



SCPOA Commercial Umbrella Policy Update

Dear SCPOA Community,

The board has been working closely with the SCPOA broker to source an umbrella policy. As discussed in committee meetings and board meetings over the past few months, the 21-22 umbrella policy was non-renewed due to the airstrip exposure. The broker has marketed to other carriers in both admitted and non-admitted markets. We are getting declined because of the airstrip exposure. ***We have attached the correspondence from the broker for verification.***

We are also working with other agents whose brokers have clients with similar exposures to SCPOA. We are excited to receive their assistance and quotes.

We also wanted to bring to the community's attention our bylaws. ***Section (xi) Insurance, "The Board of Directors, shall obtain and maintain in effect at all times, as a common expense, insurance sufficient to protect the Association including Property, General Liability, Umbrella Liability, Directors' and Liability Insurance and any other insurance required by law."*** There have been comments from community members suggesting we do not need an umbrella policy. We disagree with this as our bylaws require this coverage, and it is practical for an HOA with our type of assets and exposures to have an umbrella policy.

The board is motivated to find an umbrella policy that will ensure adequate coverage of our assets and be priced right. We ask for the community's patience with the management company and the board as we are sourcing coverage.

We have been informed **members are attempting to represent SCPOA in an official capacity and direct the work efforts of the SCPOA agent without express authorization.** Please know that non-board members are prohibited from entering any contract on behalf of SCPOA or requiring the work of service providers. We ask if you have broker agent referrals, please send them to a board member or the management company. We ask that members discontinue misrepresenting themselves and interfering with SCPOA service providers.

Lastly, we do not intend to close the airstrip, as communicated on social media platforms by various community members. With that said, we need the community to be aware of the difficulties in finding coverage, and the cost to maintain the airstrip has substantially increased. Therefore, we will need to continue to find creative ways to address the rising recurring costs. We appreciate the many suggestions from the community in trying to be a part of the solution.

We are always here to answer your questions, hear your suggestions or follow up on a request.

Karen Pullin,
SCPOA President