



PROPERTY & CASUALTY

**Proposal Prepared for
Hidden Lake Association, Inc.
Policy Term: 10/04/2022 - 10/04/2023**



This summary contains only a general description of coverages and does not constitute a policy/contract. For complete policy information, including exclusions, limitations and conditions; refer to the policy document. In the event of any differences between the policy and this summary, the policy will control your coverage. Proposals are subject to verification of driving records for all drivers in the household as well acceptable Comprehensive Loss Underwriting Exchange (CLUE) reports. Policies may include a package discount and removing coverage from this summary may affect the annual premium.



This proposal is based upon the exposures made known to the Agency by you and contains only a general description of the coverage(s) and does not constitute a policy/contract. For complete policy information, including exclusions, limitations, and conditions, please refer to your policy. In the event of difference, the policy will prevail. ¶

Summary of Proposed Premiums and Related Information

Premiums as Proposed:	Annualized Expiring:	Renewal:
Directors & Officers Liability	\$ 2,370.00	\$ 2,464.00
Total Premium	\$ 2,370.00	\$ 2,464.00

Options: Premiums below include any applicable fees / surcharges / taxes	
Flood (Zone X)	Available Upon Request
Flood (Other Than Zone X)	Elevation Cert Required
Cyber Liability - INDICATION ONLY	\$ -
Active Shooter / Workplace Violence Option	\$ -



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Brown & Brown of Connecticut, Inc.
55 Capital Blvd., Suite 102
Rocky Hill, CT 06067
Phone: 860-667-9000 • FAX: 860-667-6556

August 29, 2022

Hidden Lake Association, Inc.
Po Box 401
Higganum, CT 06441

Re: Directors and Officers
Policy #CAP1017823K
Expiration Date: 10/4/2022

Dear Jay :

The above referenced policy is due to expire on 10/4/2022. Policy renewal is **NOT AUTOMATIC**. Enclosed please find the offer of insurance for your upcoming renewal. Carefully review the limits of coverage as well as the terms & conditions of the policy. Please note that higher limits of coverage may be available and can be quoted upon request. In order to avoid a lapse in coverage the following items must be returned to our office prior to 10/4/2022:

- Signed Surplus Lines Statement (signature required where indicated)
- Signed Terrorism Form with your elections (signature required where indicated)
- Electronic Delivery form (signature required where indicated)
- Total Premium (including taxes and fees) of \$2,464.00
Payment should be made online with our ePay system (see flyer attached) to expedite-
<https://bbofct.epaypolicy.com/>
If you are not able to click this link, it can be copied and pasted into your browser
You will need your account number: 100241 to input when paying
Please forward the receipt to my attention as proof of payment to bind
Payment may be made by mail to: *Brown & Brown of Connecticut, Inc. , PO Box 745872
Atlanta, GA 30374-5872*
- Signed Quote offer (signature required where indicated)
- Signed Non-Admitted Carrier form (signature required where indicated)
- Signed Acord applications (signatures required where indicated)
- Brown & Brown Compensation Disclaimer-for your review/records

IMPORTANT: If we do not receive the information prior to 10/04/2022 it will result in a lapse in coverage. This is the only notification that will be sent to you regarding your renewal offer.

Should you have any questions or require further information please do not hesitate to contact me. As always, thank you for your past, current and future business.

Sincerely,

Therese Parsons
Email: Therese.Parsons@bbrown.com
Phone: (860)665-8413

IMPORTANT PAYMENT INFORMATION

Total Premium (including taxes and fees) of \$2,464.00

Payment Options – please check your payment method:



- **Option #1. ePay**

Step 1. Weblink: <https://bbofct.epaypolicy.com/>

*Important – this link will take you to the home page of Brown & Brown’s ePay account. Please be sure it appears as on our flier with is included in our DocuSign.

If you are not able to click this link, it can be copied and pasted into your browser

Step 2. ePay account number: 100241 to input when using ePay.

Step 3. Please forward the receipt to my attention as proof of payment – this is required to bind coverage. ePay is a 3rd party vendor and there are delays in posting payments to Brown & Brown, so we ask that you provide a copy of the ePay receipt.

Please note that ePay is a vendor and the fee associated with your payment choice (ACH/Check or Credit/Debit Card) are retained by ePay – not Brown & Brown.



- **Option #2 – Check Payment**

New payment mailing address;

Brown & Brown of Connecticut, Inc. , PO Box 745872, Atlanta, GA 30374-5872

IMPORTANT

If a check payment is made, please provide a copy of the check BEFORE mailing DUE TO CURRENT DELAYS WITH MAIL DELIVERY. If we receive a copy of your check, we can bind your policy. If not, we cannot bind coverage until the actual hard copy check is received.

**WE MUST HAVE PROOF OF PAYMENT BY THE POLICY EFFECTIVE DATE
OF 10/04/2022 IN ORDER TO BIND YOUR POLICY.**

*Thank you for your cooperation and patience with
our new socially distanced process!*

SIGNATURE: _____ DATE: _____

A. M. Best

A. M. Best Rating of Proposed Carriers

Line of Business	Insurance Company	Rating	Admitted/ Non-Admitted
Directors & Officers Liability	United States Liability Insurance Company	A++ XIII	Admitted

General Rating

Rating Categories	Rating Symbols
Superior	A+ to A++
Excellent	A to A-
Good	B+ to B++
Fair	B to B-
Marginal	C+ to C++
Weak	C to C-
Poor	D

These rating classifications reflect AM BEST's opinion of the relative position of each company in comparison with others, based upon averages within the Property-Casualty insurance industry. They are reflective of overall company services and standing within the industry.

Financial Size Category

Class	Range (\$ in Thousands)
Class I	Up-\$1,000
Class II	\$1,000-\$2,000
Class III	\$2,000-\$5,000
Class IV	\$5,000-\$10,000
Class V	\$10,000-\$25,000
Class VI	\$25,000-\$50,000
Class VII	\$50,000-\$100,000
Class VIII	\$100,000-\$250,000
Class IX	\$250,000-\$500,000
Class X	\$500,000-\$750,000
Class XI	\$750,000-\$1,000,000
Class XII	\$1,000,000-\$1,250,000
Class XIII	\$1,250,000-\$1,500,000
Class XIV	\$1,500,000-\$2,000,000
Class XV	\$2,000,000-Greater

The Financial Size Category is an indication of the size of an Insurer and is based on reported Policyholder's surplus conditional or Technical reserve Funds, such as mandatory securities valuation reserve, or other investments and operating contingency funds and/or miscellaneous voluntary reserves in liabilities (\$ in Thousands)

This information has been provided to you so that consideration is given to the financial condition of our proposed carriers. The financial information disclosed is the most recent available to Brown & Brown. Brown & Brown does not guarantee financial condition of the insurers listed above.



This proposal is based upon the exposures made known to the Agency by you and contains only a general description of the coverage(s) and does not constitute a policy/contract. For complete policy information, including exclusions, limitations, and conditions, please refer to your policy. In the event of difference, the policy will prevail.



Morstan General Agency
P O Box 9005
New Hyde Park, NY 11040
(516)488-4747 Fax: (516)719-0876

INSURANCE QUOTE

THE TERMS AND CONDITIONS OF THIS QUOTATION MAY NOT COMPLY WITH THE SPECIFICATIONS SUBMITTED FOR CONSIDERATION. PLEASE READ THIS QUOTE CAREFULLY AND COMPARE IT AGAINST YOUR SPECIFICATIONS AND REVIEW THE TERMS OF THE QUOTE CAREFULLY AS THE COVERAGE, TERMS OR CONDITIONS MAY BE DIFFERENT THAN THOSE REQUESTED. IN THE EVENT OF DIFFERENCE, THE POLICY WILL PREVAIL.

IN ACCORDANCE WITH THE INSTRUCTIONS OF THE BELOW-MENTIONED INSURER, WHICH HAS ACTED IN RELIANCE UPON THE STATEMENTS MADE IN THE RETAIL BROKER'S SUBMISSION FOR THE INSURED, THE INSURER HAS OFFERED THE FOLLOWING QUOTATION.

DATE ISSUED: 07/07/2022

FROM: William Thomas for Chadd Guss
wthomas@morstan.com

PRODUCER: Judy Kerrigan
Brown & Brown of CT, Inc
55 Capital Blvd Suite 102
Rocky Hill, CT 06067

INSURED: Hidden Lake Association Inc
PO Box 401
Higganum, CT 06441

COVERAGE: Professional Liability

POLICY PERIOD: 10/04/2022 TO 10/04/2023

RENEWAL OF POLICY #: CAP1017823K

SUBMISSION NUMBER: 10407328

QUOTE EXPIRATION DATE: 10/04/2022 12:01 AM

Premium:	\$2,464.00
Total:	\$2,464.00

Agency Billed / Excluding TRIA

Producer Commission: 11 %
Minimum Earned Premium: 0.00 %
Policy Type: Occurrence

CARRIER: United States Liability Ins Co
Admitted

Underwriting Documentation Required At Bind:

As indicated herein

Special Provisions:

This quotation is being offered on the basis indicated. It is incumbent upon you to ascertain the accuracy of the quote, and to review with the insured the terms of the quote carefully, as the coverage, terms and conditions may be different than those on original application. PROPERTY DISCLAIMER: Client ultimately selects insured values. All requests to bind coverage must be received in our office in writing. Coverage cannot be backdated or presumed to be bound without confirmation from an authorized representative of Morstan General Agency. Please advise your client that the policy dictates the actual terms of coverage and in the event of differences, the policy prevails.

Be advised that if Morstan General Agency has not received a response from you by the expiration date of this quote, we will consider this quotation closed. Please be sure to check the carrier's A. M. Best rating to satisfy you and your client's interests.

Please review and advise if you have any questions. We look forward to hearing from you concerning placement of this coverage.



MORSTAN GENERAL AGENCY, INC.
PO Box 9005
New Hyde Park, NY 11040
(516) 488-4747 Fax: (516) 708-2763

Enclosed you will find an admitted renewal Community Association Directors & Officers Liability quote for Hidden Lake Association. The Expiring policy number is CAP1017823K and the expiration date is 10/4/2022.

Section I- Details the premiums, taxes and fees associated with this account. In addition, it provides the Underwriting Notes and covers any of the additional underwriting information that might be needed prior to binding or within 21 days of the inception date.

Section II- Lists the required coverage forms, notices, endorsements and exclusions.

In addition we have included some materials that will assist in the evaluation of this offer of coverage.

- A Point of Sale piece that provides some claims scenarios this account may encounter and a coverage checklist that can be compared to the quotation of another carrier.

For your convenience, an area on page 1 of the quote has been provided to record your requested effective date.

We invite you to contact us to discuss the benefits of any coverages, the costs associated or simply to provide feedback! We welcome the opportunity to talk with you about this quote.

Thank you for the opportunity to quote this account!

Sincerely,
Renewals - Morstan (NY)
MORSTAN GENERAL AGENCY, INC.
(516) 488-4747



CAP022L0321

Quote is valid until 10/4/2022

Re: Hidden Lake Association
Renewal of: CAP1017823K - Expiration Date: 10/4/2022

To:

Attn: Commission: 11%

From: Renewals - Morstan (NY)

morstanuslirenewal@morstan.com / (516) 488-4747

Please bind effective: _____
Insured email address: _____
Insured phone number: _____

I. PREMIUM AND UNDERWRITING NOTES/REQUIREMENTS

COMMUNITY ASSOCIATION DIRECTORS & OFFICERS LIABILITY POLICY INFORMATION	
Carrier:	United States Liability Insurance Company
Status:	Admitted
A.M. Best Rating:	A++ (Superior) - XII

Community Association Directors & Officers Liability	
LIMIT OPTIONS	PREMIUM
<input type="checkbox"/> \$3,000,000	\$2,464

ADDITIONAL QUOTE INFORMATION
Retention: \$1,000 Each Claim
Community Association Coverage is provided on a Claims Made basis.
Data Breach and Identity Theft Coverage is included in the premium.

FREE AND DISCOUNTED BUSINESS SERVICES AVAILABLE TO USLI INSUREDS – VISIT BIZRESOURCECENTER.COM FOR DETAILS

This account is subject to the following - Sections A, B and C:

Please note that we will not be able to bind coverage until we satisfy all Prior to Binding requirements.

A. Prior To Bind Requirements:

Please contact us with any questions regarding the terminology used or the coverages provided.

Read the quote carefully, it may not match the coverages requested

- No Prior to Bind Requirements

B. Items Required Within 21 days of the inception of coverage:

- No Items Required Within 21 Days

C. Underwriting Notes:

- Call Us! We want to work with you to retain your business!
- If a notice of claim is received by the Insured or United States Liability Insurance Group between the date of this quote letter and the expiration date of the policy, United States Liability Insurance Group retains the right to require a complete renewal submission and re-underwrite the terms and conditions.
- Please be advised that no application or material information form is required for renewal. Please advise of any changes to the expiring terms.

II. DIRECT BILL QUOTE INFORMATION

Additional Quote Information

This renewal is eligible for direct bill. In order to add this policy to direct bill, please advise us by 9/14/2022 so that there is sufficient time to invoice the policyholder. If this renewal remains agency billed, please forward a request to bind in order to renew coverage.

III. REQUIRED FORMS & ENDORSEMENTS

Community Association Endorsements

CAP	(08/15) Community Association Directors & Officers Liability Coverage Form	CAP-238	(08/17) Amend Definition of Organization
CAP CT	(02/16) Connecticut State Amendatory Endorsement	Jacket	(07/19) Policy Jacket
CAP-235	(08/15) Data Breach & Identity Theft Endorsement		



Privacy Notice At Collection

We may need to collect certain personal information to provide you with our services and products. For information on how we store, use and protect personal information, please see our Privacy Policy accessible on our website, <https://www.usli.com/privacy-policy/>.



Why you need Community Association Director and Officer Professional Liability Insurance

Why Is Coverage Important?

- ▶ As a member of the board on your community association, your personal assets are vulnerable based on your decisions and actions enforcing the governing documents, even long after you have left the board
- ▶ Over 60 percent of the claims against the board of a community association are related to non-monetary issues and can generate six figure defense costs and persist over many years
- ▶ Community associations have an annual budget that is often less than the average cost to defend a claim closed by litigation – often beyond the ability of the board to assess members to cover!

What Coverage Are We Offering?

COVERAGE FEATURES	USLI	COMPETITORS
No exclusion for failure to maintain insurance claims (where available)		
Defense for breach of contract claims		
Defense costs for non-monetary claims		
Defense outside the limit of liability – The cost to defend any covered litigation will not reduce your limit of liability		
Lifetime Occurrence Reporting Provision – Unlimited reporting extension for former directors and officers who are not on the board when coverage is cancelled or not renewed		
Third party discrimination and third party harassment coverage (available for most classes)		
Employment practices liability included for no additional premium for 10 employees or less		
Automatic coverage for the property management company as an insured		
Business Resource Center – free HR hotline with unlimited number of calls and no time limits plus discounted HR services such as background checks and online HR training modules		
Policyholders have access to many services through our Business Resource Center that will assist in growing and protecting their businesses		

If you have elected not to purchase community association directors and officers liability insurance, please read and sign below.

1. We acknowledge that our agent has fully explained the potential directors and officers liability risks associated with the operation of our organization.
2. We understand that we have the option of purchasing Community Association Liability Insurance that can protect our organization against the potential for significant monetary loss, including, but not limited to, cost of defense against such claims. We further acknowledge that our agent has recommended that we purchase the coverage and has provided us with one or more quotes for same.
3. We understand that by electing not to purchase such insurance, we are foregoing valuable protection which means our organization will be responsible for paying the cost of defending and settling any and all directors and officers liability claim(s) made against us.

Name _____ Title _____

Date _____

Signature _____

This document does not amend, extend or alter the coverage afforded by the policy. For a complete understanding of any insurance you purchase, you must first read your policy, declaration page and any endorsements and discuss them with your agent. A sample policy is available from your agent. Your actual policy conditions may be amended by endorsement or affected by state laws.



RESOURCES TO HELP YOUR BUSINESS GROW!

As a policyholder through USLI or Devon Park Specialty, you have access to many free and discounted services through the Business Resource Center that will assist you in operating, growing and protecting your business. Consider the following services and associated cost savings when deciding where to place your insurance!

HUMAN RESOURCES



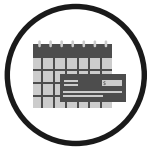
- » Free human resources consultation hotline to be used for personnel issues, including harassment and discrimination, the Family and Medical Leave Act, disability, wage and hours regulations and more
- » Online library with information, forms and articles pertaining to human resources
- » Resources for recruiting and training as well as termination and administration

PRE-EMPLOYMENT AND TENANT SCREENINGS



- » Discounted background checks, including multi-court criminal database searches, county criminal searches and more (first background check is free)
- » Best practices for performing a background check
- » Discounted tenant and drug screenings and motor vehicle reports (MVRs)

PAYROLL AND TAXES



- » Discounted payroll processing and tax services tailored for either a small or large business

CYBER RISK



- » Materials about securing personal and payment card information
- » Complimentary access to tools and resources that will help you understand your exposure to a data breach and the importance of a response plan

MARKETING

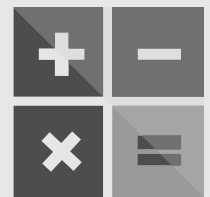


- » Suggested free and paid services, including email campaigns, photo editing, file management and more, for web marketing for your business
- » Suggested free and paid services for social media platforms, development, management and more
- » Discounted promotional items, giveaways and signage

SAFETY



- » Free on-site safety and occupational health consultation for your business
- » Free personal credit report
- » Disaster and emergency preparedness resources
- » Discounted alcohol and food server safety training for your staff and servers
- » Discounted CPR and first aid training
- » Youth resources for concussion training, waivers of liability, recognizing the signs and symptoms of child abuse, and more



Try our cost-savings calculator to see how much you could save!

Compensation Disclosure

Compensation. In addition to the commissions or fees received by us for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages, other parties, such as excess and surplus lines brokers, wholesale brokers, reinsurance intermediaries, underwriting managers and similar parties, some of which may be owned in whole or in part by Brown & Brown, Inc., may also receive compensation for their role in providing insurance products or services to you pursuant to their separate contracts with insurance or reinsurance carriers. That compensation is derived from your premium payments. Additionally, it is possible that we, or our corporate parents or affiliates, may receive contingent payments or allowances from insurers based on factors which are not client-specific, such as the performance and/or size of an overall book of business produced with an insurer. We generally do not know if such a contingent payment will be made by a particular insurer, or the amount of any such contingent payments, until the underwriting year is closed. That compensation is partially derived from your premium dollars, after being combined (or "pooled") with the premium dollars of other insureds that have purchased similar types of coverage. We may also receive invitations to programs sponsored and paid for by insurance carriers to inform brokers regarding their products and services, including possible participation in company-sponsored events such as trips, seminars, and advisory council meetings, based upon the total volume of business placed with the carrier you select. We may, on occasion, receive loans or credit from insurance companies. Additionally, in the ordinary course of our business, we may receive and retain interest on premiums you pay from the date we receive them until the date of premiums are remitted to the insurance company or intermediary. In the event that we assist with placement and other details of arranging for the financing of your insurance premium, we may also receive a fee from the premium finance company.

If an intermediary is utilized in the placement of coverage, the intermediary may or may not be owned in whole or part by Brown & Brown, Inc. or its subsidiaries. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so. In addition to providing access to the insurance company, the Wholesale Insurance Broker/Managing General Agent may provide additional services including, but not limited to: underwriting; loss control; risk placement; coverage review; claims coordination with insurance company; and policy issuance. Compensation paid for those services is derived from your premium payment, which may on average be 15% of the premium you pay for coverage, and may include additional fees charged by the intermediary.

Questions and Information Requests. Should you have any questions, or require additional information, please contact this office at or, if you prefer, submit your question or request online at <http://www.bbinsurance.com/customerinquiry/>



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Find your solution at BBrown.com