

Duval Square Condominium Association
1075, Duval Street, C-24
Key West FL 33040

May 24th, 2024

Dear Unit Owners,

Special Assessment – Property Insurance 2024/25

For those of you who have not been following the Florida property insurance market over the last few years, the availability of “affordable” Wind and X-Wind property continued to be highly restrictive in 2024 with no change going into the April renewal period for Duval Square.

Despite working with two brokers (at different times) during the renewal process, only one carrier, Frontline, was willing to offer Wind cover for our 24/25 premium year.

The premium for coverage in 24/25 is \$759,000 - a 32% increase vs. 23/24.

Our calendar year 2024 Operating Budget includes Wind and X-Wind premium payments at \$579,000; actual premium cash disbursements in 2024 will be \$714,000 – an increase over Budget of \$135,000.

Consequently, a Special Assessment is required immediately to fund the premium cost excess vs. the sum projected in the 2024 calendar year Operating Budget.

The Special Assessment is for \$135,000 in total and payments are due as follows:

50% on or before June 26th, 2024
50% on or before August 31st, 2024

If owners wish to settle their obligation here with one payment on or before June 26th, this is, of course, perfectly acceptable.

For those owners who remit to the Association via ACH, payments will be “taken” as per the schedule above unless the Association is so notified to the contrary within 7 days of date of this note.

The Special Assessment by unit is shown on the attached tabulation.

The Board of Directors at its Meeting on May 23rd, 2024 voted unanimously to approve the introduction of this Special Assessment.

Sincerely,

The Board of Directors of the Duval Square Condominium Association