

POA

at Admiral's Cove

February 28, 2012

Dear Waterside Homeowner:

The attached Declaration Amendment concerns individual unit insurance policies and if passed will provide protection for the community.

In 2008, Florida insurance laws required homeowners to obtain and provide the associations with evidence of insurance coverage. A copy of a letter addressed to the Waterside community, dated December 28, 2008, regarding this requirement is included for your reference. Recently, the Florida legislature has made significant changes to the insurance laws and as a result obtaining and providing proof of coverage is no longer required by law.

The Waterside Board believes that when a disaster occurs, condominium homeowners rely on their Board and neighbors to have adequate insurance and proposes this amendment, which would:

1. Require Waterside homeowners to obtain and provide proof of their insurance coverage; and
2. Allow the Board to purchase insurance for the unit owners who do not comply and bill accordingly.

The Waterside Board of Directors recommends you approve this amendment. Please check "yes" and complete the attached Limited Proxy and return it to the POA office in the enclosed self-addressed envelope or via facsimile 561-746-9903.

If you have any comments or questions, please do not hesitate to contact me.

Thank you.



Susan Novell, FLCAM
Community Manager

Admiral's Cove Community Services

"A Platinum Club and Residential Community"

COPY

December 29, 2008

Dear Waterside Owner:

Florida law concerning insurance has recently been changed by the legislature. As a result of these changes, each condominium unit owner is required to have certain kinds of insurance coverage and each owner is required to provide evidence of that coverage to the association at least once each year. The purpose of this letter is to inform you of these requirements and to request that you provide the proof that you have such coverage in place as required by Florida Statute 718.111(11)(g)(2).

Each condominium owner must have insurance to cover his or her personal property as well as the following items:

1. Floor coverings
2. Wall coverings
3. Ceiling coverings
4. Electrical fixtures
5. Appliances
6. Water Heaters
7. Water Filters
8. Built-in cabinets and countertops
9. Window treatments
10. Any additions made by you

Florida law also requires that you include special assessment coverage of not less than \$2,000.00 per occurrence and the association must be listed on your policy as a named insured.

Please request your insurance agent to provide you with a Certificate of Insurance that meets these requirements of Florida law. Your agent should be familiar with these requirements but please be sure to request that the agent make certain the Certificate includes the association as a named insured. A Certificate of Insurance is very common in Florida. The association's full legal name is Waterside at Admiral's Cove Condominium Association, Inc.

The same Florida statute requires the Board of Directors to request this information from you within thirty (30) days from the date of this letter.

Florida law also requires the Association to carry insurance for air conditioners upon renewal in 2009. Waterside's policy is not up for renewal until October 19, 2009. Please be sure your insurance agent is aware of the date so your policy will include air conditioner coverage until October 19, 2009.

If you have any questions, you may address them to our community manager, Andrew Greenfield, at 561-746-7769. Your usual cooperation in complying with the law is anticipated and appreciated.

Sincerely,

WATERSIDE BOARD OF DIRECTORS

200 Admiral's Cove Boulevard, Jupiter, Florida 33477 (561) 746-7769 Fax (561) 746-9903
email ACMPOA@AdmiralsCovePOA.com

DRAFT

**PROPOSED AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
OF
WATERSIDE AT ADMIRAL'S COVE, A CONDOMINIUM**

The following are proposed amendments to Article XII of the Declaration of Condominium of Waterside at Admiral's Cove. Underlining indicates new language. Striking through indicates deletion.

XII

INSURANCE

E. **INSURANCE OF INDIVIDUAL UNIT OWNERS.** Each individual Unit Owner may ~~shall~~ obtain additional insurance on his condominium unit at his own expense, provided, however, that:

1. Such policies shall contain waivers of subrogation by the insurer as to any claims against the other Unit Owners (and members of their households), the Condominium Association, the officers and directors of the Condominium Association, and any Manager and their respective servants, agents and guests; and

2. No Unit Owner shall be entitled to exercise his right to maintain insurance coverage in such a way as to decrease the amount which the Board of Directors, on behalf of the Unit Owners, may realize under any insurance policy to be maintained pursuant to Article XII A hereof.

3. All policies purchased by Owners shall provide all coverage as itemized in FS 718.111(11) for Owner policies. Proof of such insurance shall be provided to the Association upon request of the Board of Directors

4. Should any Owner fail to provide proof of insurance upon request of the Board of Directors, the Association may proceed to purchase "forced placed" insurance for such Owner. All costs associated with purchase of insurance for an individual unit shall be billed to the Unit Owner and is deemed a special assessment. If an Owner fails to pay a special assessment for insurance the Association has all legal rights and remedies as for any other unpaid assessment including lien and foreclosure pursuant to FS 718.116 and Article X of this Declaration.