred on your behalf, during the **period of insurance**, under all Sections of this Policy regardless of the number of **deadly weapon event(s)** which may occur during that period. The **aggregate** amount will be inclusive of any inner limits of liability stated in the Policy and will be eroded by any claim or loss paid by us.

- B. Assailant** means an individual, or group of individuals, actively engaged in (or assisting in) killing or causing serious **bodily injury**, or attempting to kill or cause serious **bodily injury**, to a person or persons using a **weapon**.
- C. Bodily injury** means death, physical injury, sickness, disease or disability.
- D. Business services** mean the rendering of services as performed by you at the **location(s)**.
- E. Communicable disease** means any disease which can be transmitted by means of any substance or agent from any organism to another organism where:
1. the substance or agent includes, but is not limited to, a virus, bacterium, parasite or other organism or any variation thereof, whether deemed living or not, and
  2. the method of transmission, whether direct or indirect, includes but is not limited to, airborne transmission, bodily fluid transmission, transmission from or to any surface or object, solid, liquid or gas or between organisms, and
  3. the disease, substance or agent can cause or threaten bodily injury, illness, emotional distress, damage to human health, human welfare or property damage.
- F. Consequential loss** means any uninsured event or cause of loss occurring before, concurrently, or after the happening of an insured event or cause of loss, which directly or indirectly causes, contributes to, or increases a **loss occurrence** under this Policy, but only with respect to that portion of any such **loss occurrence** caused by, contributed to or increased by the uninsured event or cause of loss.
- G. Deadly weapon event** means any event involving an **assailant** where a **weapon** has been used or brandished on any of your **location(s)**. However, for the purpose of this insurance, the lawful actions of your **employees**, or of a member of the security services or police department when engaged in the line of duty, in the prevention of (or attempt to prevent) a **deadly weapon event** shall not of itself be considered to be a **deadly weapon event** within this meaning.
- H. Declarations** mean the attachment to this Policy which sets out your details and the coverage provided by this Policy. This insurance is not effective unless **declarations** have been issued and the Policy period and premium clause has been complied with.
- I. Deductible** means the dollar amount as stated in the **declarations** which you are responsible to pay in the event of any loss insured by this Policy, and the stated amount will be deducted from the total amount recoverable under this policy. Valid **damages** and **claims expenses** associated with a **claim** under Section A 'Liability to Insured Person(s)' will both contribute towards the stated amount of the **deductible**.
- J. Domestic partner** means a person of the same or opposite sex who:
1. Is at least eighteen (18) years old and legally capable to enter into a contract;
  2. Is not related by blood to the **eligible person** or **insured person** more closely than is permissible for marriage in the state of residence;
  3. Is not married or legally separated;
  4. Occupies the same residence as the **eligible person** or **insured person**;
  5. Has not entered into a domestic partnership relationship that is temporary, social, political, commercial or economic in nature;
  6. Has entered into a domestic partnership agreement with the **eligible person** or **insured person**;
  7. Has not been party to an action or proceeding for divorce or annulment within the last six (6) months, or has been a part to such an action or proceeding and at least six (6) months have lapsed since the date of the judgement terminating the marriage.



K. **Eligible person** means:

1. Any **insured person**
2. Any of your **employees**:

However, **eligible person** does not include:

1. Any person for cover under **SECTION III – MEDICAL EXPENSES** and **SECTION IV – ACCIDENTAL DEATH AND DISMEMBERMENT**, whether or not your **employee**, if benefits for **bodily injury** are payable or must be provided under a workers' compensation or disability benefits law or a similar law,
2. The **assailant** of any **deadly weapon event**.

L. **Employee** means any individual employed by you who is performing his or her regular duties on a full-time or part-time basis at any of the **location(s)** and on one of your scheduled work days.

M. **Event responder** means a United States-based risk management entity (as shown in the **declarations**) of qualified professionals that operates in crisis management, safety and security, emergency preparedness, disaster management and public safety consulting services, and who will respond to a qualifying event in order to provide assistance, guidance, and resources to you. The **event responder** operates in accordance with plans and protocols developed by us.

N. **Event responder fees** means only the particular costs and expenses solely and directly incurred by the **event responder** in the performance of their Prevention Services and Crisis Response duties as invoiced to us.

O. **Event responder fees** means only the particular costs and expenses solely and directly incurred by the **event responder** in the performance of their Prevention Services and Crisis Response duties as invoiced to us.

P. **Immediate family member** means a person who is related to an **eligible person** or **insured person** in any of the following ways: **spouse**, brother-in-law, sister-in-law, daughter-in-law, son-in-law, mother-in-law, father-in-law, parent (includes stepparent), brother or sister (includes stepbrother or stepsister), or child (includes legally adopted or stepchild). **Immediate family member** also includes a person who is a legal guardian of an **eligible person** or **insured person**.

Q. **Insured person** means a human third party individual, who is in or on the **location(s)**, except when specifically excluded under any Section of this Policy. **Insured person** does not include the **assailant** of any **deadly weapon event**.

R. **Joint venture** means a co-venture, joint lease, joint operating agreement or partnership in which you have a financial interest.

S. **Location(s)** means all of your locations which are owned, leased or part of a **joint venture** where **business services** are rendered and which have been listed and provided to us prior to binding coverage.

T. **Loss occurrence** means any loss, damage, liability, cost or expense incurred by you, or incurred on your behalf, which arises from, is consequent upon, or is attributable to the same, or substantially similar, cause of loss or originating source, regardless of the number of **location(s)** involved in the loss.

U. **Period of insurance** means the period of time between the inception date of this insurance and the expiration date (or effective date of termination or cancellation of this Policy, if applicable).

- V. **Pollutant or contaminant** includes, but is not limited to, any solid, liquid, gaseous or thermal irritant, contaminant or toxic or hazardous substance or any substance the presence, existence, or release of which endangers or threatens to endanger the health, safety or welfare of persons or the environment.
- W. **Road vehicle** means a private or commercial land-based vehicle which is licensed for use on public roads, including automobiles, buses, trucks or motorcycles.
- X. **Spouse** means the **eligible person's** or **insured person's** lawful spouse. **Spouse** includes one who is widowed by, or divorced or legally separated from, the **eligible person** or **insured person**, and also includes a **domestic partner**.
- Y. **Weapon** means:
  1. Any portable or handheld device, instrument or substance which is used by the **assailant** in a manner to deliberately cause death or **bodily injury**; and/or
  2. Any **road vehicle** that is occupied and used by the **assailant** in a manner to deliberately cause death or **bodily injury**.

#### **SECTION X - GENERAL POLICY EXCLUSIONS**

The General Policy Exclusions are applicable to your Policy including all of its Sections.

- A. This Policy does not cover any loss, liability, injury, damage, cost, claim or expense arising from, caused by, or in connection with:
  1. Any vehicle not defined as a **road vehicle**;
  2. Any weapon mounted (or designed to be mounted) on a vehicle;
  3. Any weapon, device or substance delivered by an airborne weapon delivery system including, but not limited to, fixed wing aircraft, helicopter or drone;
  4. Any explosive devices unless used in conjunction with a **deadly weapon event**.
  5. Loss of market, loss of use, loss of income, or any **consequential loss**.
  6. Confiscation, nationalization, requisition or destruction of or damage to property by or under the order of any government or public or local authority.
  7. Criminal, dishonest, fraudulent or malicious conduct committed by you.
  8. The use or operation, as a means for inflicting harm, of any computer, computer system, computer software programme, malicious code, computer virus or process or any other electronic system.
  9. Ionising radiations from or contamination by radioactivity from any nuclear fuel or from any nuclear waste or from the combustion of nuclear fuel;
  10. The radioactive, toxic, explosive or other hazardous or contaminating properties of any nuclear installation, reactor or other nuclear assembly or nuclear component thereof;
  11. Any weapon or device employing atomic or nuclear fission and/or fusion or other like reaction or radioactive force or matter;
  12. The radioactive, toxic, explosive or other hazardous or contaminating properties of any radioactive matter;
  13. Any chemical, biological, bio-chemical, or electromagnetic weapon. This exclusion does not, however, apply to a substance when used in conjunction with a **deadly weapon event**.
  14. Your recklessness or deliberate misconduct.

15. Any **pollutant or contaminant** however such **pollutant or contaminant** may have been introduced or arisen. This exclusion does not, however, apply to a substance when used in conjunction with a **deadly weapon event**, or to any biological cleaning or sanitizing in consequence of a **deadly weapon event**, but in no event will this Policy insure against any liability, loss, cost or expense of, or in connection with, decontamination or removal from any water, soil, or air of any **pollutant or contaminant**.
16. Strikes, labor unrest, riots or civil commotion.
17. War, invasion, acts of foreign enemies, hostilities or warlike operations (whether war be declared or not), civil war, rebellion, revolution, insurrection; civil commotion assuming the proportions of, or amounting to, an uprising; military or usurped power.
18. The transmission or alleged transmission of a **communicable disease** or the fear or threat (whether actual or perceived) of a **communicable disease**.

In no event will this Policy insure against any liability, loss, cost or expense to identify, clean up, detoxify, remove, monitor, or test for a **communicable disease**.

#### **SECTION XI - GENERAL POLICY CONDITIONS**

The General Policy Conditions which are applicable to your Policy including all of its Sections:

##### **A. Use of Language**

1. Unless otherwise agreed, the contractual terms and conditions and other information relating to this Policy will be in the English language.

##### **B. Premium Payment Clause**

1. You undertake that premium will be paid in full to your broker within forty-five (45) days of inception of this contract in order to meet our Premium Payment terms (or, in respect of instalment premiums, when due).
2. If the premium due under this Policy has not been so paid to the broker by the forty-fifth (45<sup>th</sup>) day from the inception of this Policy (and, in respect of instalment premiums, by the date they are due) the broker may not be able to meet our Premium Payment terms and therefore we shall have the right to cancel this contract by notifying the you via the broker in writing. In the event of cancellation, premium is due to us **on** a pro rata basis for the period that we are on risk but the full Policy premium shall be payable to us in the event of a loss or occurrence prior to the date of termination which gives rise to a valid claim under this Policy.
3. It is agreed that we shall give not less than thirty (30) days prior notice of cancellation to you via the broker. If premium due is paid in full to us before the notice period expires, notice of cancellation shall automatically be revoked. If not, the Policy shall automatically terminate at the end of the notice period.
4. If any provision of this Premium Payment Clause is found by any court or administrative body of competent jurisdiction to be invalid or unenforceable, such invalidity or unenforceability will not affect the other provisions of this Clause which will remain in full force and effect.

##### **C. Loss Occurrence**

1. A **loss occurrence** shall comprise each and every loss or series of losses arising out of and directly occasioned by a single **deadly weapon event**. A **deadly weapon event** (or series of

**deadly weapon events**) which occurs at one or more of the **location(s)** within a period of twenty-four (24) consecutive hours which do have or appear to have a “related purpose” or are co-ordinated by one or more **assailant** will be deemed to be one single **deadly weapon event**. For the purpose of this Condition, a “related purpose” means one **deadly weapon event**, or a series of **deadly weapon events**, where the **assailant** attempts to cause **bodily injury** for the same intended reason and or for the same desired result.

**D. New Locations**

1. Subject to our prior agreement and to all of the terms and conditions of this Policy, this Policy includes loss as insured against by this Policy at any **location(s)** which are newly acquired or occupied by you and has been notified to us. Coverage for any **location** agreed by us in accordance with this Condition may be subject to payment by you of an additional premium to us, if required.

**E. Assignment**

1. This Policy may not be assigned in whole or in part without our prior written consent.

**F. Inspection**

1. We have the right, at our expense, to inspect any of the **location(s)** at any reasonable time. By any such inspection we assume no responsibility for the safety or security of the **location(s)**.

**G. Change in Circumstances**

1. You must notify us immediately of any change in circumstances during the **period of insurance** which will materially affect this insurance. This includes, but is not limited to, any significant change in operating conditions, the management and the ownership or control of your business. We may then vary the terms and conditions of this insurance. If you are in any doubt as to whether a change is material you should consult your broker or agent.

**H. Multiple Insureds**

1. The inclusion of more than one person or entity as an Insured under this Policy shall not operate to increase the limits or sub-limits of liability under each Section of this Policy, nor the deductible amounts for which you are responsible to bear. Except with respect to this Policy's limits, sub-limits and deductible amounts, the terms of this Policy shall apply separately to each person or entity covered as an Insured in the same manner and to the extent as though a separate Policy had been issued to each such person or entity.

**I. Cancellation**

1. This Policy may be cancelled by you or by us by sending by registered or certified mail notice to the other party stating when, not less than thirty (30) days thereafter, such cancellation shall be effective. However, in the event of non-payment of premium by you, we may cancel the Policy by sending by registered or certified mail notice to you stating when, not less than ten (10) days thereafter, cancellation shall be effective.
2. The mailing of our notice to you at the address shown in the **declarations** shall be sufficient proof of notice and the insurance under this Policy shall end on the effective date and hour of cancellation in the notice. Delivery of such written notice either by you or by us shall be equivalent to mailing. In the event that this Policy is cancelled, as aforesaid, the expiration date of this Policy shall be the effective date of such cancellation.
3. If this Policy shall be cancelled by you or on your behalf, we shall retain whichever is the greater of, either, twenty-five percent (25%) the total premium or the short rate proportion of the

premium for the period this insurance has been in force. If this Policy shall be cancelled by us, we shall retain the pro rata proportion of the premium for the period that this Policy has been in force. Our notice of cancellation shall be effective even if we make no payment or tender of return premium with such notice.

**J. Interpretation of terms**

1. Any terms of this Policy which may conflict with applicable statutes (or statutes deemed applicable by a court of competent jurisdiction) are amended to conform to the minimum requirements of such statutes.

**K. Arbitration**

1. If any dispute, controversy or claim arises out of or in connection with this Policy, including any question regarding its existence, validity or termination, (a "dispute") between you and us (the "parties"), the parties shall use all reasonable endeavours to resolve the matter amicably.
  - a. If one party gives the other party notice that a dispute has arisen and the parties do not resolve the dispute within thirty (30) days of service of the notice then the dispute shall be referred to the representatives of the parties who shall, acting jointly and in good faith, attempt to resolve the dispute. No party shall resort to arbitration against the other party under this Policy until thirty (30) days after such referral.
2. All disputes, which are unresolved pursuant to (a) above and which a party wishes to have resolved shall be referred upon the application of any party to, and finally settled under, the London Court of International Arbitration Rules (the "rules") in force at the time the proceedings are commenced, which rules are deemed to be incorporated by reference to this Arbitration clause.
  - a. The number of arbitrators shall be three (3), appointed in accordance with the rules. The seat of the arbitration shall be as stated in the **declarations**. The language of this arbitration shall be English and the award shall be final and binding upon the parties. The arbitrators shall interpret this Policy on the basis of the law identified in the **declarations**.
3. The costs and expenses of the arbitration shall be borne by the parties as ordered by the arbitration tribunal. Such legal costs and expenses will not be part of the limit of liability.
4. The parties agree to keep confidential, between themselves and their legal and other professional advisers, the existence and details of any proceedings pursuant to this Arbitration clause, including their submissions and evidence and all and any awards (including their content, reasons and result) except to the extent that such documents or information are in the public domain or required by a legal duty to be disclosed or disclosure is reasonably necessary to protect or pursue a legal right or remedy or if required by any agency or authority in charge of regulating securities.

**L. Fraud**

1. Any fraud, concealment, or intentional misstatement of the information provided, or in the making of a claim, shall entitle us to refuse payment of a claim or treat this Policy as though it had never existed.

**M. Subrogation**

1. We shall have the right and be entitled to bring proceedings in your name to recover for our benefit the amount of any payment made under this Policy, including our own costs and

expenses. We shall be entitled to exercise all of your rights and remedies. You shall cooperate and do everything that may be necessary and requested by us in order for us to secure such rights and remedies.

**N. Salvage and Recoveries**

1. All salvage, recoveries and payments due to you will be applied as if recovered or received prior to settlement of the loss, and all necessary adjustments will then be made between us and you.

**O. Law and Jurisdiction**

1. In the event of any dispute involving this insurance, this Policy is governed by the applicable law as shown in the **declarations**.
2. This Policy is subject to the provisions of the Arbitration clause and jurisdiction of the Policy is determined by the Service of Suit clause.
3. No legal action shall be brought upon this Policy unless you have complied with all the provisions of this Policy and have commenced such action within twelve (12) months after the **deadly weapon event** has occurred.

**P. Onus of Proof**

1. In any claim, and in any action, suit or other proceeding to enforce a claim for loss, damage, cost or expense under this Policy the burden of proving that such loss is not excluded from this Policy or that you are not in breach of any of its conditions will be upon you.

**Q. Service of Suit**

1. This Service of Suit clause will not be read to conflict with or override both our and your obligations to arbitrate disputes as provided for in the Arbitration clause. This clause is intended as an aid to compelling arbitration or enforcing such arbitration or arbitral award, not as an alternative to such Arbitration clause for resolving disputes arising out of this Policy of insurance.
2. It is agreed that in the event of our failure to pay any amount claimed to be due under this Policy, we will at your request submit to the jurisdiction of a court of competent jurisdiction within the United States. Nothing in this clause constitutes or should be understood to constitute a waiver of our rights to commence an action in any court of competent jurisdiction in the United States, to remove an action to a United States District court or to seek a transfer of a case to another court as permitted by the laws of the United States or of any state in the United States. It is further agreed that service of process in such suit may be made upon the attorney named in the **declarations** and that in any suit instituted against us upon this Policy, we will abide by the final decision of such court or of any appellate court in the event of an appeal.
3. The attorney named in the **declarations** is authorized and directed to accept service of process on our behalf in any such suit and/or upon your request to give a written undertaking to you that he will enter a general appearance upon our behalf in the event such a suit shall be instituted.
4. Further, pursuant to any statute of any state, territory or district of the United States which makes provision therefore, we hereby designate the superintendent, commissioner or director of insurance or other officer specified for that purpose in the statute, or his successor or successors in office, as their true and lawful attorney upon whom may be

served any lawful process in any action, suit or proceeding instituted by or on your behalf or any beneficiary hereunder arising out of this Policy of insurance, and hereby designate the attorney named in the **declarations** as the person to whom the said officer is authorized to mail such process or a true copy thereof.

**R. Joint Venture(s)**

1. With regard to any of your liability which is insured under this Policy and arises in any manner out of the operations or existence of any **joint venture** the relevant limit of insurance under this Policy shall be limited to your percentage interest in the **joint venture**. Where your percentage interest in a **joint venture** is not evidenced in writing, the percentage to be applied shall be that which would be imposed by law at the inception of the **joint venture**. Such percentage shall not be increased by the insolvency of any members of such **joint venture** or any other parties. This clause will not apply to any of your liability where, as a result of a claim, the terms of the **joint venture** agreement place the whole liability of the **joint venture** upon you.

**S. Other Insurance Clause**

1. This Policy will act as primary insurance to any other insurance carried by or available to you, and will respond in the event that you are otherwise insured incidentally for any loss, damage, liability, cost or expense which is indemnifiable under this Policy (namely under a more general or combined insurance providing coverage, in addition, for other risks not indemnified under this Policy).

**T. Loss Fund Establishment**

1. In the event of a **deadly weapon event**, and at a time as soon as reasonably practicable after the occurrence of such **deadly weapon event**, we will establish a loss fund, for an amount that we deem sufficient, for the purpose of facilitating prompt payment of **claim** amounts, **claims expenses** and any other amounts recoverable under the coverage, terms and conditions of this Deadly Weapon Protection Policy, including any of those endorsed to this Policy. We reserve the right, at our sole discretion, to make further deposit of monies into the loss fund at a time of our choosing.
2. The loss fund will be held in an interest-bearing bank account within the United States of America chosen at our sole discretion, in our name, and only we will be entitled to receive any interest accrued on such account. Only we, or our authorised representatives (with our prior consent), shall be entitled to draw down on such account for the purpose of making any appropriate payment due under this Policy.
3. We reserve the right to terminate the loss fund with immediate effect at any time in the event that the loss fund, or any matter associated with its establishment or maintenance, is found to contravene any law or statute of any jurisdiction in the United States of America.

**U. Sanction Limitation and Exclusion Clause**

1. We shall not provide cover nor be responsible to pay any claim or provide any benefit hereunder to the extent that the provision of such cover, payment of such claim or provision of such benefit would expose us or any member of our group to any sanction, prohibition or restriction under United Nations resolutions or the trade or economic sanctions, laws or regulations of any country.

## V. Several Liability Notice

1. The subscribing insurers' obligations under contracts of insurance to which they subscribe are several and not joint and are limited solely to the extent of their individual subscriptions. The subscribing insurers are not responsible for the subscription of any co-subscribing insurer who for any reason does not satisfy all or part of its obligations.

## **SECTION XII - GENERAL POLICY CLAIMS CONDITIONS**

- A. We may not be liable to pay any claim for loss, damage, liability, cost or expense under this Policy unless you comply with all of the requirements in the following conditions:

### 1. **Notice, Reporting and Proof of Loss**

- a. You shall, as soon as reasonably practicable, but in no case more than forty-eight (48) hours after you become aware of a **deadly weapon event**, call Beazley's 24-hour/7-day Telephone Number: **860-677-3790** to notify the **event responder** as shown in the **declarations**.
- b. Immediate notification to the **event responder** will be deemed notification of the incident to us under this Policy.
- c. Following initial notification to the **event responder**, you shall also, as soon as reasonably practicable, notify us of every **claim**, demand, notice, summons or other process received by you or your representative(s) and any act, error or omission by you which could reasonably be expected to give rise to a **claim**, including any threat of a **deadly weapon event** that could possibly lead to a **claim**.
- d. You must keep us fully informed of any **claim** and forward copies of all relevant correspondence and legal processes.
- e. Any **claim**, or any circumstance which could reasonably be expected to give rise to a **claim**, shall be considered to be reported to us when notice is first given to us at [DWPclaims@Beazley.com](mailto:DWPclaims@Beazley.com) or the **event responder** as above.
- f. At our request, you must provide a signed proof of loss to us or our representatives to substantiate the occurrence, nature, cause and amount of loss claimed under this Policy.

### 2. **Assistance and Cooperation**

- a. You shall cooperate with us in all investigations, including investigations regarding the application for and coverage under this insurance and, upon our request, assist in making settlements, in the conduct of suits and in enforcing any right of contribution or indemnity against any person or organisation who may be liable to you because of acts, errors or omissions in respect of loss insured under this insurance.
- b. You shall attend hearings, trials and assist in securing and giving evidence and obtaining the attendance of witnesses where required by us.
- c. You must not admit liability, make an offer or promise of any payment, assume any obligation, incur any expense, enter into any settlement, acquiesce or agree to any judgement or award or otherwise dispose of any claim without our written agreement.
- d. If we so require, you must agree to an examination under oath by our appointed representative.





**PUBLIC ENTITY  
BUSINESS INTERRUPTION EXTENSION ENDORSEMENT**

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**A. INSURING CLAUSE:**

1. In consideration of the premium paid, the Deadly Weapon Protection Insurance Policy to which this Endorsement is attached is amended to additionally insure you for loss resulting from necessary interruption of **business services** caused by a **deadly weapon event**, as defined by the Deadly Weapon Protection Insurance Policy, occurring at your **location(s)**.
2. This Business Interruption Extension Endorsement is subject to the General Policy Exclusions, General Policy Conditions, General Policy Claims Conditions, and Definitions stipulated in the Deadly Weapon Protection Insurance Policy to which it is attached and, in addition, to the terms, conditions, exclusions and definitions stipulated in this Endorsement.
3. If a word is in boldface, please read the Definitions clause of this Business Interruption Extension Endorsement and the definitions section of the Deadly Weapon Protection Insurance Policy to which this Endorsement is attached.

**B. Coverage:**

1. In the event of a **deadly weapon event** that occurs during the **period of insurance**, we shall be liable for the actual loss sustained by you resulting directly from such necessary interruption of **business services**, but not exceeding the reduction in **gross earnings** during the **period of indemnity**.
2. Due consideration shall be given to the continuation of **normal** charges and expenses, including payroll expenses, to the extent necessary to resume your **business services** at the same or equivalent operational capability that existed immediately prior to a **deadly weapon event**.

**C. Conditions (applicable to this Endorsement):**

1. **Deadly Weapon Event**
  - a. No claim shall be payable under this Endorsement unless a **deadly weapon event**, insured under the Deadly Weapon Protection Policy to which this Endorsement is attached, and which gave rise to Interruption of Business, has occurred.
2. Business Interruption Values Declared (and Incorrect Declaration Penalty)
  - a. The premium for this Endorsement has been based on a statement of individual Business Interruption values declared to and agreed by us at the inception date of the Policy and stated in the **declarations**.

- b. If any of the individual values declared are less than the equivalent amount of the Co-insurance percentage, as stated in the **declarations**, of the Business Interruption values, then any recovery otherwise due hereunder shall be reduced in the same proportion that the individual value(s) declared bear to the value(s) that should have been declared and the Insured shall co-insure for the balance.

3. Other Insurance

- a. This Endorsement will act as primary insurance to any other insurance carried by or available to you.

4. Resumption of Operations

- a. You must take all reasonable steps to resume **business services** at the same or equivalent operational capability that existed prior to the **deadly weapon event** causing an insured interruption of **business services**.

**D. Exclusions (applicable to this Endorsement):**

1. This Business Interruption Extension Endorsement does not insure against:

- a. physical loss of, physical damage to, or physical destruction of, any buildings, equipment or business personal property owned by you, or any such property owned by others in your care, custody or control, whether or not resulting from or in connection with a **deadly weapon event**;
- b. increase in loss caused by the suspension, lapse, or cancellation of any lease, licence, contract, or order, unless such loss results directly from the insured interruption of **business services**, and then we shall be liable for only such loss as affects the your earnings during, and limited to, the **period of indemnity** covered under this Endorsement;
- c. increase in loss caused by the enforcement of any ordinance or law regulating the use, reconstruction, repair or demolition of any property at the **location(s)**, except to the extent specifically insured by this Endorsement and provided that such loss results directly from the insured interruption of **business services**.

**E. Definitions (applicable to this Endorsement):**

1. **Gross earnings** mean:

- a. the total earnings derived from the your **business services** which you would have earned during the **period of indemnity**, had there not have been an **deadly weapon event**.
- b. the reasonable and necessary costs and expenses that you incur in using any property or service owned or controlled by you, or obtainable from any other sources, all whether at your **location(s)** or at any other location, during the **period of indemnity** covered under this Policy, due to a **deadly weapon event** occurring during the **period of insurance**.
- c. The increase in **gross earnings** loss described in a. and b. above which arises from increased time to rebuild, repair or reinstate the property at your **location(s)** due to the operation of the minimum requirements of any laws, statutes, or ordinances regulating public safety, security, emergency preparedness, or disaster management which are imposed upon you by

order of any competent municipal, civil or governmental authority in connection with a **deadly weapon event** occurring during the **period of insurance**.

- d. Less any charges and expenses which do not necessarily continue during the period of interruption of **business services**.
- e. In determining the amount of **gross earnings**, costs and expenses insured hereunder, for the purpose ascertaining the amount of actual loss sustained by you, due consideration shall be given to the experience of your **business services** prior to the date of a **deadly weapon event** and the probable experience thereafter had no **deadly weapon event** occurred.
- f. No other costs shall be deducted in determining **gross earnings**.

2. **Normal** means the condition that would have existed but for the happening of a **deadly weapon event**.

3. **Period of indemnity** means a period of time not to exceed the lesser of:

- a. such length of time as would be required, with the exercise of due diligence and dispatch, to enable you to resume **business services** at the same or equivalent operational capability that existed immediately prior to a **deadly weapon event**; or
- b. 365 days
- c. commencing with the date of such a **deadly weapon event**, and not limited by the expiration of this insurance.
- d. Such length of time described in (a) and (b) above shall include the time required with due diligence and dispatch to reinstate, rebuild, or replace your buildings, equipment and business personal property at another site if required to do so by order of a competent municipal, civil or governmental authority and as a direct result of a **deadly weapon event**.

**F. Limit of Insurance:**

- 1. We shall not be liable under this Endorsement for more than \$1,000,000 in respect of each and every **loss occurrence** of a **deadly weapon event**.

**G. Deductible:**

- 1. Each **loss occurrence** of Business Interruption loss caused by a **deadly weapon event** shall be adjusted separately, and from the amount of each such adjusted loss the applicable amount stipulated below shall be deducted:
  - a. If the amount stated in the **declarations** as the Deductible applicable to insured Business Interruption loss is shown as a monetary amount, then the monetary amount as stated in the **declarations** shall be deducted.
  - b. If the amount stated in the **declarations** as the Deductible applicable to insured Business Interruption loss is shown as a days' amount, then the amount deducted shall be equivalent to the first number of days, as stated in the **declarations**, of the **period of indemnity** applicable to such interruption of **business services** loss.

**H. Limitations:**

1. We shall not be liable for more than the smaller of either:
  - a. any specific Business Interruption Sum Insured stated in the **declarations**, or
  - b. the Sum Insured stated in the **declarations**, where such includes Business Interruption, if such is a combined limit,
2. in respect of such loss, regardless of the number of **location(s)** suffering an interruption of **business services** as a result of any **deadly weapon event** at such **location(s)**.

**I. Extension:**

1. This Business Interruption Extension Endorsement is extended to include any such loss as insured by this Endorsement which you sustain as a direct result of the necessary interruption of your **business services** due to prevention of access to any of your **location(s)** by order of a civil or military authority, provided that such order is a sole and direct result of a **deadly weapon event** occurring at such **location(s)** and for a period of time not exceeding thirty (30) consecutive days from the date of such **deadly weapon event**.

All other terms, conditions and exclusions of this policy remain unchanged.



## PUBLIC ENTITY

### DEMOLITION, CLEARANCE, AND MEMORIALIZATION COSTS EXTENSION ENDORSEMENT

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

#### A. Insuring Clause:

1. In consideration of the premium paid, and subject to the General Policy Exclusions, General Policy Conditions, General Policy Claims Conditions, and Definitions stipulated in the Deadly Weapon Protection Insurance Policy to which this Endorsement is attached and, in addition, to the terms, conditions, and exclusions stipulated in this Endorsement, this policy is extended to cover the reasonable and necessary costs, as described below, which **you** incur as a direct result of a **deadly weapon event**, as defined by the Deadly Weapon Protection Insurance Policy:
  - a. The costs incurred to demolish any portions of the building, structure, or detached outbuilding at **your location(s)** which has been the location of a **deadly weapon event** insured under the Deadly Weapon Protection Insurance Policy to which this Endorsement is attached, whether or not such building, structure or detached outbuilding has sustained physical loss or physical damage caused by the **deadly weapon event**;
  - b. The costs **you** incur in the removal from the **location(s)** of debris of such demolished building, structure or detached outbuilding, in the clearance of the site, and in the making good of the site as appropriate to the environment of the **location(s)**.
  - c. The costs incurred to commission, acquire and install suitable memorial plaques, benches or similar articles in dedication to the victim(s) of the **deadly weapon event**. If any such building, structure, or detached outbuilding described above is not demolished and cleared in accordance with paragraphs 1) and 2), then any costs incurred under this paragraph 3) shall be sublimited to an amount of **USD 10,000** in respect of each and every **loss occurrence** of a **deadly weapon event**.
2. If any word is in boldface, please read the Definitions section of the Deadly Weapon Protection Insurance Policy to which this Endorsement is attached.

#### B. Limit of Insurance:

1. **Our** maximum liability for loss under this Endorsement shall not exceed the smallest of the following amounts:
  - a. **USD 250,000** in respect of each and every **loss occurrence** of a **deadly weapon event** and not for more than **USD 1,000,000** in the **aggregate** during the **period of insurance**. The limit of liability of this Extension is part of and not in addition to the Policy Limit of Liability and Policy **Aggregate** stated in the **declarations**;

b. The amount(s) **you** actually incur in accordance with the coverage provided by this Demolition, Clearance, and Memorialization Costs Extension Endorsement.

C. **Exclusion:**

1. This Demolition, Clearance, and Memorialization Costs Extension Endorsement does not insure any loss which is otherwise insured by the Property Damage Coverage Part of the Deadly Weapon Protection Insurance Policy.

All other terms, conditions and exclusions of this policy remain unchanged.



### Two or More Coverage Forms

This endorsement changes the Policy. Please read it carefully.

This endorsement modifies insurance provided under the following:

- X FIA 020 (10 16) - Crime Declarations
- X FIA 030 (10 16) - General Liability Declarations
- X FIA 040 (10 16) - Public Officials' Liability and Employment Practices Declarations
- X FIA 050 (10 16) - Automobile Liability Declarations

The following is added to the **Common Policy Conditions**:

#### **Two or More Coverage Forms:**

If more than one Coverage form listed above applies to the same **Occurrence, Offense, Accident, Wrongful Act, Loss, Claim, or Suit**, the maximum Limit of Insurance under all of the Coverage Forms will not exceed the highest applicable Limit of Insurance under any one Coverage Form.

The **Retained Limit** or deductible applicable to any such **Occurrence, Offense, Accident, Wrongful Act, Loss, Claim, or Suit** will be the **Retained Limit** or deductible applicable to the Coverage Form which has the highest applicable Limit of Insurance, unless the Coverage Form has been endorsed to provide a separate Limit of Insurance and **Retained Limit** or deductible that apply to that specific risk. If the Limit of Insurance is the same for all Coverage Forms, the lowest applicable **Retained Limit** or deductible will apply.

For the purpose of this endorsement, **Wrongful Act** includes any coverage provided on the basis of a wrongful act, including but not limited to **Employment Practices Wrongful Act, Public Officials Wrongful Act, Employee Benefits Wrongful Act, Educators Legal Wrongful Act** and **Sexual Abuse and/or Molestation Wrongful Act**.



## **CLAIMS NOTICE**

All claims and service of suit:

EGIS INSURANCE & RISK ADVISORS  
250 International Parkway, Suite 260  
Lake Mary, FL 32746-5022



**Cory Lakes Community Development District**

Policy No.: 100125518  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
1	Beach Club Recreational Center		2001	10/01/2025		\$1,355,460		\$1,491,068	
	10441 Cory Lake Drive Tampa FL 33647		Masonry non combustible	10/01/2026		\$135,608			
	Simple hip			Clay / concrete tiles				2023	
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
2	Floating Dock		2002	10/01/2025		\$30,443		\$30,443	
	10441 Cory Lake Drive Tampa FL 33647		Waterfront structures	10/01/2026		\$0			
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
3	Dock		2002	10/01/2025		\$13,530		\$13,530	
	10441 Cory Lake Drive Tampa FL 33647		Waterfront structures	10/01/2026		\$0			
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
4	Boardwalk (370LF)		2002	10/01/2025		\$57,503		\$57,503	
	10441 Cory Lake Blvd Tampa FL 33647		Waterfront structures	10/01/2026		\$0			
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
5	Gate House		2006	10/01/2025		\$101,475		\$101,475	
	12001 Cory Lake Blvd Tampa FL 33647		Masonry non combustible	10/01/2026		\$0			
						2023		2023	
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
6	Automatic Parking Control Gates		2006	10/01/2025		\$37,208		\$37,208	
	12001 Cory Lake Blvd Tampa FL 33647		Non combustible	10/01/2026		\$0			
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
7	Guard House		2006	10/01/2025		\$433,063		\$448,438	
	10800 Cory Lake Blvd. Tampa FL 33647		Masonry non combustible	10/01/2026		\$15,375			
								2023	

**Cory Lakes Community Development District**

Policy No.: 100125518  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
8	Automatic Parking Control Gates		2008	10/01/2025	\$58,733		\$58,733		
	10800 Cory Lake Blvd. Tampa FL 33647		Non combustible	10/01/2026	\$0				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
9	In Line Hockey Rink		2001	10/01/2025	\$33,825		\$33,825		
	10470 Cory Lake Drive Tampa FL 33647		Non combustible	10/01/2026	\$0				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
10	Backstop Fence		2006	10/01/2025	\$14,658		\$14,658		
	10470 Cory Lake Drive Tampa FL 33647		Non combustible	10/01/2026	\$0				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
11	Wall - Hockey Rink		2006	10/01/2025	\$10,148		\$10,148		
	10470 Cory Lake Drive Tampa FL 33647		Non combustible	10/01/2026	\$0				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
13	Tennis Court #1		2001	10/01/2025	\$41,718		\$41,718		
	10470 Cory Lake Drive Tampa FL 33647		Non combustible	10/01/2026	\$0				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
14	Pool, pumps, and equipment		2014	10/01/2025	\$853,210		\$853,210		
	10441 Cory Lake Drive Tampa FL 33647		Masonry non combustible	10/01/2026					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
15	Tennis Court #2		2016	10/01/2025	\$180,400		\$180,400		
	10470 Cory Lake Drive Tampa FL 33647		Non combustible	10/01/2026					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
16	Waterslide		2014	10/01/2025	\$438,290		\$438,290		
	10441 Cory Lake Drive Tampa FL 33647		Frame	10/01/2026					

**Cory Lakes Community Development District**

Policy No.: 100125518  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
17	Bathhouse		2014	10/01/2025		\$318,673			
	10441 Cory Lake Drive Tampa FL 33647		Masonry non combustible	10/01/2026				\$318,673	
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
18	Beach Club Pool Fencing		2014	10/01/2025		\$50,000			
	10441 Cory Lake Drive Tampa FL 33647		Property in the Open	10/01/2026				\$50,000	
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
19	Pool Furniture in the Open		2014	10/01/2025		\$30,000			
	10441 Cory Lake Drive Tampa FL 33647		Property in the Open	10/01/2026				\$30,000	
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
20	Beach Club Playground Equipment		2014	10/01/2025		\$120,000			
	10441 Cory Lake Drive Tampa FL 33647		Property in the Open	10/01/2026				\$120,000	
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
21	Beach Club Playground Shade Sails (4)		2014	10/01/2025		\$10,000			
	10441 Cory Lake Drive Tampa FL 33647		Property in the Open	10/01/2026				\$10,000	
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
22	Security Gate (near tennis courts)			10/01/2025		\$7,000			
	10470 Cory Lake Drive Tampa FL 33647		Electrical equipment	10/01/2026				\$7,000	
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
23	Basketball Court Fencing			10/01/2025		\$5,000			
	10470 Cory Lake Drive Tampa FL 33647		Property in the Open	10/01/2026				\$5,000	
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt		
24	Storage Shed (12'x36')			10/01/2025		\$20,000			
	10470 Cory Lake Drive Tampa FL 33647		Frame	10/01/2026		\$10,000		\$30,000	

**Cory Lakes Community Development District**

Policy No.: 100125518  
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Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
25	Storage Shed (12'x36')		Frame	10/01/2025		\$15,000		\$20,000	
	10470 Cory Lake Drive Tampa FL 33647			10/01/2026		\$5,000			
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
26	Playground Equipment		Property in the Open	10/01/2025		\$40,000		\$40,000	
	10836 Cory Lake Drive Tampa FL 33647			10/01/2026					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
27	Tot Lot Playground Equipment		Property in the Open	10/01/2025		\$40,000		\$40,000	
	Cory Lake Drive near Barbardos Isles Dr Tampa FL 33647			10/01/2026					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
28	Playground Equipment		2016  Property in the Open	10/01/2025		\$40,000		\$40,000	
	Antilles Isle Ln & Tahiti Isle Ln Tampa FL 33647			10/01/2026					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
29	Entry Monumens (x2) - Cory Lake Isles		Masonry non combustible	10/01/2025		\$125,000		\$125,000	
	Cross Creek & Morris Bridge Rd Tampa FL 33647			10/01/2026					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
30	Lift Station (Gate House)		Pump / lift station	10/01/2025		\$50,000		\$50,000	
	12001 Cory Lake Drive Tampa FL 33647			10/01/2026					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
31	Gazebo		Frame	10/01/2025		\$10,000		\$10,000	
	Capri Isle Way Tampa FL 33647			10/01/2026					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
32	Irrigation Equipment - pumps, Controllers (4)		Pump / lift station	10/01/2025		\$70,000		\$70,000	
	Various Tampa FL 33647			10/01/2026					

**Cory Lakes Community Development District**

Policy No.: 100125518

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
33	Tennis Court #1 Fencing		2001	10/01/2025	\$12,000	\$16,000	
	10470 Cory Lake Drive Tampa FL 33647		Property in the Open	10/01/2026	\$4,000		
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
		Term Date		Contents Value			
Roof Shape	Roof Pitch	Roof Covering		Covering Replaced	Roof Yr Blt		
34	Tennis Court # 1 Shade Structure		2001	10/01/2025	\$20,000	\$27,000	
	10470 Cory Lake Drive Tampa FL 33647		Property in the Open	10/01/2026	\$7,000		
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
		Term Date		Contents Value			
Roof Shape	Roof Pitch	Roof Covering		Covering Replaced	Roof Yr Blt		
35	Tennis Court #2 Fencing		2016	10/01/2025	\$12,000	\$16,000	
	10470 Cory Lake Drive Tampa FL 33647		Property in the Open	10/01/2026	\$4,000		
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
		Term Date		Contents Value			
Roof Shape	Roof Pitch	Roof Covering		Covering Replaced	Roof Yr Blt		
36	Tennis Court #2 Shade Structure		2016	10/01/2025	\$20,000	\$27,000	
	10470 Cory Lake Drive Tampa FL 33647		Property in the Open	10/01/2026	\$7,000		
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
		Term Date		Contents Value			
Roof Shape	Roof Pitch	Roof Covering		Covering Replaced	Roof Yr Blt		
37	Digital Information Sign		Non combustible	10/01/2025	\$10,000	\$10,000	
	12001 Cory Lake Blvd Tampa FL 33647			10/01/2026			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
		Term Date		Contents Value			
Roof Shape	Roof Pitch	Roof Covering		Covering Replaced	Roof Yr Blt		
38	Digital Information Sign		Non combustible	10/01/2025	\$10,000	\$10,000	
	10800 Cory Lake Blvd. Tampa FL 33647			10/01/2026			
			Total:	Building Value \$4,694,337	Contents Value \$187,983	Insured Value \$4,882,320	

**Cory Lakes Community Development District**

**Policy No.:** 100125518  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1			Mobile equipment	10/01/2025	\$13,280	\$1,000
	John Deer Gator			10/01/2026		
9			Rented, borrowed, leased equipment	10/01/2025	\$220,011	\$1,000
	(1) CCTV System			10/01/2026		
10		JK1AFEJ16KB503279	Rented, borrowed, leased equipment	10/01/2025	\$7,499	\$1,000
	(1) 2019 Kawasaki Golf Car KAF400JKF			10/01/2026		
11		JK1AFEJ12KB503327	Rented, borrowed, leased equipment	10/01/2025	\$7,500	\$1,000
	(1) 2019 Kawasaki Golf Car KAF400JKF			10/01/2026		
13		EKHG7085E717	Other inland marine	10/01/2025	\$9,000	\$1,000
	(1) 2017 Carolina Skiff			10/01/2026		
14			Other inland marine	10/01/2025	\$82,000	\$1,000
	Gym Equipment			10/01/2026		
15			Electronic data processing equipment	10/01/2025	\$15,000	\$1,000
	Speed Recorder w/Cameras			10/01/2026		
16			Electronic data processing equipment	10/01/2025	\$6,000	\$1,000
	Speed Recorder			10/01/2026		
17			Electronic data processing equipment	10/01/2025	\$6,000	\$1,000
	Speed Recorder			10/01/2026		
18			Other inland marine	10/01/2025	\$5,000	\$1,000
	Pool Chair Lift			10/01/2026		
19			Other inland marine	10/01/2025	\$12,000	\$1,000
	Basketball Lighting (4 Dbl @ \$3000 each)			10/01/2026		
20			Other inland marine	10/01/2025	\$12,000	\$1,000
	Tennis Court #1 Lighting (6 Single @ \$2000 each)			10/01/2026		
21			Other inland marine	10/01/2025	\$9,000	\$1,000
	Tennis Court #1 Lighting (3 Dbl @ \$3000 each)			10/01/2026		
22			Other inland marine	10/01/2025	\$12,000	\$1,000
	Tennis Court #2 Lighting (4 Dbl @ \$3000 each)			10/01/2026		
23			Other inland marine	10/01/2025	\$8,000	\$1,000
	Tennis Court #2 Lighting (2 Quad @ \$4000 each)			10/01/2026		
24			Other inland marine	10/01/2025	\$18,000	\$1,000
	Hockey Court Lighting (6 Dbl @ \$3000 each)			10/01/2026		
25			Other inland marine	10/01/2025	\$3,000	\$1,000
	Volleyball Lighting (1 Dbl @ \$3000 each)			10/01/2026		
26			Other inland marine	10/01/2025	\$20,000	\$1,000
	Floating Pond Fountains ((x4) @ \$5000 each)			10/01/2026		

**Total \$465,290**

**Cory Lakes Community Development District**

**Policy No.:** 100125518  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Make	Model-Description	Department	AL Eff	Comp Ded	Comp Eff	Term	VALUE	
Qty	Year	VIN #	Vehicle Type	AL Term	Coll Ded	Coll Eff	Coll Term	Valuation Type	APD Rptd
1	Ford	F-150		10/01/2025	\$1,000	10/01/2025	10/01/2025	\$25,000	
1	2018	1FTMF1CB3JKF19911	Light Truck	10/01/2026	\$1,000	10/01/2025	10/01/2026	Actual cash value	\$25,000
2	Ford	Ranger		10/01/2025	\$1,000	10/01/2025	10/01/2025	\$34,275	
1	2021	1FTER4EH2MLD93764	Light Truck	10/01/2026	\$1,000	10/01/2025	10/01/2026	Actual cash value	\$34,275

**Total** \$59,275  
**APD Rptd** \$59,275

# **EXHIBIT 9**

AGENDA





On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **the proposal from Steadfast for Adding Rip Rap for Ponds 2 and 3 in the amount of \$2,182.50**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH Mr. Acoff VOTING NAY, the Board accepted **the September and October 2025 financial statements**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted the **Regular Meeting, Public Hearing, & Closed Session: October 16, 2025 Meeting Minutes with changes as amended**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted the **Continued Regular Meeting & Closed Session: October 27, 2025 Meeting Minutes**, for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved to **order an all-leather furniture and authorize the Chairman to spend up to \$30,000 to furnish the clubhouse**, for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **proposal from Enos for pressure wash, filling of cracks, application of sealer, and paint walkway bridges at clubhouse and pool area in the amount of \$4,800.00**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **proposal from Top Guard for Trip Hazard Removal in the amount of \$22,995.20**, for the Cory Lakes Community Development District.

On a MOTION by Mr. Acoff, SECONDED by Mr. Aliaga, WITH Ms. McIntyre VOTING NAY, the Board approved to **prohibit the use of fireworks at events**, for the Cory Lakes Community Development District.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Aliaga, WITH ALL IN FAVOR, the Board approved to **look for a light show for the holidays**, for the Cory Lakes Community Development District.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **events with comments provided at the meeting; Fall festival and Halloween Trunk-or-Treat combined into one Halloween event; only one Boat Parade to be held at end of year – New Year's; Bingo Night to change name if Bingo not legal**, for the Cory Lakes Community Development District.

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83 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adjourned  
84 **the meeting at 9:16 p.m.,** for the Cory Lakes Community Development District.

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86

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

87

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

88 **Title:**   ☐ **Secretary**   ☐ **Assistant Secretary**

**Title:**   ☐ **Chairman**   ☐ **Vice Chairman**

# **EXHIBIT 10**

AGENDA

**MINUTES OF 11/20/25 REGULAR MEETING & CLOSED SESSION**  
**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting and Closed Session of the Board of Supervisors of the Cory Lakes Community Development District was held Thursday, November 20, 2025 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via ZOOM at <https://us02web.zoom.us/j/3900480969>, Meeting ID: 390 048 0969, Passcode: 54321, or telephonically at +1-305-224-1968.

**FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance**

Chairman Belyea called the meeting to order at 6:00 p.m., conducted roll call, and led everyone in reciting the Pledge of Allegiance.

Present and constituting a quorum were:

Ann Belyea	Board Supervisor, Chairman
Todd Apple	Board Supervisor, Vice Chairman
Ronald Acoff	Board Supervisor, Assistant Secretary
Cynthia McIntyre	Board Supervisor, Assistant Secretary
Juan Aliaga	Board Supervisor, Assistant Secretary

Also present were:

Larry Krause	District Manager, Kai
David Wenck	Senior District Manager, Kai
Dane Engle	Facilities Manager, JCS
Vincent Palevich	Assistant Manager, JCS
Steve Small	Account Manager, Juniper Landscaping
Kevin Riemensperger	Aquatics Manager, Steadfast
Ashley Tonkin	Account Manager, Envera
Christopher Morris	Field Service Manager, Envera
Jason Faghieh (virtual)	CEO, Elite Pavers

*The following is a summary of the discussions and actions taken at the November 20, 2025 Cory Lakes CDD Board of Supervisors Regular Meeting and Closed Session.*

**SECOND ORDER OF BUSINESS – Chairman’s Opening Comments**

Chairman Belyea welcomed and thanked all attendees for joining the meeting. She added that they look forward to a quick meeting

**THIRD ORDER OF BUSINESS – Other Supervisors’ Opening Comments**

Supervisor Acoff welcomed everyone and said there were many activities underway to raise quality to where it should be. He said concerns were heard and taken seriously. He wished everyone a safe and enjoyable Thanksgiving and wanted to set the meeting up so that the Supervisors face the audience. Board agreed.

Supervisor Aliaga commented that he asked JCS Security to consider adding taser guns along with their shotguns if that could be possible. He said people had begun to talk and wanted the idea to be taken into consideration.

**FOURTH ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual on agenda items)**

Mr. Grace said he wanted answers about the paver contract, including its cost and who were responsible for overseeing the work. He said the pavers were being installed improperly, with mismatched types and colors, and that proper interlocking pavers should have been removed and replaced correctly. He added that no one could explain the base under the pavers and that without testing the repairs would fail. Chairman Belyea

reminded him that they did not say they did not know and that the discussion was not interactive. Mr. Grace said that if Mr. Engle were responsible, his qualifications should be clarified and that a qualified person should oversee the project. He said the Board should be ashamed for allowing the work to progress without proper oversight.

Mr. Hunt thanked the Board for their time during the holiday season and said he agreed with some of Mr. Grace's concerns about the paver work. His main concern were the upcoming project and its traffic impact. He said using the Morris Bridge exit only for two weeks could create major morning backups and asked whether Cross Creek could remain an exit only while work was done on one side at a time. He said the timing during the holiday season and while school were in session might not be ideal but hoped the project could be managed to reduce congestion. He thanked the Board for their work.

Ms. Perritt agreed with the previous resident about Morris Bridge traffic and asked the CDD to seek sheriff support for control. She said morning turns would be difficult and affect trucks, buses, and diverted residents, and requested measures to ease traffic during repairs.

#### **FIFTH ORDER OF BUSINESS – Vendor Updates**

##### **A. Elite Pavers**

Mr. Faghih said his team had focused on the most dangerous repair areas first and would correct earlier work once they returned with full manpower. Vice Chairman Apple and Supervisor Acoff asked about the company's qualifications, the Cross Creek plan, and the paver standards. Mr. Faghih said the old pavers were driveway rated and that the project used heavier commercial pavers with an eight to twelve inch base, all installed as interlocking systems.

Supervisor McIntyre said the repairs broke the roadway pattern, used mismatched pavers, and were uneven. She said the work were unacceptable and should be fixed before anything continued. Supervisor Aliaga asked him to return to correct the work. Chairman Belyea said Cross Creek would not close until Cory Lake Drive repairs were corrected and approved. The Board agreed to involve the engineer and review the contract and standards.

Vice Chairman Apple confirmed the new pavers had already been ordered. Supervisor Acoff said clear guidelines were needed and that the work should proceed only after repairs met the required standards. Chairman Belyea suggested setting a meeting with Mr. Faghih, Mr. Engle, the engineer, and either Supervisor Acoff or Vice Chairman Apple which the Board consented. The Board agreed that decisions on moving forward would be made at the December eighteen meeting.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved **to make decision on December 18, 2025 whether to proceed with the next sections and that no new work begin until repairs are corrected**, for the Cory Lakes Community Development District.

Supervisor Acoff asked to move forward in the discussion and mentioned the security escort issue, suggesting they address it then so they would not backtrack. Chairman Belyea said Johnson Engineering were already under retainer and could be assigned the project manager without a motion. The Board agreed for Johnson Engineering to manage the paver project. Chairman Belyea then asked Mr. Engle to set a meeting with Mr. Faghih, Johnson Engineering, and Supervisor Acoff.

##### **B. District Engineer: Johnson Engineering, Inc.**

*District Engineer was not on call.*

##### **C. District Counsel: Straley Robin Vericker, P.A.**

###### **1. Update: 17923 Cachet Isle**

*District Counsel was not on call.*

##### **D. JCS Investigation**

Mr. Palevich reported 152 incidents and 67 maintenance issues, mostly parking violations, along with minor accidents, noise complaints, and wildlife calls. He noted that most activity happened between 10 AM and 6 PM, showing the daytime rover was effective. Supervisor Acoff asked about hours, and Mr. Palevich outlined costs to extend coverage through the holidays. Chairman Belyea raised traffic concerns, and Mr. Palevich said security could use temporary measures like marked vehicles and stop signs to help. He recommended two guards at the gate to prevent backups. The Board agreed to extend 6 a.m. to 6 p.m. rover coverage for Thanksgiving, November 26 to 29, and for Christmas and New Year, December 23 to January 4, 2025.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted **the added rover hours and extend services for another 90 days in the amount of \$14,400.00, covering 10:00 a.m. to 6:00 p.m. and to extend 6 a.m. to 6 p.m. rover coverage for Thanksgiving, November 26 to 29, 2025 and for Christmas and New Year, December 23 to January 4, 2025**, for the Cory Lakes Community Development District.

Mr. Palevich said updated construction staffing plans would be ready for the December 18 meeting and explained that two guards would be assigned to Morris Bridge twenty-four seven during the two-week period. Chairman Belyea said they would look into added traffic control. Mr. Palevich noted recent equipment issues, including outages and an ID scanner failure, and Mr. Engle said the new fingerprint readers still were not working. He also suggested clearing outdated guest lists. Supervisor Acoff asked about increased traffic loads, and Mr. Palevich said guards would manage two open lanes to avoid stressing the gates. He outlined the cone layout and guard presence needed at Cross Creek to prevent drivers from bypassing closures.

Supervisor Aliaga said some residents felt uneasy, so he wondered if tasers could be used instead of guns. Mr. Palevich explained that would not work because armed rovers needed firearms for safety, especially when approaching suspicious vehicles at night, and tasers would not protect them. He said some guards carried personal tasers as an added tool, but they were not a substitute.

E. Envera

The Board discussed resident notifications, and Mr. Morris said they could rebuild the database once updated lists were submitted. Mr. Morris added that he could install override switches for the gates and noted the system was aging. Chairman Belyea asked him to investigate further, and Mr. Morris said he would return on the eighteenth with updates.

F. Exhibit 1: Juniper – October 2025 Inspection Report

Mr. Small said some plants showed frost damage but should be left to protect new growth. His team was also doing cleanup along Morris Bridge, opening up the tree line. Supervisor Acoff asked about privacy concerns, and Mr. Small said the openings were from hurricane damage. Supervisor Acoff then asked for a FEMA update. Mr. Krause said FEMA requested eligibility proof and had denied some fencing projects, but they were being appealed. The Board agreed to place the FEMA update on the next agenda.

Mr. Small also reported new hog damage due to dry conditions and said the old SWFWMD hog fencing was rusted and failing. Chairman Belyea suggested contacting SWFWMD again, and Supervisor Acoff asked Mr. Small to send photos to document the needed repairs.

Supervisor Acoff asked about holiday landscaping plans. Mr. Small suggested adding fresh mulch and highlighting the entrance and Cross Creek with the red and white flowers already planted, saying it would make a nice display without being expensive.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **the proposal from Juniper Landscaping for Poinsettias at the Entrance in the amount not to exceed \$500.00**, for the Cory Lakes Community Development District.

G. Steadfast

1. Exhibit 2: Waterway Inspection Report conducted on 11/13/25

Mr. Riemensperger reported that conditions in November were improving as cooler weather helped reduce growth in the ponds. He said pond nine looked much better after heavy vegetation were removed. He explained that low water levels meant inflow would continue but nothing would flush out until the rainy season.

Supervisor Acoff asked about treatment around the weir structures. Mr. Riemensperger said technicians should check and spray those areas when needed, and he would ensure they did. They also reviewed water quality readings, noting most parameters were good except pond seven, which had high phosphorus and might experience algae blooms.

Supervisor McIntyre asked for suggestions to improve water quality without chemicals, such as aeration or additional fountains. Mr. Riemensperger said fountains helped but involved installation, electrical, and maintenance costs.

2. Exhibit 3: Drainage Report for Improvement

a. Exhibit 4: Consideration/Approval of Adding Rip Rap (Ponds 2 and 3) and Removing Vegetation (Pond 8) Proposal - \$3,862.50

Mr. Riemensperger said ponds two and three had erosion around the inflow pipes and proposed filling the voids with dirt and adding riprap rock to prevent further damage. He said the issue would not improve on its own. Supervisor Acoff noted that low water levels made it the right time to do the work, and Mr. Riemensperger agreed. Supervisor Acoff added that the surrounding vegetation should also be reviewed.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **the proposal from Steadfast for Adding Rip Rap for Ponds 2 and 3 in the amount of \$2,182.50**, for the Cory Lakes Community Development District.

3. Exhibit 5: Consideration/Approval of LED Lights for Fountains 1 and 2 - \$5,655.00

*This item was tabled to the next meeting.*

**SIXTH ORDER OF BUSINESS – POA Reports**

Vice Chairman Apple read a letter from Mr. Tatem, stating the updated Design Review Manual was adopted with no conflicts with CDD rules. Lake inspections continue, though slowly due to limited watercraft. He also noted more cars are blocking sidewalks, likely due to stricter street parking enforcement, and the POA would remind residents that blocking sidewalks is prohibited under FDOT and ADA rules.

**SEVENTH ORDER OF BUSINESS – Financial Items**

A. Consideration/Acceptance of Unaudited Financial Statements

1. Exhibit 6: September 2025

a. Variance Report, Prepaid Expenses, and Working Project Lists

2. Exhibit 7: October 2025

a. Variance Report, Prepaid Expenses, and Working Project Lists

Mr. Krause presented the September and October 2025 financial statements but apologized for delays in sending the general ledger and unpaid invoice lists. Supervisor McIntyre requested a clear list of unpaid invoices, and Mr. Krause agreed to follow up.

Mr. Wenck and Vice Chairman Apple explained the need to amend the 2026 budget for the Weir Project, which extended from 2025. The current budget doesn't reflect these funds, causing inaccuracies. Chairman Belyea asked for clear written details to approve the amendment at the next meeting.

Supervisor McIntyre expressed frustration over inconsistent financial statements. Chairman Belyea acknowledged the errors and noted the responsible staff member couldn't attend due to a family emergency. The Board stressed the importance of data integrity and agreed corrections are needed.



They discussed sending a letter to Kai, giving them 60 days to fix the issues. Chairman Belyea would draft the letter, send it for legal review, then send it.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH Mr. Acoff VOTING NAY, the Board accepted **the September and October 2025 financial statements**, for the Cory Lakes Community Development District.

#### **EIGHTH ORDER OF BUSINESS – Business Items**

##### **A. Discussion: Continuation/Removal of Chairman's and Supervisor's Opening Comments**

Chairman Belyea proposed removing supervisors' opening comments to shorten meetings. Supervisor Acoff and others said comments are important for setting the tone if used respectfully.

Supervisor McIntyre's motion to remove comments failed. Chairman Belyea suggested limiting comments to agenda items and possibly a time limit. Supervisor McIntyre opposed restrictions, citing free speech, while Vice Chairman Apple emphasized meeting efficiency.

The group debated if supervisors could speak off-agenda, like about recent events. Vice Chairman Apple moved to limit comments to agenda items but later withdrew the motion

##### **B. Exhibit 8: Discussion: Revised Policies and Procedures**

Supervisor McIntyre suggested extending the meeting to complete the work. Chairman Belyea directed supervisors to bring their thoughts to the December 18 meeting and dedicate an hour, starting at page 15. Mr. Krause said he would send supervisors the word document for review.

#### **NINTH ORDER OF BUSINESS – Approval of Minutes**

##### **A. Regular Meeting & Closed Session: October 16, 2025**

###### **1. Exhibit 9: Summary of Motions**

###### **2. Exhibit 10: Meeting Minutes**

Supervisor McIntyre noted that the motion on page 110, line 70, was incorrectly recorded as approved. The Board did not approve the vote on that while Chairman Belyea clarified that the boat parade should be removed from line 346.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted the **Regular Meeting, Public Hearing, & Closed Session: October 16, 2025 Meeting Minutes with changes as amended**, for the Cory Lakes Community Development District.

##### **B. Continued Regular Meeting & Closed Session: October 27, 2025**

###### **1. Exhibit 11: Summary of Motions**

###### **2. Exhibit 12: Meeting Minutes**

Line item 126, add 60 days to the motion if it was in the motion. It was noted that the discussion is reflected in the verbatim text on line 103, but by line 126 it no longer appears. They clarified that the topic was indeed discussed prior to the motion, and the omission is simply a clerical error, not a substantive issue affecting the decision.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted the **Continued Regular Meeting & Closed Session: October 27, 2025 Meeting Minutes**, for the Cory Lakes Community Development District.

###### **3. Exhibit 13: Action Item List as of November 13, 2025**

4. Exhibit 14: Contract List as of November 13, 2025

**TENTH ORDER OF BUSINESS – Staff Reports**

A. Facility Manager

Mr. Engle reported a new AV system, noting that the sound quality is very clear, with only minor echo when multiple people speak at once, and it cost under \$700. Supervisor Acoff asked if additional speakers could be added for more volume. Mr. Engle explained that while extra speakers would require a different setup, the current system is at its maximum volume. He also noted the system offers a panoramic view and automatically focuses on whoever is speaking.

1. Exhibit 15: November 2025 Report

2. Discussion: Security – Gate Operator Obsolescence

3. Consideration/Approval of Proposals:

a. Exhibit 16: Don Harrison – Monument Fixtures Replacement - \$31,150.00

Mr. Engle explained that many monument lights throughout the community are out due to bad power cells or damage. The quote covers replacing all the fixtures and upgrading them to longer-lasting LED lights.

Mr. Engle presented three furniture options. A supervisor pointed out they were leather-match, and Supervisor McIntyre said she preferred solid leather, recommending two love seats and two couches. Chairman Belyea agreed and liked the lighter color. After discussion, the Board moved to a vote.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved to **order an all-leather furniture and authorize the Chairman to spend up to \$30,000 to furnish the clubhouse,** for the Cory Lakes Community Development District.

b. Exhibit 17: Welcome Information Packet

Mr. Engle presented the updated Cory Lakes CDD/POA general information packet given to all new residents and tenants. He asked the Board to review it and suggest any additions or changes related to the rules and regulations at their convenience.

c. Exhibit 18: Enos – Pressure Wash (Clubhouse Pool Area) - \$4,800.00

Mr. Engle explained that the issue had been discussed in October and involved Enos painting the slide steps. He said the Board were not moving forward with the cachet aisle or bridge painting, but the painting of the slides had not been decided. He noted that the plan would have included repainting the slide area, adding the grip, and filling cracks to bring it back to standard, since the slides were a slip hazard and the paint kept cracking and chipping. Supervisor Acoff asked which budget it would come from. Mr. Engle said general funding, and Vice Chairman Apple added it could go under pool repairs with a \$12,000 budget.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **proposal from Enos for pressure wash, filling of cracks, application of sealer, and paint walkway bridges at clubhouse and pool area in the amount of \$4,800.00,** for the Cory Lakes Community Development District.

d. Exhibit 19: Top Guard – Trip Hazard Removal - \$22,995.20

Mr. Engle said this had been discussed before, but the budget placement had not been decided. Vice Chairman Apple noted \$50,000 had been earmarked for sidewalk trip hazards, this was the second half, and he suggested the Board spend it.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **proposal from Top Guard for Trip Hazard Removal in the amount of \$22,995.20**, for the Cory Lakes Community Development District.

Supervisor Acoff told Mr. Engle to push back when overloaded and asked if he needed help. Mr. Engle said Mr. Sakellarides had helped and he could handle it. Supervisor McIntyre asked if the sidewalk repair included the injury site. Mr. Krause said it might be part of the plan and the second phase was larger. Vice Chairman Apple noted the Board needed the address to ensure it was repaired. Supervisor McIntyre confirmed the insurance company had been contacted, and another supervisor added that the location should be found and included in the plan.

e. Exhibit 20: Swipe – Roof Cleaning - \$2,490.00

*This item was tabled to the next meeting.*

f. Exhibit 21: Pye Barker – Fire Suppression and Extinguisher Inspection - \$614.00

Chairman Belyea said she did not intend for the Board to ignore it or wait until next year, but only wanted to table it for a little while.

Mr. Engle reviewed the annual events list and asked for approval. Chairman Belyea wanted specific dates set, added to the calendar, and shared with residents. Supervisor Acoff questioned the fireworks under POA rules. Mr. Engle said permits and a company were needed and asked the Board to decide if it should proceed.

On a MOTION by Mr. Acoff, SECONDED by Mr. Aliaga, WITH Ms. McIntyre VOTING NAY, the Board approved to **prohibit the use of fireworks at events**, for the Cory Lakes Community Development District.

Chairman Belyea suggested considering a light show or similar event over the lake.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Aliaga, WITH ALL IN FAVOR, the Board approved to **look for a light show for the holidays**, for the Cory Lakes Community Development District.

Mr. Engle said people had asked for bingo and karaoke like other communities. Chairman Belyea suggested calling it game night if bingo was not allowed. Supervisor McIntyre recommended focusing on Halloween instead of the Fall Festival, citing low attendance. Mr. Engle agreed and proposed moving Fall Festival activities into a larger Halloween event. Supervisor McIntyre suggested to have only one boat parade on January New Year's event.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **events with comments provided at the meeting; Fall festival and Halloween Trunk-or-Treat combined into one Halloween event; only one Boat Parade to be held at end of year – New Year's; Bingo Night to change name if Bingo not legal**, for the Cory Lakes Community Development District.

Vice Chairman Apple noted Lawson tennis courts had not been discussed. Mr. Engle said he had been pushing the contractor since July, but a definitive date was still pending because the contractor was short-handed. Vice Chairman Apple asked about canceling the contract, and Chairman Belyea and Supervisor Acoff criticized the delays. Supervisor Aliaga noted December could be busy, and the Board discussed sending a final notice if the work was not done. Mr. Engle said he would follow up by Monday and update the Board.

Mr. Engle updated the Board that TECO inspected lights on November 14, identified 25-day burners and five fixtures needing replacement, and ordered parts expected by next week. Chairman Belyea asked about future planning and replacing TECO. Mr. Engle said he was exploring solar options. Vice Chairman Apple noted the Board should review lease costs and consider taking over maintenance. Chairman Belyea acknowledged potential solar savings, and Mr. Wenck cautioned that maintenance could be complex.

Vice Chairman Apple questioned why the Board had the worst of both worlds compared to Tampa maintaining pavers. Supervisor Acoff said it was due to shorter streets and faster traffic and noted the city provided no funding for their streets.

B. District Manager: Kai

1. Exhibit 22: FY 2026 Meeting Schedule

2. Quorum Check for Regular Meeting and Closed Session – 12/18/2025 at 6:00 p.m.

**ELEVENTH ORDER OF BUSINESS – Audience Comments - New Business – (limited to 3 minutes per individual)**

*There being none, the next item followed.*

**TWELFTH ORDER OF BUSINESS – Supervisors Requests**

*There being none, the next item followed.*

**THIRTEENTH ORDER OF BUSINESS – Closed Session – Private Discussion of Security System (Exempt from Sunshine and Public Records Laws)**

A. Open Closed Session

*The closed session was not held.*

B. Discussion: Amenity Access, Cameras, Gates, Rover, Resident Issues, Pool Security, Playground Security, Amenity Center Security

1. Envera

2. JCS Investigations

C. Close Closed Session

**FOURTEENTH ORDER OF BUSINESS – Adjournment**

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adjourned the meeting at 9:16 p.m., for the Cory Lakes Community Development District.

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

**Title:**   ☐ Secretary   ☐ Assistant Secretary

**Title:**   ☐ Chairman   ☐ Vice Chairman

# **EXHIBIT 11**

AGENDA

**CORY LAKES CDD - Task Log**  
**RISKS, ACTIONS, ISSUES & DECISIONS (RAID LOG)**

AS OF **12/11/2025 05:00 PM**

# of task item	DATE OPENED - Insert Date	PRIORITY - Choose From Drop Down	DELIVERABLE/FOCUS	OWNER	TARGET DATE - Insert Date	STATUS - Choose from drop down	DATE CLOSED - Insert Date	NOTES
1	10/17/24		Ask Counsel to attend Next Meeting	District Manager		Completed		
2	10/17/24		Ask Counsel for update on: Weir Contract	District Manager		Completed		
3	10/17/24		Ask Counsel for update on: 17923 Cachet Isle	District Manager		Completed		
4	10/17/24		Ask Counsel for update on: Cease and Desist letter to The Islander Publisher	District Manager		Completed		
5	10/17/24		Ask Counsel for update on: Rules and Regulations	District Manager		Completed		Will bring to December meeting
6	10/17/24		Ask Counsel for update on: Donation of the Chevy SPARK vehicle to Habitat for Humanit	District Manager		Completed		
7	10/17/24		Ask Counsel for update on: Contract for 7 Day a Week Janitorial Service – Sunshine Cleaning	District Manager		Ongoing		
8	10/17/24		Ask Counsel for update on: CDD trees falling on Private Property	District Manager		Completed		
9	10/17/24		Add Suncoast Pools Contract to list of contracts	District Manager		Completed		See November agenda
10	10/17/24		Add Ford F-150 to list of Contracts with status of payments/paid off	District Manager		Completed		See November agenda
11	10/17/24		Add Ford Ranger to list of Contracts with status of payments/paid off	District Manager		Completed		See November agenda
12	10/17/24		Reach out to Patricia on updates on the payments status of both Trucks	District Manager		Completed		
13	10/17/24		Reach out to Egis Insurance re: Hurricane Milton issues	District Manager		Ongoing		
14	10/17/24		Add Reserve Study to agenda packet for November - need to reach out for updated proposals	District Manager		Completed		See November agenda
15	10/17/24		Send staff email re: need all hurricane-related proposals sent to LK and Patricia for processing	District Manager		Ongoing		sent via email 10/17/24
16	10/17/24		Refund Security Deposit to resident for event on 10/13/24	District Manager		Completed		Done. (10/17/2024)
17	10/17/24		Send email to community re: picking up after their pets	Amenity		Completed		Done. (10/19/2024)
18	10/17/24		Provide monthly summary of Security Events to Supervisors	Amenity		Ongoing		Pending... Will be attached to next month's OA&E Report for board meeting (11/21/2024)
19	10/17/24		Get towing company to attend Nov. Meeting			Completed		Attended November meeting
20	10/17/24		Get with Engineer on update of WEIRs, contract	Field Services		Completed		JO sent email 10/18/24 Meeting set up for 10/21/2024
21	10/17/24		Get Joe Hamilton (FEMA Monitor) to quantify debris in community ASAP	Field Services		Completed		Joe Hamilton verified debris on 10/18/2024
22	10/17/24		Look into caution tape at Morris Bridge entrance on the right -determine issue there	Field Services		Ongoing		JO have looked a couple of times and will continue to look, and cannot find it.
23	10/17/24		Review fish net down in ponds, allowing fish to escape; Check with Steadfast on issue/remediation	Field Services		Ongoing		10/18 Steadfast Francisco was advised he will check and found new screen needs to be ordered.
24	10/17/24		Address Light Sconces throughout community and work with Supervisor Belyea on Designs	Field Services		Ongoing		GK Electric Solutions was here on Saturday 10/19/2024. He is working up a proposal and will get cut sheets of a few fixture options.
25	10/17/24		Work with FI Heat and Air on Maintenance contract for New A/C Units vs. Old A/C Units	Field Services		Ongoing		LK spoke with vendor 10/18/24 – they will review and update/prorate They are working to prorate the contract for the new units. Koral is preparing spread sheet for contracts on units and there cost and expiration dates.
26	10/17/24		Reach out to TAMPA re: manhole covers	Field Services		Ongoing		JO spoke with City of Tampa Sewer Operations Team leader Reginald Tim he is going to be coming out to show me some things as per there last inspection there were no deficiencies to any it was to the pavers around the area which are settling.
27	10/17/24		Get with Tim Gay (?) re: holiday lighting and getting lights turned on Nov. 1-11 for Diwali	Field Services		Completed		JO spoke with vendor he will turn on lights at clubhouse he said as in the past.
28	11/21/24		Add POA report after VENDOR UPDATES and before BUSINESS ITEMS	District Manager		Completed		See December agenda
29	11/21/24		Bring back the Reserve Study Proposals	District Manager		Completed		Ask for updated proposals; 12/19/24 Board approved Custom Reserves
30	11/21/24		Update Contract list: ADD column for STATUS	District Manager		Completed		See December agenda
31	11/21/24		Pay the Solitude Invoice for TERMINATION of services (see item 5 below)	Accounting		Ongoing		Counsel reviewed termination provisions 11/21/24
32	12/11/25		Will send a letter to Solitude to APPEAL the TERMINATION fee	District Attorney		Ongoing		

**CORY LAKES CDD - Task Log**  
**RISKS, ACTIONS, ISSUES & DECISIONS (RAID LOG)**

AS OF 12/11/2025 05:00 PM

# of task item	DATE OPENED - Insert Date	PRIORITY - Choose From Drop Down	DELIVERABLE/FOCUS	OWNER	TARGET DATE - Insert Date	STATUS - Choose from drop down	DATE CLOSED - Insert Date	NOTES
33	11/21/24		Can District pay for Notary Renewal and Require FREE Resident Notarizations	District Manager		Ongoing		
34	11/21/24		Remove ICE machine outside Beach Club	Field Services		Completed		Removed 11/27/24
35	11/21/24		Send COMMUNITY NOTICE (Constant Contact) re: POOL HOURS are from 8a-5p until further notice	Amenity		Completed		LK sent verbiage to DG 11/24/24
36	11/21/24		Add current TOWING policies for discussion	District Manager		Completed		See December agenda
37	11/21/24		Send Security Reports to Supervisors, District Manager, and Facilities Manager			Ongoing		
38	11/21/24		Add SECURITY REPORT (exempt from public) at end of Agenda for December	District Manager		Completed		See December agenda
39	11/21/24		Reach out to STEADFAST re: CARP in the ponds	Field Services		Ongoing		
40	11/21/24		Follow up on CONTRACT with SUNSHINE CLEANING	District Manager		Ongoing		
41	11/21/24		Send Letter to Resident re: tree at 10429 Canary Isle Drive	District Manager		Completed		emailed 11/24, sent 11/25
42	11/21/24		Work with ENGINEER to create SCOPE of WORK to restore the property to SWFWMD specs at 17923 Cachet Isle	District Manager		Ongoing		LK sent request to engineer 11/24/24
43	11/21/24		Bring back pool maintenance vendor proposals to Dec. Meeting	District Manager		Completed		See December agenda
44	11/21/24		Take proposals from JO report and place on AGENDA as separate Exhibits	District Manager		Ongoing		See December agenda
45	11/21/24		Open account with McMaster-Carr	Field Services		Completed		
46	11/21/24		Get a quick fix for the patios behind the Beach Club for the Boat Parade	Field Services		Ongoing		See December agenda
47	11/21/24		Hire 20-hour Part-Time Facilities Manger Assistant ASAP	Field Services		Ongoing		
48	11/21/24		Message TECO and COUNTY re: new services	District Manager		Ongoing		
49	11/21/24		Discuss FENCING and FEMA options	Field Services		Completed		
50	11/21/24		Get FENCING added to INSURANCE	District Manager		Ongoing		
51	11/21/24		Send ALL quotes/proposals to Keyza	Field Services		Completed		See December agenda
52	11/21/24		Get POOL signs updated/replaced	Field Services		Ongoing		
53	11/21/24		Bring list of MAINTENANCE ITEMS for Board to Address and Prioritize to December meeting	Field Services		Completed		See December agenda
54	11/21/24		Get additional Stormwater Drain cleaning proposals for December meeting	Field Services		Ongoing		
55	11/21/24		Send 2012 Reserve Study to new Supervisors	District Manager		Completed		Sent
56	12/19/24		Contract with Custom Reserves	District Manager		Completed		Start Date: 01/07/25 - Executed
57	12/19/24		Draft letter for person involved on plane in lake	District Attorney		Ongoing		
58	12/19/24		Steadfast to monitor and pick up trash on the lake	Field Services		Ongoing		
59	12/19/24		Advertise Joint CDD/POA Meeting on January 28, 2025 at 6:00 p.m.	District Manager		Completed		Scheduled to publish on Jan 17
60	12/19/24		Table discussion of Parking and Towing Policy to February meeting	District Manager		Ongoing		Hardship waiver to be discussed at the joint CDD/POA meeting
61	12/19/24		Discuss budget amendment and resolution at the January meeting	Accounting		Completed		See January agenda; adopted
62	12/19/24		Revise November minutes based on verbatim	District Manager		Ongoing		See February agenda
63	12/19/24		Enlarge action item list font and add to task list	District Manager		Completed		
64	12/19/24		Review Suncoast Pool contract and terminate	District Manager		Completed		30-day notice; 01/07/25 sent termination letter
65	12/19/24		Draft contract for Bandu	District Attorney		Completed		Start Date 02/08/25; executed
66	12/19/24		Table discussion of updated CDD Rules and Regulations to January meeting	District Manager		Completed		See January agenda
67	12/19/24		Advertise new meeting date for June 17, 2025	District Manager		Ongoing		Scheduled to publish on June 6, 2025
68	12/19/24		Remind Clubhouse renters to clean (charge to deposit fee if not)	Amenity		Ongoing		
69	12/19/24		Separate list of maintenance items for consideration until budget meeting	Field Services		Ongoing		
70	12/19/24		Chairman Belyea to refer a company for chimney cover	Field Services				Board decided not to proceed
71	12/19/24		Remove amenity privileges of the resident who damaged the gate until \$150 was paid	Amenity		Ongoing		
72	12/19/24		Table stormwater drain cleaning proposals to next meeting	District Manager		Completed		See January agenda
73	01/16/25		Send WEIRS contracts update to Supervisors	District Manager		Completed		requested from Engineer 1/18/25
74	01/16/25		ADVERTISE - SECURITY SHADE SESSION at end of February agenda (discuss QR Codes, JCS Report)	District Manager		Completed		Advertised; see February Agenda
75	01/16/25		Ask Engineer to Attend Next meeting (call in)	District Manager		Completed		email sent 1/18/25
76	01/16/25		Ask Engineer his opinion and recommendation on WRI proposals and inspection	District Manager		Completed		email sent 1/18/25
77	Page 331/373		Need to advertise the joint POA/CDD meeting for Jan. 28, 2025	District Manager		Completed		Advertised; see Joint Meeting agenda

**CORY LAKES CDD - Task Log**  
**RISKS, ACTIONS, ISSUES & DECISIONS (RAID LOG)**

AS OF 12/11/2025 05:00 PM

# of task item	DATE OPENED - Insert Date	PRIORITY - Choose From Drop Down	DELIVERABLE/FOCUS	OWNER	TARGET DATE - Insert Date	STATUS - Choose from drop down	DATE CLOSED - Insert Date	NOTES
78	01/16/25		Bring Updated Policies back to Board each month as they address 3-4 pages a meeting	District Manager		Completed		See February agenda
79	01/16/25		Contact Tampa Police for status of contract with them for services/speeding	District Manager		Completed		See February agenda
80	01/16/25		Check with County on if CDD can piggyback on any existing contracts/projects to cut costs	District Manager		Ongoing		
81	01/16/25		Check with City to see if any grants available to CDD re: lighting	District Manager		Completed		email sent 1/18/25
82	01/16/25		Set up meeting with Acoff, Joe, Vivek, Patricia, me to discuss Pavers/contracts	District Manager		Ongoing		
83	01/16/25		CHANGE/ADVERTISE April meeting to Wednesday the 16th (from the 17th)	District Manager		Ongoing		Updated webiste; scheduled to advertise
84	01/16/25		Work on MASTER LIST of projects in EXCEL that includes COST, SAFETY LEVEL, DESCRIPTION	Field Services		Ongoing		
85	01/16/25		Get with Envera to see if there are any new updates on the horizon	Field Services		Ongoing		
86	01/16/25		Get with Steadfast on dormant grassy areas and any treatment/replacement option	Field Services		Completed		See February agenda
87	01/16/25		Get with Steadfast to include more details in their monthly reports	Field Services		Ongoing		
88	01/16/25		Get a TV Monitor in the Amenity Center for posting amenity center events	Amenity				
89	01/16/25		Send Chairman Belyea a summary of the meeting highlights	District Manager				
90	01/16/25		Check with Vivek on if the Board can VOTE at the Joint POA/CDD meeting	District Manager		Completed		email sent 1/18/25
91	01/16/25		Check with Vivek on Board options re: threatening Dec. meeting attendee	District Manager		Completed		email sent 1/18/25
92	01/16/25		What is the balance of the Bonds left fot the District to payoff?	Accounting				
93	01/16/25		Forward Aliaga SOCCER EVENT propopsal to Counsel, Insurance	District Manager				
94	01/16/25		Send Events Calendars to Webmaster for online posting	District Manager		Completed		email sent 1/18/25
95	01/16/25		HIRE ASSISTANT for Facilities Manager	Field Services				
96	01/16/25		Ask Counsel on verbiage for potential email to resdients re: consequences for misbehavior at meetings and comments on collusion among Board members and making deals	District Manager		Completed		email sent 1/18/25
97	02/20/25		Update re: insurance and HR services to be provided by Breeze	District Manager		Ongoing		
98	02/20/25		Notify Builder of damage and send pics – to be received by Steve Small or Juniper	District Manager				
99	02/20/25		Get quotes for installing Wi-Fi at the Tennis and Basketball Courts	District Manager		Ongoing		
100	02/20/25		Bring back NOVEMBER Minutes with VERBATIM section	District Manager		Completed		See March agenda
101	02/20/25		Send information to VB re: unruly resident from December meeting	District Manager		Completed		Email sent 2/22/25
102	02/20/25		Send Letter to unruly resident from December Meeting	District Attorney				
103	02/20/25		Send community-wide email re: Staffing Updates	District Manager		Completed		Email sent 2/21/25
104	02/20/25		Send community-wide email re: gates	District Manager				
105	02/24/25		Get quotes for adding wifi to the tennis courts, basketball courts, and Hockey Rink	Amenity		Ongoing		
106	02/24/25		BRING BACK POA agreement to the March Meeting	District Manager		Completed		See March agenda
107	02/24/25		Work with Steve Small (SS) with Juniper (formerly LMP – Landscaping) on damage to part of community	Field Services		Ongoing		See March agenda for proposal
108	02/24/25		BRING BACK Joint POA meeting minutes to the March Meeting	District Manager		Completed		See March agenda
109	02/24/25		Discussion on Policies Update will be TABLED until scheduled for a WORKSHOP	District Manager		Ongoing		Tabled
110	02/24/25		Confirm with BUDGET that there are funds for the approved items in the attached Facilities Manger List	Accounting		Ongoing		
111	02/24/25		Obtain additional quotes for Waterproof sealing of windows at Beach Club (Amenity Center)	Field Services		Ongoing		
112	02/24/25		Send MRI Stormdrain report to District Engineer for his review	District Engineer		Completed		Email sent 3/5/25
113	02/24/25		Get more information from Bandu (Pool Maintenance Vendor) on the problem with the Pool Heaters- what exactly is wrong with them	Field Services		Completed		See March agenda for FM report
114	02/24/25		Need to make sure you get at least two (2) quotes for anything costing over \$5,000	Field Services		Ongoing		
115	02/24/25		Ask Engineer to inspect pedestrian walkway along Cross Creek for sturdiness and stability	District Engineer		Completed		See March agenda for FM report
116	02/24/25		Ask Engineer to inspect the patios behind the Beach Club for stability	District Engineer		Completed		See March agenda for FM report



**CORY LAKES CDD - Task Log**  
**RISKS, ACTIONS, ISSUES & DECISIONS (RAID LOG)**

AS OF 12/11/2025 05:00 PM

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117	02/24/25		See if you can get someone to inspect the playgrounds for FREE and who is NOT trying to sell the district equipment (Previous inspections by the vendor installers determined new equipment was needed, but they may want to	Field Services		Ongoing		
118	02/24/25		Need to get additional quotes for various types of Flooring in the Beach Club	Field Services		Ongoing		
119	02/24/25		Review A/C units on side of Beach Club nearest pool to determine if they need replacing	Field Services		Ongoing		
120	02/24/25		Send proposal and information to Counsel re: contract with paving company	District Manager		Completed		Email sent 3/5/25
121	02/24/25		Check with Insurance to see if claim was made on fencing at Tennis Courts	District Manager		Completed		No Fencing is covered on policy
122	02/24/25		Can the CDD piggy back on City or County contracts with vendors?	District Manager				
123	02/24/25		Send termination letter to Pest 2 Rest; proceed with Arrow Commercial	District Manager		Completed		
124	02/24/25		Need to get quotes for HOLIDAY LIGHTING for this year (maybe get a better deal with 3-year contract?)	Field Services				
125	02/24/25		Get signed proposals to vendors once budget approved (to Atlas Weather Stripping, Bandu Pool Maintenance, and Fitness Services)	District Manager		Ongoing		
126	03/20/25		Work with JCS (BM) on process and get word out to community re: boat ramp and amenities access	District Manager		Ongoing		
127	03/20/25		Counsel to review JCS process on boat ramp and amenities access	District Attorney				
128	03/20/25		Present JCS Process on access to Boat Ramp and Amenities on April Agenda	District Manager				
129	03/20/25		Add closed session to EVERY AGENDA moving forward, at the end of the agenda, and list general topics to be discussed	District Manager		Completed		Advertised and see April agenda
130	03/20/25		Counsel to draft letter to resident and their contractor to repair damaged CDD landscaping, LK to mail finalized draft	District Attorney				
131	03/20/25		Work with Landscaper on reducing cost of mulch if possible, proceeding with approved proposal	Field Services		Ongoing		See April agenda
132	03/20/25		Work with landscaper on changing proposal for annuals to colorful perennials – AB to liaise with staff – NTE \$4750	Field Services		Ongoing		See April agenda
133	03/20/25		Work with POA on space set aside in the Beach Club for the POA to meet with residents	Field Services				
134	03/20/25		Bring back HR Responsibilities for BREEZE after 90-day trial period with JCS, if not renewed	District Manager		Ongoing		
135	03/20/25		Bring back Exhibit 6 (POA agreement) to APRIL agenda if update from Counsel received	District Manager		Completed		See April agenda
136	03/20/25		REMOVE Dog Park Discussion from agenda until Board requests it be brought back	District Manager		Completed		
137	03/20/25		Remove Workers Comp Coverage from Insurance Policy	District Manager		Ongoing		SENT EMAIL 3/21/25
138	03/20/25		Add JCS to the insurance policy for the District's VEHICLES (Auto Insurance)	District Manager		Ongoing		SENT EMAIL 3/21/25
139	03/20/25		Get proposals to have the fencing at the tennis courts and basketball court repaired	Field Services				
140	03/20/25		Review the District's Insurance coverage to add items that need to be covered (e.g. fencing)	Field Services		Ongoing		
141	03/20/25		Review the Pavilion website to see if there are any city or county contracts the CDD can piggy back on for items in the District	Field Services				
142	03/20/25		Send CONSTANT CONTACT email to residents re: gym closing Sundays/Wednesdays at 4 a.m. for 30 minutes for cleaning	District Manager		Completed		SENT EMAIL 3/21/25
143	03/20/25		Send letter to resident re: bad behavior at meeting	District Manager		Completed		SENT CERTIFIED AND FIRST CLASS MAIL 3/21/25
144	03/20/25		Fix November Minutes to remove the word "NOT" from line 493, present again in APRIL	District Manager		Completed		See April agenda
145	03/20/25		Work with Residents Todd Apple and Debbie Maneriank on getting quotes to convert Hockey Rink to four (4) Pickleball courts	Field Services		Ongoing		
146	03/20/25		Proceed with replacing the cracked glass in the Beach Club	Field Services				
147	03/20/25		Remove Wi-Fi item from future agendas	District Manager		Completed		
148	03/20/25		Proceed with NTE \$20,000 to have all windows and doors sealed at Beach Club	Field Services				

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149	03/20/25		Have playgrounds (3) inspected for safety and repairs	Field Services		Ongoing		
150	03/20/25		Proceed with pool pumps approved – Board Approved	Field Services		Ongoing		
151	03/20/25		Proceed with A/C Replacement at Morris Bridge Guardhouse – Board approved	Field Services				
152	03/20/25		Work on replacement flooring options for Beach Club	Field Services		Completed		See April agenda
153	03/20/25		Work with BLUE WAVE to repair existing lighting system – Board approved	Field Services				
154	03/20/25		Change meeting dates, update website, and advertise	District Manager		Completed		Advertised and posted
155	04/17/25		Send Community Email re: vacant Seat 3 and request for applicants due May 1	District Manager		Completed		
156	04/17/25		Post to website article re: Vacant Seat 3 and request for applicants due May 1	District Manager		Completed		
157	04/17/25		Send resumes to Supervisors by May 2, 2025 (they are due May 1)	District Manager		Completed		
158	04/17/25		Get General Ledger information to the Supervisors for the 4/22/25 BUDGET MEETING	District Manager		Completed		
159	04/17/25		Provide update on Solitude payment of \$7000 to terminate contract	District Manager				emailed team 4/19/25
160	04/17/25		Send resumes of Sonia Valentin, Elizabeth Moore, Kerri Robertson to Supervisors before Tuesday	District Manager				emailed staff 4/19/25
161	04/17/25		Provide Board with list of all insurance claims against the District for the past two years	District Manager				requested of Egis via email 4/18/25
162	04/17/25		Board wants a Forensic Audit done on its financials within 30 days	District Manager		Ongoing		See May agenda
163	04/17/25		Bring March 2025 UNAUDITED Financials to the 4/22/25 Budget meeting	District Manager		Completed		
164	04/17/25		Have Policies on the agenda for the 4/22/25 meeting for the Board to discuss	District Manager		Completed		
165	04/17/25		Board approved giving JG total of \$10,000 a month to be spent in 5 \$2000 increments	District Manager		Completed		sent email to team 4/19/25
166	04/17/25		Get driver insurance information from EGIS re: vehicles in the District	District Manager		Completed		
167	04/17/25		Get update from CR (Engineer) re: MRI Storm Drains	District Manager		Ongoing		
168	04/17/25		Get and provide FEMA update to Board	District Manager		Ongoing		
169	04/17/25		Add Hockey Rink Conversion discussion to the May 15 Agenda	District Manager		Completed		
170	04/17/25		Get with Envera on discount or refund for loss of services	District Manager		Ongoing		
171	04/17/25		Board approved a 30-Day trial of locking access to the Boat ramp to control access to the lake for non-resident boaters	Field Services		Ongoing		
172	04/17/25		Need updated proposals from Juniper/LMP for Mulch (\$50,000 approved) and Annuals (\$1,750 approved) for Chair to sign	Field Services				
173	04/17/25		Get with Steadfast re: fountain #3 at end of Morris Bridge entrance to be repaired	Field Services				
174	04/17/25		Get additional proposals for sidewalk issues greater than 2 inches	Field Services		Completed		See May agenda
175	04/17/25		Need updated proposal from Illuminations (Tim Gay) re: 5-year option with 10% discount for Chair to sign	Field Services				
176	04/17/25		Get with Tim Gay on how to change the color of the lights already installed	Field Services				
177	04/17/25		Finalize verbiage re: contract with POA	District Attorney				
178	04/17/25		Get contract with Target Towing to Chairman to sign – need to confirm current and active TOWING POLICY	Field Services				
179	04/17/25		Provide APPROVED proposals for flooring and film on top windows at amenity center to Chairman to be signed	Field Services				
180	04/17/25		Work with Supervisor McIntyre as Board Liaison re: procuring sponsorship for the Hockey Rink to Pickle Ball Courts conversion	Field Services				
181	04/17/25		Send community-wide email re: boat ramp being locked up	Field Services		Completed		
182	04/17/25		Get answer re: painting question from Board	Field Services				
183	04/22/25		Add Proposals for FORENSIC AUDIT to the MAY 15 MEETING AGENDA	District Manager		Ongoing		See May agenda
184	04/22/25		Request FORENSIC AUDIT proposals for the May 15 CDD meeting; Chairman to liaise with staff	District Manager		Ongoing		
185	04/22/25		Ask Counsel if he needs to attend EXEMPT SESSIONS	District Manager		Completed		
186	04/22/25		Finance – Board wants the \$45,322 spent on CONTINGENCY broken down per item/expense	Accounting		Ongoing		
187	04/22/25		Update Board on Meeting with Engineer	District Manager				

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188	04/22/25		Refund options from ENVERA due to downed services, increased security expenses – put on MAY 15 MEETING AGENDA for discussion	Field Services		Ongoing		
189	04/22/25		Add Hockey Rink Conversion Discussion to MAY 15 MEETING AGENDA	District Manager		Completed		See May agenda
190	04/22/25		Will look into alternative companies to review AUDIO SYSTEM for Beach Club	District Manager				
191	04/22/25		Provide update from FEMA	District Manager		Ongoing		FEMA reached out and approved District for proceeding with request 4/25/25; LK/JG need to complete paperwork and submit to FEMA
192	04/22/25		Add Reserve Study Discussion and Reserve Study 2025 to MAY 15 MEETING AGENDA	District Manager		Completed		See May agenda
193	04/22/25		Add discussion and review of Amenities Policies page 1-4 to MAY 15 MEETING AGENDA	District Manager		Completed		See May agenda
194	04/22/25		ASK FINANCE team to include the variance report in the Financials every month	District Manager		Completed		
195	05/15/25		Reach out to Wm Butler, American Power washing, if need power washing services	Field Services				
196	05/15/25		Get Sprinklers at Cross Creek fixed near playground	Field Services		Completed		Resident advised issue is fixed; via email 5/16/2025
197	05/15/25		Add Ms. Mairn to email list and ensure CDD meeting email notifications are sent to community for each meeting	District Manager		Completed		LK sent email to JG and Keyza 5/16/25
198	05/15/25		LK to send email from Sup. McIntyre when received, re: trees at tennis courts	District Manager		Ongoing		Awaiting email from Sup. McIntyre
199	05/15/25		Ask Counsel about Public Hearing for changing Towing Policy	District Manager		Ongoing		LK sent email to Counsel 5/17/25
200	05/15/25		Send Signed Proposals to SS/Juniper	District Manager		Completed		LK sent email to Landscaper 5/17/25; LK needs to send Ex. 16 when received by Chair
201	05/15/25		LK to send CR email update to JG for Weirs	District Manager		Ongoing		Awaiting email from Engineer
202	05/15/25		Connect to review Volleyball court drainage issues	Field Services		Ongoing		JG/CR to set up meeting
203	05/15/25		Send Todd Apple welcome kit, payroll info.	District Manager		Completed		LK sent initial email 5/17/25; other staff to follow up re: payroll and Form 1
204	05/15/25		Review pending invoices	Accounting		Completed		LK sent email to KR 5/17/25
205	05/15/25		Follow up with Brick Pavers Contract	District Manager		In Process – Awaiting Response from Vendor		LK sent counsel-approved contract to vendor to sign via email 5/17/25; once received, will have the Chair fully execute
206	05/15/25		LK to work with Sup. Apple on letter to residents re: proposed budget increase; bring to June Meeting for Board approval	District Manager		Completed		See June agenda
207	05/15/25		Get sample statement from Counsel re: collections to present to the Board in June	District Manager		Ongoing		LK sent email to Counsel for statement on 5/17/25; awaiting response from counsel
208	06/24/25		Contact EGIS for more details on the loss/insurance claims noted at the meeting	District Manager		Completed		LK sent email 6/26/25
209	06/24/25		Reach out to Counsel re: Towing Policy Creation (Providing One (1) Warning Sticker and a 24-Hour Notice Prior to Towing	District Manager		Ongoing		LK sent email 6/27/25 at 2:01 a.m.
210	06/24/25		Reach out to Counsel re: Donation Collection Policy Statement	District Manager		Ongoing		LK sent email 6/27/25 at 2:01 a.m.
211	06/24/25		Reach out to Counsel re: sharing of security information for specific residences with POA	District Manager		Ongoing		LK sent email 6/27/25 at 2:01 a.m.
212	06/24/25		Send out CONSTANT CONTACT email re: Rentals and hours of the Beach Club	District Manager		Completed		LK sent request and verbiage to Chairman 6/27/25
213	06/24/25		Send out CONSTANT CONTACT email re: June 24 MEETING CONTINUATION to July 2	District Manager		Completed		LK sent request and verbiage to Chairman 6/26/25
214	06/24/25		Send CONSTANT CONTACT EMAIL re: Proposed Assessment Increase AFTER July 2 meeting; send draft updated to chairman for her review prior to meeting	District Manager		Ongoing		LK sent updated draft to Chairman
215	06/24/25		Reach out Engineer re: update on 1792 Cachet Isle Drive Scope of Work	District Manager		Ongoing		LK sent email 6/18/25; sent another email
216	06/24/25		Reach out to Engineer re: scope of work on weirs to be sent to Board prior to commencement of work	District Manager		Ongoing		LK sent email 6/24/25
217	06/24/25		Reach out to Engineer for update on all projects: Weirs, Pedestrian Walkway along Cross Creek Entrance, Floating Docks, Patios, Volleyball Court, Fence Repairs, MRI Storm Drains	District Manager		Ongoing		LK sent email 6/24/25 and again on 6/27/24
218	06/24/25		Add discussion of Truck Sale to the July 17 CDD Meeting agenda – requested by Cynthia McIntyre	District Manager				

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219	06/24/25		Reach out to Counsel with Scope of work from Engineer once received to proceed with letter from Counsel to resident	District Manager		Ongoing		Waiting on Engineer to provide scope of work
220	06/24/25		Send email to resident re: hockey lessons not allowed to be advertised, or if interested, appeal to the Board and obtain COI for liability	District Manager		Completed		LK sent text to phone on 6/27/25 at 2:44 a.m.
221	06/24/25		Send all approved proposals and contracts to the Chairman and onsite staff for execution	District Manager		Completed		LK sent 2 emails on 6/26/25 to Chairman and staff
222	06/24/25		Add CONTINUED MEETING (to July 2) to website and community signs	District Manager		Completed		COMPLETED: Website Updated as of 6/25/25
223	06/24/25		Update financials to include line 53 on page 5 of 17 needs to be changed to "Total Security Operations"; under Field Office Administration, need to regroup lines 55-57 on page 5 of 17 for the Field Manager, Assistant Field Manager and Office Administrator positions into the current organization chart – check with JCS; on line 108 on page 6 of 17, need to make TOTAL FIELD OPERATIONS bold and justified right and more prominent, as it summarizes several sections of the financials	Accounting		Completed		
224	06/24/25		Provide update on ADP expenditures and refund for PAYROLL SERVICES	Accounting		Completed		
225	06/24/25		Confirm in May 2025 Financials that the NET CASH SURPLUS projected in line 22 of the Financial Report Summary is \$196,212.20 and is expected to be the amount carried over into FY 2026	Accounting		Completed		
226	06/24/25		Need proposal for Air Conditioning unit for the Cross Creek Security Booth for the Chairman to execute (as approved by the Board)	Field Services		Ongoing		Wsccheduled to be completed 7/11/25
227	06/24/25		Work with Ann Belyea to pick colors for the monuments painting	Field Services		In Process – Awaiting Response from Vendor		
228	06/24/25		Work with Cynthia McIntyre to pick colors for the pool furniture	Field Services		In Process – Being Reviewed by Staff		
229	06/24/25		Obtain quote from New Tampa Fencing for fixing the fencing at the weir, with the amount to be approved/signed by the Chairman	Field Services		In Process – Being Reviewed by Staff		
230	06/24/25		Work with LMP (Steve Small) on creating a map of priority irrigation meters needs	Field Services		In Process – Being Reviewed by Staff		
231	07/02/25		Update FEMA Files and forms	District Manager		Completed		
232	07/02/25		Send Constant Contact email to Chairman for review, then community upon approval	District Manager		Completed		LK sent email 7/3/25 to Chairman; forwarded to Keyza to mail same day
233	07/02/25		Reach out to Insurance re: lightning, Amenities, Liability	District Manager		Completed		LK sent email 7/3/25
234	07/02/25		Forward information from Kerri to Chairman	District Manager		Completed		LK sent email 7/3/25
235	07/02/25		Send Dane resume to Supervisors	District Manager		Completed		LK sent email 7/3/25 to JCS for resume; LK sent resume 7/11/25
236	07/02/25		Work on updating budget	Accounting		Ongoing		

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237	07/17/25		Add Board approved expenses to the financials so the Board as an UP-TO-DATE accounting of expenses for the Aug. 21 Budget Public Hearing	Accounting		Ongoing		Board approved the following expenses (see DM Notes / agenda pack for details): NTE \$2000 for mailouts of Letters to Residents \$7610 For Timber Intentions – Beach Club Deck \$5650 to LMP for Morris Bridge Enhancements \$265 to LMP for Playground \$700 to LMP for sidewalk \$6000 to LMP for trimming 3 Washingtonian Palms \$992.36 to Signarama for Lake Rules Sign \$3,500 to Bandu for Pool Filter Grids \$1,100 to Bandu for Black Algae treatment \$23,247.12 to Playworx for playground repairs (3 playgrounds) \$19,508.00 to Solar/Tek for Window Tinting at the Beach Club \$4,000 on Back-to-School Bash (Facilities Manager-EVENTS) \$7,500 for WALK-ON item – I did not capture in notes what this was for \$1,425 per month additional costs to Suncoast Rust for
238	07/17/25		Remove Office Administrator Report from the Agenda moving forward	District Manager		Completed		
239	07/17/25		Correct Minutes for approval (see DM Notes)	District Manager		Completed		Updated 7/18/25
240	07/17/25		Send Sup. McIntyre rules handout to Supervisors	District Manager		Completed		Sent 7/19/25
241	07/17/25		Add discussion of Crosswalks to August Agenda	District Manager		Completed		See August agenda
242	07/17/25		Send Constant Contact Email to community – Pool Furniture	District Manager				
243	07/17/25		Send Constant Contact Email to community – Meeting Continuation	District Manager		Completed		
244	07/17/25		Send Constant Contact Email to community – Towing Enforcement	District Manager		Completed		
245	07/17/25		Send Rules of Procedure to Supervisors	District Manager		Completed		Sent 7/19/25
246	07/17/25		Add Rules of Procedures to August Meeting Agenda	District Manager		Completed		See August agenda
247	07/17/25		Provide additional Hurricane Milton fencing damage information to FEMA	District Manager		Completed		Done 7/18/25
248	07/17/25		Send Constant Contact Email to community – no debris on CDD Property	District Manager		Completed		
249	07/17/25		Update/amend Resident letter re: explanation of Assessment Increase	District Manager		Completed		Done 7/18/25
250	07/17/25		Send updated letter to staff to include in Assessment Announcement Mailout	District Manager		Completed		Done 7/18/25
251	07/17/25		Send Constant Contact Email to community – resurfacing closures of courts	District Manager				
252	07/17/25		Reach out to Engineer re: map of weirs and additional information	District Manager		Completed		Sent email 7/17/25
253	07/17/25		Reach out to Counsel re: Towing Contract approval	District Manager		Completed		Sent to Counsel 7/19/25
254	07/17/25		Reach out to Counsel re: POA Security Request Update	District Manager		Completed		Sent email to Counsel 7/18/25
255	07/17/25		Send updated budget changes to Liz for updates	District Manager		Completed		Sent to her 7/18/25
256	07/17/25		Add Lightning Warning Signs to All Amenities and Playgrounds	Field Services				
257	07/17/25		Send court closure, pool furniture, information to LK for email to community	Field Services		Completed		
258	08/05/25		Send email to community re: implementation of towing	District Manager		Completed		
259	08/05/25		Add message to electronic signs that towing will be in effect in 10 days	Field Services		Completed		
260	08/05/25		Update pages 2-7 of Policies and Procedures per Board direction and send updates (track changes) to Supervisors.	District Manager		Completed		
261	08/05/25		Send cancellation of contract to Brick Pavers of Tampa	District Manager		Completed		Sent email to Counsel for advisement 8/6/25
262	08/05/25		Ask Counsel about need to divulge footage and security reports	District Attorney		Completed		Sent email to Counsel 8/6/25
263	08/05/25		How much money remains in the FY 25 (current budget) for PAVERS	Accounting		Completed		Sent email 8/6/25
264	08/21/25		Bring QUOTE to next meeting for VOLLEYBALL COURT	District Engineer				
265	08/21/25		Will get to LK information on OUTAGE CREDIT to send to Board - Envera	Field Services				
266	08/21/25		Will send LK MONTHLY PERFORMANCE REPORTS to send to Board - Envera	Field Services				
267	08/21/25		Contact Manager of Arbor Green re: Power washing the fence between the communities	Field Services				
268	08/21/25		Get proposal to install sign for crossing between Pool and Tennis Courts	Field Services				



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269	08/21/25		NTE \$1000 to install 2 posts, chains, signage at amenities	Field Services				
270	08/21/25		Continue meeting to 9/11/25 (update website)	District Manager		Completed		LK sent email to staff 8/22/25
271	08/21/25		Update minutes for continuation meetings to include date of original meeting	District Manager		Completed		LK sent email to staff 8/22/25
272	08/21/25		Ask Counsel to review ENVERA CONTRACT re: ownership of District Data	District Manager				LK sent email to staff 8/22/25
273	08/21/25		Present ONLY CURRENT FISCAL YEAR in ACTION ITEMS (archive other)	District Manager		Completed		LK sent email to staff 8/22/25
274	08/21/25		Find out what District has paid in meeting overages under kai	District Manager		Completed		LK sent email to staff 8/22/25
275	08/21/25		Find out how much District had in carry forward from FY 2024 per Audit	District Manager		Completed		LK sent information to Supervisors 8/22/25
276	08/21/25		Send Community Messaging re: respect of staff (after staff softens)	District Manager		Completed		LK sent to staff 8/22/25; sent draft to Chairman for review 8/22/25
277	09/11/25		Make updates to the Policies and Procedures per meeting notes	District Manager		Ongoing		See October agenda
278	09/11/25		Get quotes for purchasing/ installing a sound system at pool deck area	District Engineer		Ongoing		
279	09/18/25		TABLE Exhibit 1 to October meeting; add LMP Walk-on items as agenda items for Board consideration	District Manager		Completed		See October agenda
280	09/18/25		Add Policies and Procedures Discussion to Oct. Agenda	District Manager		Completed		See October agenda
281	09/18/25		Add FY 2026 Meeting Schedule to Oct. Agenda	District Manager		Completed		See October agenda
282	09/18/25		Re-Add Chairman and Supervisor OPENING REMARKS to Oct. Agenda	District Manager		Completed		See October agenda
283	09/18/25		Reach out to Custom Reserves for an updated Reserve Study	District Manager		Ongoing		
284	09/18/25		Confirm insurance on district boat	District Manager				LK sent email to Egis 9/20/25
285	09/18/25		For ACTION ITEMS list, include only last 12 months for Board review at meeting (rolling 12 months)	District Manager		Ongoing		See October agenda
286	09/18/25		Send Community Email re: WEIRS updated Schedule	District Manager		Ongoing		CR sent email to Hecker 9/18; LK sent follow-up email to Hecker 9/20; will post email to community upon update confirmation
287	09/18/25		Send Community Email re: Towing/ Parking/ ENVERA/ JCS (see item below)	District Manager				
288	09/18/25		Draft 2 Resident letters: 1 for first amenity violation/warning, another for second amenity violation/suspension	District Attorney				
289	09/18/25		DRAFT letter to ENVERA re: service issues (see item below)	District Manager		Completed		
290	09/18/25		Pull funding for A/C approvals from the OUTSIDE MAINTENANCE line 88	Accounting				LK Sent email 9/20/25
291	09/18/25		Review/correct financials page 2, line 25 (subtract is it from line 24, not add?)	Accounting				
292	09/18/25		Provide information re: any and all outstanding invoices and payments due for most up-to-date accounting of district finances	Accounting		Ongoing		LK sent email to Finance Team 9/20
293	09/18/25		Attend October meeting to discuss Audit and reduced expected carry forward from FY 2025	Accounting		Ongoing		LK sent email to Finance Team 9/20
294	09/18/25		Add column on monthly financials indicating pending expenses/costs (either invoiced but not yet paid, and/or pending but not yet invoiced?)	Accounting		Ongoing		LK sent email to Finance Team 9/20
295	09/18/25		Add DE (Facilities Manager) to Strongroom to approve invoices for payment and include on updates when issues with payments.	Accounting		Ongoing		LK sent email to Finance Team 9/20
296	09/18/25		Place new pool hour signs at pool	Field Services		Completed		
297	09/18/25		Inspect District Boat and make seaworthy or bring proposals (John Boat)	Field Services				
298	09/18/25		Locate area of alleged resident fall and have any alleged sidewalk issues there remedied	Field Services				
299	09/18/25		Determine value of old pool furniture and explore options to remove (sell, donate, trash)	Field Services				
300	09/18/25		Provide Resident information re: amenity center/alcohol violations for first letter of warning (4 residents)	Security		Ongoing		
301	09/18/25		Provide information re: ENVERA to TA and LK for DRAFT LETTER - JCS	Security				
302	09/18/25		work with DE and LK on Community Email re: parking, towing, ENVERA/JCS roles	Security				
303	09/18/25		Provide proposals for Volleyball courts after site review next week	District Engineer				

**CORY LAKES CDD - Task Log**  
**RISKS, ACTIONS, ISSUES & DECISIONS (RAID LOG)**

AS OF 12/11/2025 05:00 PM

# of task item	DATE OPENED - Insert Date	PRIORITY - Choose From Drop Down	DELIVERABLE/FOCUS	OWNER	TARGET DATE - Insert Date	STATUS - Choose from drop down	DATE CLOSED - Insert Date	NOTES
304	09/18/25		Bring report back to October meeting re: pipe/storm drain @ 17923 Cachet Isle	District Engineer		Ongoing		
305	09/18/25		Reach out to Hecker Construction re: WEIRS Schedule Update	District Engineer		Ongoing		CR sent email 9/18/25
306	10/16/25		Work with SS on proposals for next month relating to Landscaping Needs	Field Services		Ongoing		
307	10/16/25		Contact ENVERA to deactivate QR Codes at gates	Field Services				
308	10/16/25		Add Reflective sign on chain at Boat Ramp to improve night vision of chain	Field Services				
309	10/16/25		Look into new gate parts due to older parts at gate, to keep current vendor	Field Services				
310	10/16/25		Get updated Quote for Fingerprint Reader from ENVERA (only 1, as ENVERA will pay for second reader)	Field Services				
311	10/16/25		Review video to see if we can determine who broke the fingerprint reader	Field Services				
312	10/16/25		Contact Previous roofer for warranty information on Beach Club roof	Field Services				
313	10/16/25		Put JCS Security on the MEETING AGENDA just before ENVERA (reverse the current order of reports)	District Manager		Completed		See November agenda
314	10/16/25		Send COUNSEL LETTERS to three (3) residents	District Manager		Completed		
315	10/16/25		Present Board with list of contracts, amounts, and addendum items for CONTINUATION MEETING 10/27/25	District Manager		Ongoing		
316	10/16/25		Reach out to Finance re: ENVERA paying \$600 for costs associated with Spectrum	District Manager		Ongoing		LK sent email to staff 10/17/25 at 10 p.m.
317	10/16/25		Continue meeting to 10/27/25 at 6 p.m. at the Beach Club (update website)	District Manager		Completed		
318	10/27/25		Work together on streetlights/TECO lease agreements	Field Services		Ongoing		
319	10/27/25		Kai to provide GENERAL LEDGER to Board each month	Accounting		Ongoing		
320	10/27/25		Send community email re: Weir Project Underway	Field Services		Completed		DE Sent 10/28/25
321	10/27/25		Have someone from Accounting call in to each meeting	Accounting		Ongoing		
322	11/20/25		Set up meeting with Engineer, Supervisor Acoff, Elite Pavers, himself to go over paving	Field Services		Ongoing		
323	11/20/25		Reach out to Engineer to become Road Paver Project Manager, or designate a PM from his firm	Field Services		Completed		Charles confirmed to take on project
324	11/20/25		Work with Chmn. Belyea and Envera on messaging to the community re: purging and updating contacts and visitor lists.	Field Services		Ongoing		
325	11/20/25		Reach out to SWFWMD re: repairing fence of theirs (may work with Steve Small from Juniper on specifics)	Field Services		Ongoing		Met with Steve and walked Areas. Awaiting a response from SWFWMD
326	11/20/25		Look into additional traffic control options for holidays and road pavers project resumption	Field Services				Need to have a Date of when the work will be started
327	11/20/25		Set DECEMBER meeting up old way (giant "L" with Board facing audience)	Field Services		Ongoing		
328	11/20/25		Get competitive bids for lights for ponds to NEXT MONTH	Field Services		In Process – Awaiting Response		
329	11/20/25		Work with Chmn. Belyea to purchase furniture for the Amenity Center	Field Services		Ongoing		
330	11/20/25		Reach out to Lawson Courts for update on when they will start resurfacing	Field Services		Ongoing		
331	11/20/25		Research SOLAR LIGHTING options for streetlights	Field Services		In Process – Awaiting Response from Vendor		
332	11/20/25		Add FEMA update to Dec. meeting agenda	District Manager		Completed		See December agenda
333	11/20/25		Move Steadfast and Juniper up on agenda presentations, to just after Counsel	District Manager		Completed		See December agenda
334	11/20/25		Bring back Steadfast Pond Lighting proposal to Board NEXT MONTH	District Manager		Completed		See December agenda
335	11/20/25		Send list of unpaid invoices to Board	District Manager		Completed		Sent 11/21/25 at 8:27 a.m.
336	11/20/25		Reach out to Lawson Courts about getting them done					
337	11/20/25		Fix minutes from October to meeting to REMOVE Boat Parade from Line 340 on page 121 of the meeting packet; also need to update the motions summary accordingly	District Manager		Completed		
338	11/20/25		Get update from EGIS on falls/sidewalks and settlements over last 3 years; send to Supervisors	District Manager		Completed		
339	11/20/25		Bring back Swipe Roof Cleaning Proposal NEXT MONTH	District Manager		Completed		See December agenda
340	11/20/25		Bring BUDGET AMENDMENT re: Weirs to NEXT MONTH	District Manager		Completed		See December agenda
341	11/20/25		Send WORD doc of Policies and advise Board start page/area for Dec. meeting	District Manager		Completed		
342	11/20/25		Consult Counsel on disposal of old pool and patio furniture considered worthless	District Manager		Ongoing		Sent email to counsel 11/21/25 at 12:28 a.m.

# **EXHIBIT 12**

AGENDA



	Service	Vendor	Start Date	Addendum Date	Amount	Expiration Date	Renewal	Termination Clause	Status
1	District Management	Kai Connected, LLC (Breeze)	8/15/23	-	\$5,833.33/month	8/14/26	Automatic: 1 year	60 days written notice	Ongoing
2	Cleaning	American Power Washing LLC	2/12/24	-	\$875	2/11/25	Automatic: 1 year	30 days written notice	Ongoing
3	Deep Penetration Injection	ASP Underground Solutions	2/8/24	-	\$7,500	2/7/25	Automatic: 1 year	30 days written notice	Ongoing
4	Lake Management	Steadfast	8/18/24	8/21/25	\$4,965/month	8/18/26	Automatic: 1 year	without cause with 30 days written notice	Ongoing
5	Preventive Maintenance	Fitness Services of Florida	3/1/23	-	\$275/visit	2/28/25	Automatic: 1 year for approval	30 days written notice	Ongoing
6	1143 Commercial Security: Active Video Surveillance & Access Control	Envera Systems	8/26/16	9/2/16	Monitoring/Database: \$650/month Service & Maintenance Plan: \$532/month	8/25/25	Automatic: 1 year	without cause with 30 days written notice	Ongoing
7	1144 Remote Monitoring		8/26/16	8/26/16	Monitoring/Database: \$2,000/month Service & Maintenance Plan: \$340/month				
8	1144 Guard Module Sublicense		8/26/16	8/26/16	\$400/month				
9	Commercial Security: Passive Video Surveillance		10/24/16	-	Monitoring/Database: \$250/month Service & Maintenance Plan: \$125/month				
10	Outdoor Lighting (Capri Isle)	Tampa Electric Company	7/11/13	-	\$2,255.12/month	7/10/25	Automatic: 1 year	90 days written notice	Ongoing
11	Outdoor Lighting (Cory Lake Dr.)		6/2/17	-	\$7,353.92/month	6/1/25			
12	District Counsel	Straley Robin Vericker (Vivek Babbar)	10/1/15	-	\$250/hour				Ongoing
13	Landscape	Landscape Maintenance Professionals Inc.	2/1/23	-	\$426,445/year	1/31/26		30 days written notice	Ongoing
14	District Engineer	Johnson Engineering, Inc.	6/29/16	-	\$220/hour			30 days written notice	Ongoing
15	Holiday Lighting	Illuminations Holiday Lighting	4/17/25	-		CY 2029	-		Awaiting
16	Maintenance Contract to HVAC	FL-Air Heating & Cooling	8/15/24	-	-	2-year maintenance	-		Installation Date: 9/18/2024
17	Auditor	DiBartolomeo, McBee, Hartley, & Barnes, P.A.	12/27/23	-	2023: \$4,600 2024: \$4,750 2025: \$4,900	FY 2025	-	with or without cause upon 30 days written notice	Ongoing
18	Security Guard and Roving Patrol	JCS Investigations and Security, LLC	7/1/24	-	\$34,320/month	6/30/25	Automatic: 1 year	without cause with 30 days written notice	Ongoing
19	Pool Monitor		7/18/24	-	\$4,480/month	9/17/24	-		
20	Amenity Services		2/28/25	8/21/25	\$194,469.60				

21	Cleaning	Sunshine Cleaning Crew LLC	7/1/24	-	May 1 to Aug 3: \$2,215/month Sep 1 to Apr 30: \$1,275/month	6/30/25	Automatic: 1 year	without cause with 30 days written notice	Ongoing
22	Pool Maintenance	Bandu	2/8/25	-	\$3,250/month	2/7/25	Automatic: 1 year	without cause with 30 days written notice	Ongoing
23	Truck Loan Agreement - 2018 Ford F150	Navitas Credit Corp.	10/16/18	-	\$656.50/month	-	-		COMPLETE
24	Truck Loan Agreement - 2021 Ford Range	Navitas Credit Corp.	1/24/22	-	\$705.74/month	Maturity: Jan 2027			Ongoing
25	Website Service	Strange Zone, Inc.	8/22/23	-	\$899.99/year	12/1/25	1 year upon approval		Ongoing
26	Reserve Study	Custom Reserves	1/7/25	-	\$4,700			without cause with 10 days written notice	Ongoing
27	Dock Repair	Evans Custom Docks Inc.		-	\$2,092				Ongoing
28	Fencing	Tommy Finch Fencing	12/31/24	-	NTE \$35,000				Ongoing
29	Weir/Drainage Structure Repair	Hecker Construction	1/22/25	-	NTE \$322,000				Ongoing
30	Pavers	Elite Pavers	8/21/25	-	\$160,278.66				Awaiting
31	Pest Control	Arrow Exterminators	3/25/25	-	\$195/month				Ongoing
32	Door Repairs	Atlas		-	\$2,226.05				Awaiting
33	Pump	Hawkins Service		-	\$2,785.82				Awaiting
34	Landscape Lighting	Blue Wave Lighting		-	\$5,725.00				Awaiting
35	Towing	Target		-					Ongoing
36	Fence	New Tampa		-					Awaiting
37	Cushions	Wicker Paradise		-	\$5,364.00				Awaiting
38	Detectable Warning and Hazard Repair	Roadway Concepts (Top Guard)		-	\$22,995.20				Awaiting
39	Rust Control	Suncoast		7/17/25	\$475/month/well				Awaiting
40	Printer Lease Agreement	Boring		-	\$232.16/month				Ongoing
41	Refinishing of Tennis, Basketball, and Pickleball Courts	Lawson		-	\$52,800				Awaiting
42	Air-Conditioning Unit (Guard Shack)	Air Masters		-	NTE \$8,000				Awaiting
43	Paint	Enos			\$49,500 \$14,700				Awaiting
44	Playground	Playworx			\$23,247.12				Awaiting
45	Framing, Handrail	Timber Intentions			\$7,610				Awaiting
46	Framing Repair				\$23,040				Awaiting
47	Window Tint	SolarTek			\$19,508				Awaiting
48	Pool Furniture	Florida Patio			\$4,542.95				Awaiting
49	Water Fountain (Electrical Work)	Don Harrison			\$17,900.00				Awaiting
50	HVAC	Strategic Air Conditioning			\$15,525.00				
51	Maintenance Contract to HVAC				\$2,864.00				Awaiting
52	Gates	Gate Tech			NTE \$2,010.36				Awaiting
53	Volleyball Court (Sand)	RyCo Enterprises			\$5,400.00				Awaiting

# **EXHIBIT 13**

AGENDA

**Agenda Proposal Items:**

- Don Harrison:
  - Replacing All Monument Lights: **\$31,150**
- Blue Wave:
  - Replacing All Monument Lights: **Awaiting Quote**
- RoofX:
  - **Awaiting Quote** to Fix the Roof Tiles for Pool House
  - They will repair other Roof Tiles under Warranty
- Pool Speakers:
  - **\$1,562.51 (Rockville / JBL)**
  - **\$2,000 (Don Harrison)**
- Tigris/Aquagenix:
  - **\$9,754.07**
    - Steadfast is the best option: **\$5,655**

**Agenda Planned / In Progress Items:**

- Elite Pavers - Roadway Pavers Project
  - Charles Reed and Supervisor Acoff will provide updates.
- Weir Project:
  - Charles Reed to provide update.
- Lawson Courts
  - Started: 11/24
    - Still Awaiting a Completion Timeline
- Beach Club Furniture Replacement:
  - (4) Couches have been ordered.
  - We should receive them by:
- New Tampa Fence:
  - Weir Fence – Waiting for standing water to clear.
- Evans Custom Docks:
  - **Awaiting Quote** to Fix the Floating Dock
- Looking into Speakers for Music at the Pool
- Everything in **Yellow** on Tracker (Next Page).

Completed	In Progress	Paused/On Hold
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Office	Created Hurricanes - EAP	8/1/2025	<i>Awaiting Updates from Board</i>
Roadway Concepts	Sidewalk & ADA Mats Repairs - Phase 1	8/1/2025	
SolarTek	Beach Club Window Tinting	8/1/2025	
Fitness Services	Treadmill Repair	8/1/2025	
New Tampa Fence	Fencing Work: Tennis Court & Morris Bridge	8/1/2025	
Bandu	ADA Pool Lift Chair	8/1/2025	
Facilities	Beach Club - Pillars Painting	8/1/2025	
Timber Intentions	Fix Deck (one side) on Beach Club Dock	8/1/2025	
Bandu	Black Algae Treatment	8/1/2025	
Facilities	Center Street Planters Curbs painted Yellow	8/1/2025	
CIO Tech	New Computers & Copiers	8/11/2025	
Air Masters	Gym AC Work	8/12/2025	
Facilities	Paint All Baseboards in Beach Club	8/15/2025	
Facilities	Paint Curbs & Posts Yellow	8/20/2025	
Facilities	Replace & Install 25mph Signs	9/1/2025	
Facilities	Replace Small Soccer Goals	9/1/2025	
Facilities	Fixed Hockey Fencing	9/1/2025	
Office	Updating All Files	9/1/2025	
Office	Updated BCR & PPR Documents	9/1/2025	<i>Awaiting Updates from Board</i>
Office	Updating Morpho System (FPs)	9/1/2025	
Office	Review FL Insurance Alliance and Update	9/1/2025	
A1 Seamless	Gutter Work	9/9/2025	
PlayWorx	Playground Equipment Repairs	9/10/2025	
Day Metals	Chimney Work	9/10/2025	
Facilities	Add New Crosswalk Signs	9/11/2025	
Facilities	Add New Bus Stop Signs	9/11/2025	
Facilities	Install Solar Lights - Pool & Flag Pole	9/15/2025	
Facilities	New Pet Waste Bins	9/24/2025	
Facilities	Replace Soccer Nets	9/28/2025	
Gate Tech	Replaced Gate Arm - Cross Creek	9/28/2025	
Don Harrison	Electrical Work - Fountains	9/29/2025	
Facilities	Replaced Boat Chain and Locks	9/29/2025	
Tampa Bay Septic	Septic Tanks Cleaned - Both Guards Booths	9/29/2025	
Don Harrison	New Maxim Scone Lights	9/30/2025	
Facilities	Add New Pole Pads - Basketball & Volleyball	9/30/2025	
Facilities	Sandbags for Soccer Nets	9/30/2025	

Enos Painting	Pool House	9/30/2025	
Don Harrison	Electrical Work - Pool AC	10/1/2025	
Facilities	Benches and Picnic Tables Cleaned	10/1/2025	
Facilities	Flag Pole Repaired - Not Raising the Flags	10/1/2025	
Strategic Air	New Pool AC	10/3/2025	
Elite Pavers	Pavers - Cross Creek & Cory Lake Dr.	10/3/2025	Cross Creek Entrance: ?
Enos Painting	Beach Club	10/6/2025	
Mark Carnes	Fix Volleyball Court	10/7/2025	
Facilities	Fix Lape Lane Buoys	10/7/2025	
Fast Track	Drywall Repair	10/9/2025	
Facilities	Painting all Benches and Picnic Tables	10/10/2025	
Facilities	Replace Dock Rope	10/10/2025	
Facilities	Install New Pickleball Nets	10/10/2025	
Servicore Clean	Window Cleaning (Quarterly)	10/13/2025	
Enos Painting	Repair Stucco on Cross Creek Tower	10/14/2025	
Enos Painting	Repair Fascia on Cross Creek Guards Booth	10/14/2025	
Gate Tech	Replace Motor and Parts at Cachet Isle Gate	10/15/2025	
Facilities	Install Dog Waste Signage	10/17/2025	
Enos Painting	Repair Fascia on Morris Bridge Guards Booth	10/20/2025	
Cary Company	Pool Replacment Trash Cans	10/20/2025	
Hecker Construction	Weir Project	10/20/2025	
Gate Tech	Gate Access Fix - Cachet Isle	10/20/2025	
Facilities	Paint the Pool Restroom Ceilings and Doors	10/21/2025	
Facilities	Install Pavers and Mulch at Playground	10/22/2025	
Enos Painting	Monument Signs	10/22/2025	
Enos Painting	Guards Booths	10/22/2025	
Gate Tech	Fix Exit Gate - Morris Bridge	10/23/2025	
Facilities	Painted All Black Pool Railing	10/23/2025	
Facilities	Repair Pool Step Damage	10/23/2025	
Facilities	Clean the vents in the restrooms	10/24/2025	
Bandu	Install Pool Heaters	10/27/2025	
Gate Tech	Amenities Gate Movement	10/27/2025	
Timber Intentions	Deck/Dock Replacement	10/31/2025	
Facilities	Install New Volleyball Net	10/31/2025	
Facilities	Install Electrical Panel Signage	10/31/2025	
Gate Tech	Replace Gate Arm - Morris Bridge	11/3/2025	
Facilities	Install Low Clearance Signs - Beach Club	11/3/2025	
Facilities	Install Handicap Signage	11/4/2025	
Strategic Air	Cross Creek Guard Booth - AC Unit	11/5/2025	

Facilities	Install Dock and Lake Signage	11/5/2025	
Facilities	Install Playground Signage	11/5/2025	
Facilities	Guards Booths - Toilet Seat Replacements	11/6/2025	
Gate Tech	Fix Entrance Gate - Morris Bridge	11/6/2025	
Office	Update CDD Welcome Packet	11/7/2025	
Facilities	Yard Debris/Trash Removal	11/7/2025	
FL Patio Furniture	Pool Replacement Furniture	11/10/2025	
FL Patio Furniture	Pool Replacement Couches	11/10/2025	
Facilities	Remove any staples or decorations left on the rentable spaces	11/10/2025	
Facilities	Clean all canister lights	11/12/2025	
Facilities	Reset/Organize Facilities Room	11/13/2025	
Facilities	Painting all FP Readers/Scanners Poles	11/19/2025	
Office	Fix Audio Issues for CDD Meetings	11/20/2025	
Facilities	Fix Front Door - Beach Club	11/20/2025	
Facilities	Install Low Clearance Signs and Bars - Guards Booths	11/21/2025	
Facilities	Painting all Sign Poles	11/21/2025	
Facilities	Install New Ceiling Fans at the Pool	11/23/2025	
Lawson Courts	Court Resurfacing	11/24/2025	
Facilities	Install New Basketball Net	11/24/2025	
Facilities	Fix Sliding Glass Door - Cross Creek Booth	11/24/2025	
Pye Barker	Fire Suppression and Fire Extinguisher Inspection	11/25/2025	Needs to be Discussed with the Board
Facilities	Pressure Washing - Cross Creek Fence	12/1/2025	
Facilities	Pressure Washing - Cachet Isle Fence	12/1/2025	
Strategic Air	Preventative Maintenance Plan (Quarterly Service)	12/1/2025	
Roadway Concepts	Sidewalk Repairs - Phase 2	12/5/2025	
Office	Create Checklist for Pool Party Rentals	12/5/2025	
Enos Painting	Pool Slide Stairs Area Painting	12/9/2025	
Facilities	Outdoor Fresh Water Pipe Leaking	12/9/2025	
Facilities	Replaced Faded/Damaged Alligator Signage	12/9/2025	
Facilities	Cross Creek Boardwalk Painting	12/11/2025	
Bay2Bay Plumbing	Multiple Plumbing Fixes	6/1-9/1	
Hyoco	Wireless Ethernet Radios		Awaiting Quote
Facilities	Install Pavers behind Tennis Courts		
Facilities	Pressure Washing - Capri Isle Fence		
	Boat Repair		Awaiting Estimates
Facilities	Add Bulletin Board to Tennis Court areas		
Office	Transfer All Files to Electronic Copies		
Don Harrison	Pool Speaker System – Wiring/Electrical		

	Shade for Tennis Courts - Retractable?		
New Tampa Fence	Weir Fencing		Waiting for Water to Dry (Winter)
Office	Develop Par Levels for Inventory		
Office	Update Phone Voicemail		
Office	DEVELOP SOP's		
Facilities	Oil Change - All Vehicles		
Facilities	Install Hose at Boat Ramp		
Facilities	Conex Organization - Top to Bottom		
Office	OSHA Binder		
Facilities	Paint all Light Poles and Stop Sign Poles		
	Turf Replacement - Beach Club Playground		
Facilities	Furniture Count		
Facilities	Replace Water Fountain Filters		
Facilities	Deep Clean all safety equipment (aeds, tubes, etc)		
Facilities	Fire Extinguisher Check List and Replacements		
Signarama	Signage around Beach Club		Awaiting Updates from Board
Evans Custom Docks	Fix Dock Floatation Device		Awaiting Quote
Facilities	Pool Filter Covered Structure		
Don Harrison	Replace All Monument Lights		Awaiting Approval
Facilities	Fix Dasher Boards on Hockey Rink		
Star Environmental	Lift Station - Bulb/Alarm/Breaker Replacement		
Enos Painting	Cachet Isle Bridge and Monuments		
RoofX	Roof Tile Replacements		Awaiting Quote
Blue Wave	Replace All Monument Lights		Awaiting Quote



# **EXHIBIT 14**

AGENDA



Steadfast Alliance  
30435 Commerce Drive  
Suite 102  
San Antonio FL 33576 US

# ESTIMATE

DATE	DUE	ESTIMATE #
11/12/2025	12/12/2025	EST-SCA2845

## BILL TO

Cory Lake CDD  
c/o Kai FKA Breeze Homes  
1540 International Parkway,  
Suite 2000,  
Lake Mary FL 32746

## SHIP TO

SE1412  
Cory Lakes CDD RAM

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for the purchase and installation of (8) 36W RGB LED Lights for Fountain #1 and (2) 36W cool white lights for Fountain #8 in Cory Lake Isles CDD.			
Fountain #1: - 8 x 36W LED RGB Lights with Remote Control - 1-year Warranty			
Fountain #8: - 2 x 36W LED Lights - 1-year warranty	1.00	5,655.00	5,655.00

Our fountain crew will pull the fountains out of the water and remove faulty lights. Following this, the new lights will be installed and tested to ensure they are working properly.

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

**TOTAL** **5,655.00**

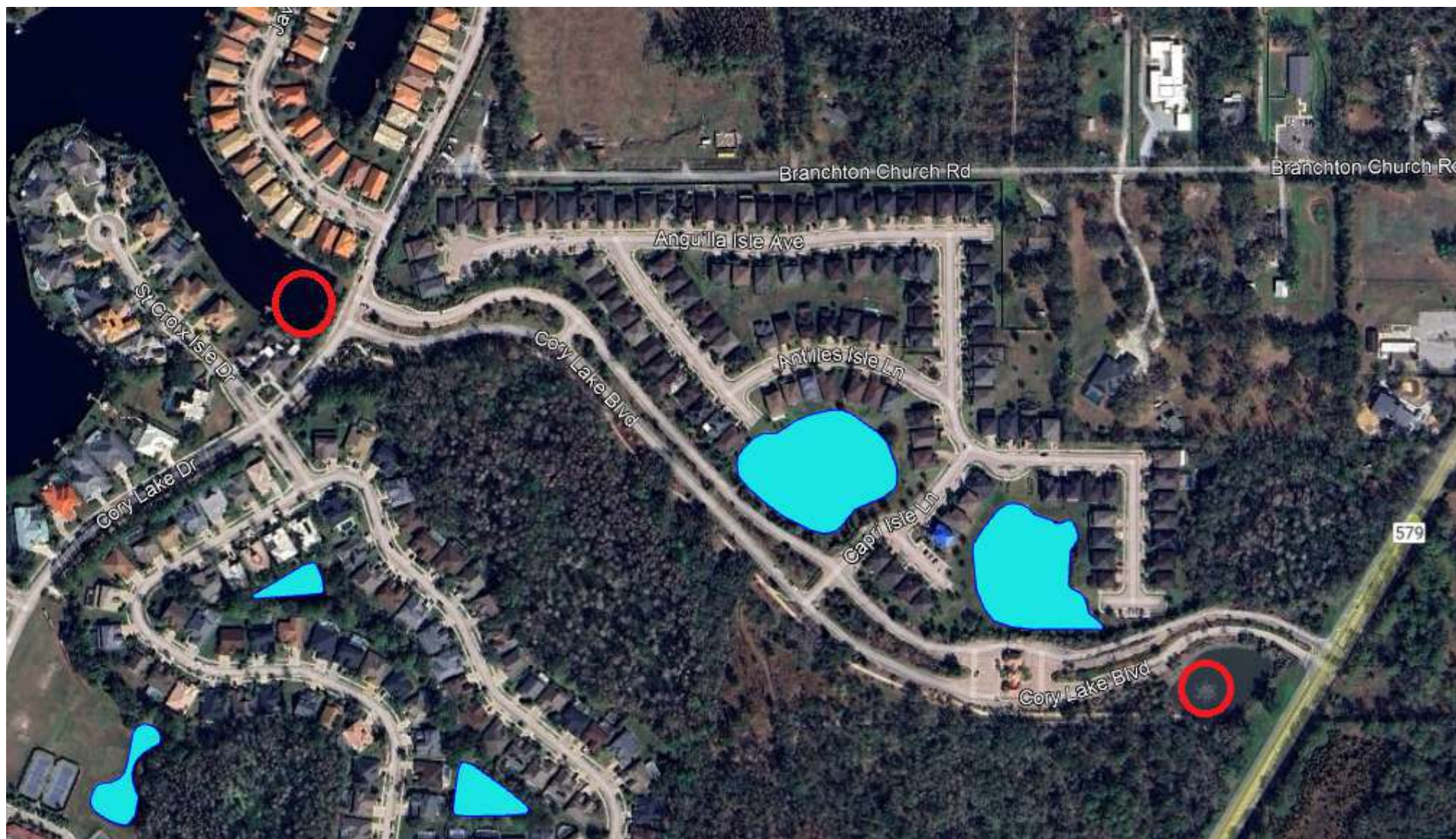
I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_



# **EXHIBIT 15**

AGENDA

**Contact Us**

**TIGRIS Aquatic Services LLC**  
 14330 Carlson Circle  
 Bldg J, Suite 4  
 Tampa, Florida 33626  
 ecroft@tigrisusa.com  
 727-267-0279

**Quote: 323817**

Quote Date: 12/11/2025  
 Expiration Date: 01/10/2026

**Bill To:**

Cory Lake Isles  
 10441 Cory Lake Dr.  
 Tampa, Florida 33647

**Customer: Cory Lake Isles**

10441 Cory Lake Dr.  
 Tampa, Florida 33647

Description	Unit Price	Qty	Amount
Lake fountain lights - Cory Lake Dr./Cory Lake Blvd			
Airmax RGBW Custom 8 Light Set 8' & 5' Interconnect Each	\$3,556.00	1	\$3,556.00
Airmax LED Light Cord 150' 16/3 w/ Disconnect Each	\$442.99	1	\$442.99
Lake fountain lights - Morris Bridge Rd entrance			
Airmax RGBW Custom 8 Light Set 8' & 5' Interconnect Each	\$3,556.00	1	\$3,556.00
Airmax LED Light Cord 150' 16/3 w/ Disconnect Each	\$442.99	1	\$442.99
Labor			
Fountain/Aeration New Installation - As Requested Labor to remove old lights and install new LED	\$750.00	1	\$750.00

**Deposit & Payment**

Deposit Required: 50% (\$4,702.04)

**Deposit Due: 50% (\$4,702.04)**

**Summary**

Subtotal: \$8,747.98  
 Tax: \$656.09

**Total: \$9,404.07**

## Terms & Conditions

**TERM AND TERMINATION:** The term of the Agreement for annual services and/or annual product as described above shall commence on the date when both parties have executed this Agreement and shall continue for twelve consecutive months (the "Initial Term"). Notwithstanding anything set forth herein to the contrary, either party may terminate this Agreement upon 30 days written notice to the other party; provided that in the event the Customer terminates this Agreement, the Customer must provide payment to TIGRIS Aquatic Services, LLC (TIGRIS) for all services rendered prior to the effective date of termination.

**PAYMENT:** All payments for services rendered under this contract are due within 30 days from the invoice date. Credit card payments incur a 3.5% service fee.

If payment is past due 60 days or more, TIGRIS reserves the right to postpone service until the total amount due, including finance charges, is paid in full. Should it become necessary for TIGRIS to bring action for collection of monies due and owing under this Agreement, Customer agrees to pay costs incurred by TIGRIS from such collection. Upon receipt of payment TIGRIS will inspect the service area; if conditions have changed significantly due to the interruption of service, additional fees will be incurred to return it to normal status.

**WORKMANSHIP:** 80% algae control is expected within 5 days of treatment. 80% of all other vegetation control is expected within 4 weeks of treatment. If there is insufficient control at those times, the customer must contact their local Branch Manager within one week of those dates. TIGRIS will work with the Customer to determine next steps to achieve desired control.

**PROPERTY DAMAGE/LIMITATION ON CLAIMS:** Allegations of property damage resulting from the services rendered by TIGRIS must be submitted in a written report with pictures included, filed directly with respective Account Manager within fifteen (15) days. TIGRIS will review the report, determine a fair and equitable resolution, and respond within a timely manner. Customer agrees that any claims Customer has against TIGRIS must be filed within one (1) year from the date of termination of this Agreement.

**LIMITATION OF LIABILITY:** Neither party will be liable to the other party for any special, indirect, consequential, or incidental damages of any kind, including, without limitation, any loss of profit, loss of use, or business interruption, based on any claim under this agreement, even if such party has been advised of the possibility of such damages. Customer hereby agrees to indemnify, defend and hold harmless TIGRIS from and against any and all liabilities, obligations, damages, penalties, fines, loss, awards, judgments, costs, and expenses (including, without limitation, reasonable attorneys' fees and costs), relating to any claim, action or proceeding initiated or threatened by a third party (collectively "Losses") incurred by or imposed upon TIGRIS as a result of Customer's negligence or intentional misconduct. TIGRIS hereby agrees to indemnify, defend and hold harmless the Customer from and against all Losses incurred by or imposed upon the Customer as a result of TIGRIS's negligence or intentional misconduct provided however that TIGRIS shall not be responsible for any Losses due in whole or in part to Customer's negligent acts or omissions.

**INSURANCE:** TIGRIS shall carry Worker's Compensation and Employer Liability, Commercial General Liability, Professional Liability, and Property Damage Insurance which shall remain in full effect throughout this Agreement. Customer will be an insurance certificate holder and named as an additional insured. Copies of certificates of insurance naming the Customer as additionally insured will be provided upon request.

**ENTIRE AGREEMENT:** This Agreement constitutes the complete understanding between the parties hereto and supersedes any prior understandings whether written or oral between the parties relating to the subject matter hereof. SIGNING AND RETURNING this document authorizes TIGRIS to perform the services and/or have product(s) delivered as stipulated within this agreement. By signing this document, I acknowledge I have the authority to authorize TIGRIS to perform the services outlined in this agreement.

## Customer Approval

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

# **EXHIBIT 16**

AGENDA



**Contact Us**

**TIGRIS Aquatic Services LLC**  
 14330 Carlson Circle  
 Bldg J, Suite 4  
 Tampa, Florida 33626  
 ecroft@tigrisusa.com  
 727-267-0279

**Quote: 324028**

Quote Date: 12/12/2025  
 Expiration Date: 01/11/2026

**Bill To:**

Cory Lake Isles  
 10441 Cory Lake Dr.  
 Tampa, Florida 33647

**Customer: Cory Lake Isles**

10441 Cory Lake Dr.  
 Tampa, Florida 33647

Description	Unit Price	Qty	Amount
Fountain/Aeration Repair & Maintenance - As Requested This is a fountain light evaluation for 2 each fountain. one in pond#1 and the second is Pond #4a. Please sign, date and return to me. Please allow 7-10 days for scheduling of this event. After the evaluation is complete. You will receive another quote with a breakdown of what needs to happen and the cost of parts. Because you are a valued customer and have two fountain needing this service there is a discount being applied here.			
	\$175.00	2	\$350.00
Fountain/Aeration Repair & Maintenance - As Requested Aeration Oils and Seals Change (Kasco)	\$0.00	1	\$0.00
Additional Parts and Labor			
Scope of Work: This quote covers a basic oil and seals change. During this process the fountain motor is completely removed from the housing. At this time our team will inspect the internal functionality of the operating system. Should further repairs be needed, TIGRIS will supply an updated proposal with an additional scope of work for approval. Should the customer elect to not go forward with the repairs, the equipment will not be put back together and will be returned unrepared.			
Invoicing Details: TIGRIS will invoice customer after services are completed Invoices will be sent via email			

**Deposit & Payment**

Deposit Required: \$0.00

**Deposit Due: \$0.00**

**Summary**

Subtotal: \$350.00

**Total: \$350.00**



## Terms & Conditions

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**PROPERTY DAMAGE/LIMITATION ON CLAIMS:** Allegations of property damage resulting from the services rendered by TIGRIS must be submitted in a written report with pictures included, filed directly with respective Account Manager within fifteen (15) days. TIGRIS will review the report, determine a fair and equitable resolution, and respond within a timely manner. Customer agrees that any claims Customer has against TIGRIS must be filed within one (1) year from the date of termination of this Agreement.

**LIMITATION OF LIABILITY:** Neither party will be liable to the other party for any special, indirect, consequential, or incidental damages of any kind, including, without limitation, any loss of profit, loss of use, or business interruption, based on any claim under this agreement, even if such party has been advised of the possibility of such damages. Customer hereby agrees to indemnify, defend and hold harmless TIGRIS from and against any and all liabilities, obligations, damages, penalties, fines, loss, awards, judgments, costs, and expenses (including, without limitation, reasonable attorneys' fees and costs), relating to any claim, action or proceeding initiated or threatened by a third party (collectively "Losses") incurred by or imposed upon TIGRIS as a result of Customer's negligence or intentional misconduct. TIGRIS hereby agrees to indemnify, defend and hold harmless the Customer from and against all Losses incurred by or imposed upon the Customer as a result of TIGRIS's negligence or intentional misconduct provided however that TIGRIS shall not be responsible for any Losses due in whole or in part to Customer's negligent acts or omissions.

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**ENTIRE AGREEMENT:** This Agreement constitutes the complete understanding between the parties hereto and supersedes any prior understandings whether written or oral between the parties relating to the subject matter hereof. SIGNING AND RETURNING this document authorizes TIGRIS to perform the services and/or have product(s) delivered as stipulated within this agreement. By signing this document, I acknowledge I have the authority to authorize TIGRIS to perform the services outlined in this agreement.

## Customer Approval

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

# **EXHIBIT 17**

AGENDA



# 1 Swipe Pressure Cleaning

1 Swipe Pressure Cleaning  
7322 Merlot Sienna Ave  
Gibsonton FL  
33534  
813.610.5775  
rusnakj4@aol.com

ESTIMATE  
EST003112

DATE  
Sep 25, 2025

TOTAL  
USD \$2,490.00

TO

**Cory Lake Isle Community**

clibeachclub@corylakescdd.net

DESCRIPTION	RATE	QTY	AMOUNT
Main Gate Roof Cleaning	\$200.00	1	\$200.00
Back Gate Roof Cleaning	\$500.00	1	\$500.00
Clubhouse Roof Cleaning	\$1,400.00	1	\$1,400.00
Pool House Roof Cleaning	\$390.00	1	\$390.00
TOTAL			USD \$2,490.00

# **EXHIBIT 18**

AGENDA



Quote# Q00042076



JOB SITE: Cory Lakes Community  
10441 Cory Lake Drive  
Tampa, FL 33647-2716

November 12, 2025

ACCOUNT # 137008

FROM: 1247-TAMPA  
10236 Fisher Ave Suite F  
Tampa, FL 33619

EMAIL: Clibeachclub@Corylakescdd.  
ATTN: Michael Sakellaridesi  
PHONE: 8139861031

EMAIL: 1247PZ@pyebarkerfs.com  
PHONE: 7278421714  
FAX:

Re: Cory Lakes Community

We appreciate the opportunity to provide you with a price for the repairs noted below in accordance with the minimum requirements of NFPA codes. The labor to perform the repairs is based on performing the work during normal business hours of 7am - 4pm Monday through Friday and the total price does not include tax.

Scope of Work:

Fire suppression and extinguisher inspection - See remarks below

Cory Lakes Community	
Dispatch And Compliance	
Maint Rest One Tank Sys	
Link (PRE-ENGINEERED)	
16 G Co2	
Annual Fire Ext Insp	
5Lb ABC Six Year	
	Total:614.0

Remarks: Kitchen Fire Suppression System: Semi-annual inspection in accordance with NFPA 17A standards  
Portable Fire Extinguishers: Annual inspection of eight units per NFPA 10 requirements  
Internal Maintenance: Six-year service of one (1) 5 lb ABC fire extinguisher, including disassembly, internal examination, and recharge.

This quotation is valid for 30 days, after which prices are subject to change without notice. All services are subject to a Minimum Billing Charge and a Service Charge for on-site service. Pye Barker Fire & Safety, LLC. will endeavor to give Customer reasonable notification of service due to be performed. Payment terms subject to credit approval.

Unless otherwise set forth in a signed agreement between the parties, you agree that the services subject to this invoice are governed by the Pye-Barker General Terms and Conditions located at: <https://pyebarkerfs.com/generalterms/>, which shall be incorporated herein by reference.

Work Performed under license EF20001593/FED17000006/FED17000007/FOC21-000097

Exclusions:

Cut, patch or paint of ceilings or walls  
Any equipment or labor not listed in proposal.  
Unforeseen conditions, due to a non-destructive survey  
Does NOT include after hours or overtime labor.  
Does NOT include cost of permit; fees required by AHJ will be borne by Client.  
Does NOT include Fire watch where required or necessary.  
Protecting existing assets left in work area is the responsibility of Customer.

Custom painted heads/escutcheons  
Repair of leaks unassociated with work in this proposal  
Special lifts or scaffolding  
Hydraulic calculations  
Local water department shutdown fee if necessary  
Tax not included in quote.  
Electrical/Alarm work or materials other than specified

PLEASE EMAIL OR FAX APPROVAL TO: Heather Hutchinson

heather.hutchinson@pyebarkerfs.com

The undersigned accepts this proposal and all its items and conditions as a binding contract subject to the approval of Pye Barker Fire & Safety, LLC.

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_

PO#: \_\_\_\_\_

# **EXHIBIT 19**

AGENDA

# PROPOSAL/CONTRACT

DATE 07/17/2025

ENOS EXECUTIVE PAINTING

Visit: [www.EnosExecutivePainting.com](http://www.EnosExecutivePainting.com)

Call: 813.907.5444

Your referral is the greatest testament our business could ever receive.

NAME	Dane Engle	PHONE	813 986 1031	OTHER PHONE	513 869 0919
ADDRESS	100441 Cory Lake Dr.			GATE CODE	
COMMUNITY	Cory Lake Isle	SUBDIVISION	EMAIL clibeachclub@corylakescdd.net		

## Job Description

Pressure wash, fill cracks, apply sealer and paint bridge at the Cachet Isle location \$10,500.00  
Includes monument signs near the gates.

SherwinWilliams: Rain Refresh paint

Deposit \$3,500.00

Balance upon completion \$7,000.00

Credit Card +2.5%	DEPOSIT FOR MATERIALS <u>ARE</u> INCLUDED	DEPOSIT FOR MATERIALS <u>NOT</u> INCLUDED	BALANCE DUE UPON COMPLETION
		APPROX.	\$

SIGNATURE OF OWNER/OPERATOR:

*Mike Enos*

I/We propose hereby to furnish labor-complete in accordance with above specifications.

ACCEPTANCE OF PROPOSAL:

The above prices, specifications and conditions are satisfactory and are hereby accepted. I authorized to work as specified and Payment to be submitted upon completion.  
I authorize to have the balance processed with the credit card provided for the deposit payment if paying by credit card.

UNFORSEEN CONDITIONS: Should any conditions arise which could not be determined visually at time of proposal, the customer is responsible for any extra costs for the completion of such work. In some cases, irreversible damage cannot be repaired.

COLORS: Colors may be chosen by the client prior to commencement of work. Once received, these colors are considered to be the final. If, at any time, a color change or any additional work is requested, the customer will be responsible for additional costs required for labor and material expenses incurred on the original color.

PERSONAL PROPERTY: Contractor is not liable for rust areas and/or repairs/damages to screens, shrubs, plants, landscaping of any kind including objects in yard or attached to or on the property, this includes air conditioning units and pool pumps.

Contractor is not liable for repairs/damages to the interior of the property, this includes objects or items attached to property or present at time of painting. All objects/items, interior or exterior, need to be removed and landscaping, shrubs and bushes need to be trimmed away at least 12" prior to commencement of work. If your painting approval is mandatory by your HOA It is advised that you complete this process for approval even if the same color is being used. Application for approval is the responsibility of the home owner prior to painting. DEPOSIT: After receiving a deposit, materials will be purchased that are needed to complete the job therefore all deposits are non refundable.

LIMITED TWO YEAR WARRANTY - Our 2 year warranty covers the workmanship for the interior vertical painted surfaces as a result of any chipping, peeling, cracking, bubbling, blistering or flaking.  
Warranty excludes any damages to the painting caused by abuse; that could occur caused by moving of furniture, touching/closing freshly painted doors and damages caused by pets.



# Our Painting Process

Your home is a major investment and it is important to keep it protected and preserved. Our company not only focuses on the aesthetic aspect of painting, but also uses high-quality products and proper techniques for long-lasting results.

**ENOS EXECUTIVE PAINTING**  
WWW.ENOSEXECUTIVEPAINTING.COM

PA2948, LP-09748



## Pressure Washing

Our main objective while pressure washing is to eliminate mildew, chalking, and loose paint from the surface. We also pressure wash 2" below the ground level using a rotary tip to ensure water proofing and coverage to the entire exterior.



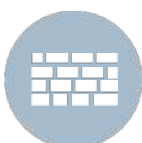
## Ensuring Surface Quality

We do a complimentary inspection of the exterior and will notify you of any concerns that should be addressed prior to painting. Wood surfaces are prepared by sanding, scraping, spot priming, and filling holes. Rust areas are treated by sanding, grinding, and a Rustoleum application.



## Protecting Your Landscape and Home

Non-painted surfaces such as landscape, floors, and windows are covered and protected.



## Sealing Stucco Cracks

We apply an elastomeric textured patch to stucco cracks to ensure that they are not visible once the painting is completed. Additionally, caulking is applied around every window and door surround to further enhance the appearance and durability of the stucco.



## High Quality Self Priming Paint

Using a high quality self priming paint is applied to the proper mil thickness of the manufacturers requirements. This helps to achieve the overall desired results.



## Trained Painting Techniques

When applying the paint we use a sprayer in a left to right motion and a back roller to paint vertically. This technique is used to guarantee that the paint is evenly distributed and properly covers the intended surface.



## Ask the right questions

When looking for a company to paint your home, it is important to compare the products being used and the quality of service provided. Asking the right questions can help you make an informed decision.

- Q - Do they ensure quality pressure washing to remove mildew and chalking prior to painting and offer a high quality self priming paint?
- Q - Do they shovel back the mulch/rocks and pressure wash below ground level around the perimeter to ensure a completed paint job?
- Q - Do they caulk around all windows and door surrounds?
- Q - Do they fill all cracks with textured stucco patch?
- Q - Do they include all aspects of the exterior? Ex- gutters, downspouts, fascia, soffit, and drip tab?





**PAINT RATING**  
CLASIFICACIÓN DE PINTURA

**Best** La mejor ✓✓✓  
**Better** Mejor ✓✓  
**Good** Buena ✓

**EXTERIOR**  
EXTERIORES



\$

**ENOS EXECUTIVE PAINTING**

Visit: [www.EnosExecutivePainting.com](http://www.EnosExecutivePainting.com)

Call: 813.907.5444

**Appearance**  
Apariencia



**Easy to Clean**  
Fácil de limpiar



**Ease of Application**  
Fácil aplicación



**Durability**  
Durabilidad



**Moisture, Mold & Mildew\* Resistance**  
Resistencia a la humedad, el moho y los hongos\*



\*on the surface of the paint film  
\*sobre la superficie de la película de pintura

**Sheen Availability & Price Per Gallon**  
Disponibilidad de brillo y precio por galón

FLAT \$121<sup>49</sup>

FLAT \$98<sup>99</sup>

FLAT \$93<sup>49</sup>

FLAT \$86<sup>99</sup>

FLAT \$72<sup>99</sup>

FLAT \$56<sup>49</sup>

SATIN \$124<sup>49</sup>

SATIN \$101<sup>99</sup>

LOW LUSTRE \$95<sup>49</sup>

SATIN \$89<sup>99</sup>

LOW LUSTRE/ SATIN \$75<sup>99</sup>

LOW SHEEN \$59<sup>49</sup>

GLOSS \$127<sup>49</sup>

GLOSS \$104<sup>99</sup>

SATIN \$96<sup>49</sup>

GLOSS \$92<sup>99</sup>

GLOSS \$78<sup>99</sup>

SATIN \$59<sup>49</sup>

GLOSS \$99<sup>49</sup>

HIGH GLOSS \$80<sup>99</sup>

GLOSS \$62<sup>49</sup>

# **EXHIBIT 20**

AGENDA

## Cory Lakes FEMA Update: December 18, 2025

The District has submitted the below items to FEMA as a Total Request for reimbursement (costs that were accrued by District that may be attributed to Hurricane Milton):

1. Category A (CDD Landscaping cleanup/loss) = **\$9,860**
2. Category G (Other Facilities; Fencing along community perimeter) = **\$16,959**
3. Category G (Other Facilities) – 3 Late DNI Projects (see below) = **\$7,878**

The District may be eligible for only up to 75% of requested reimbursement in each category, per FEMA.

The Total Request that was submitted Included Items 1, 2, and 3 above. *Item 3 was DENIED and we are appealing 2 of the 3 projects in Item 3 (see below for details); this was the original request = \$34,697 (75% = \$26,022.75)*

Below is a breakdown of the possible reimbursement considerations from FEMA:

- Request to include Items 1, 2, and two Late DNI projects – *The APPEAL includes 2 of the 3 Late DNI submissions to increase chances of success* = \$32,487 (75% = \$24,365.25)
- OR**
- Request to include Items 1 and 2 without Item 3 above (Items 1 and 2 are still under consideration) – *assumes appeal is denied; has highest probability of success* = \$26,819 (75% = \$20,114.25)

---

### **LATE DNI / Denial / Appeal**

LK - Submitting appeal for Late DNI denial by 12/21/2025

Original Late DNI submittal was for \$7,878 and included the below:

- A. Tennis Court fencing - \$2,500
- B. Morri Bridge Entrance fencing - \$3,168
- C. Weir fencing - \$2,210

Items 1 and 2 above were uploaded by LK to the Grants Portal on July 14, 2025, six (6) day prior to the deadline of July 20, 2025.

FEMA Team missed adding these items to our final submittal, which is why we had to submit them late.

Appeal will include only Items A. and B., as item C. was not included in the original upload, as it had not been previously cited/uploaded by staff as hurricane damage.

# **EXHIBIT 21**

AGENDA

## ANNUAL PERFORMANCE REPORT

Pursuant to Section 189.0694, Florida Statutes

Fiscal Year: 2024–2025

### 1. Executive Summary

This Annual Performance Report summarizes the District's operational performance, statutory compliance, and progress toward adopted Goals & Objectives. All goals were achieved.

### 2. District Overview

The District is a governmental entity responsible for financing, operating, and maintaining public infrastructure, stormwater facilities, landscaping, and community assets.

### 3. Goals & Objectives Performance Summary

#### 3.1 Community Communication & Engagement

Goal 1.1 – Public Meetings Compliance: **Achieved**

Goal 1.2 – Notice of Meetings Compliance: **Achieved**

Goal 1.3 – Access to Records: **Achieved**

#### 3.2 Infrastructure & Facilities Maintenance

Goal 2.1 – Site Inspections: **Achieved**

#### 3.3 Financial Transparency & Accountability

Goal 3.1 – Budget Preparation & Adoption: **Achieved**

Goal 3.2 – Financial Reports: **Achieved**

Goal 3.3 – Annual Financial Audit: **Achieved**

### 4. Summary Conclusion

All goals and objectives were successfully met. The District continued to maintain compliance, transparency, and efficient operations.

Kai Community Development Services

# **EXHIBIT 22**

AGENDA

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
<b>LOCATION:</b>		
<i>Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647</i>		
DATE	MEETING TYPE	TIME
<b>October 16, 2025</b>	<b>Regular Meeting and Closed Session</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/3900480969">https://us02web.zoom.us/j/3900480969</a>		
Dial In: <b>1-305-224-1968</b>	Meeting ID: <b>390 048 0969</b>	Passcode: <b>54321</b>
<b>October 27, 2025</b>	<b>Continued Regular Meeting and Closed Session</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/3900480969">https://us02web.zoom.us/j/3900480969</a>		
Dial In: <b>1-305-224-1968</b>	Meeting ID: <b>390 048 0969</b>	Passcode: <b>54321</b>
<b>November 20, 2025</b>	<b>Regular Meeting and Closed Session</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/3900480969">https://us02web.zoom.us/j/3900480969</a>		
Dial In: <b>1-305-224-1968</b>	Meeting ID: <b>390 048 0969</b>	Passcode: <b>54321</b>
<b>December 18, 2025</b>	<b>Regular Meeting and Closed Session</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/3900480969">https://us02web.zoom.us/j/3900480969</a>		
Dial In: <b>1-305-224-1968</b>	Meeting ID: <b>390 048 0969</b>	Passcode: <b>54321</b>
<b>January 15, 2026</b>	<b>Regular Meeting and Closed Session</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/3900480969">https://us02web.zoom.us/j/3900480969</a>		
Dial In: <b>1-305-224-1968</b>	Meeting ID: <b>390 048 0969</b>	Passcode: <b>54321</b>
<b>February 19, 2026</b>	<b>Regular Meeting and Closed Session</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/3900480969">https://us02web.zoom.us/j/3900480969</a>		
Dial In: <b>1-305-224-1968</b>	Meeting ID: <b>390 048 0969</b>	Passcode: <b>54321</b>
<b>March 19, 2026</b>	<b>Regular Meeting and Closed Session</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/3900480969">https://us02web.zoom.us/j/3900480969</a>		
Dial In: <b>1-305-224-1968</b>	Meeting ID: <b>390 048 0969</b>	Passcode: <b>54321</b>
<b>April 16, 2026</b>	<b>Regular Meeting and Closed Session</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/3900480969">https://us02web.zoom.us/j/3900480969</a>		
Dial In: <b>1-305-224-1968</b>	Meeting ID: <b>390 048 0969</b>	Passcode: <b>54321</b>



<b>May 21, 2026</b>	<b>Regular Meeting and Closed Session</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/3900480969">https://us02web.zoom.us/j/3900480969</a>		
Dial In: <b>1-305-224-1968</b>	Meeting ID: <b>390 048 0969</b>	Passcode: <b>54321</b>
<b>June 18, 2026</b>	<b>Regular Meeting and Closed Session</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/3900480969">https://us02web.zoom.us/j/3900480969</a>		
Dial In: <b>1-305-224-1968</b>	Meeting ID: <b>390 048 0969</b>	Passcode: <b>54321</b>
<b>July 16, 2026</b>	<b>Regular Meeting and Closed Session</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/3900480969">https://us02web.zoom.us/j/3900480969</a>		
Dial In: <b>1-305-224-1968</b>	Meeting ID: <b>390 048 0969</b>	Passcode: <b>54321</b>
<b>August 20, 2026</b>	<b>Regular Meeting, Public Hearing, and Closed Session</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/3900480969">https://us02web.zoom.us/j/3900480969</a>		
Dial In: <b>1-305-224-1968</b>	Meeting ID: <b>390 048 0969</b>	Passcode: <b>54321</b>
<b>September 17, 2026</b>	<b>Regular Meeting and Closed Session</b>	<b>6:00 p.m.</b>
ZOOM: <a href="https://us02web.zoom.us/j/3900480969">https://us02web.zoom.us/j/3900480969</a>		
Dial In: <b>1-305-224-1968</b>	Meeting ID: <b>390 048 0969</b>	Passcode: <b>54321</b>