

Sometimes Solutions to Issues and Problems take Time and Hard Work by those who are charged with positive outcomes. They cannot be accomplished on Demand as some wish. The following is what happens when it all comes together and that problem is resolved.

Mary Lou Allison, President
JPHOA BOD

JP Owners,

Sorry for the delayed post but I needed some extra time to put this all together.

On Thursday, September 1, 2022, Gina Shipley, Mary Lou Allison, and Eric Peterson met with our current insurance agent, Don Brady, from RV Johnson. Our goal was to clearly understand what actions they were taking to extend our Citizens policy as well as to ask all the same questions we asked Mack Make & Waltz. The meeting went extremely well. I've provided the highlights below.

1. Citizens has agreed in writing to renew our policy an additional two years, expiring on 04/30/2025, in order to give us the additional time needed to complete all roof replacements. This decision was granted on August 30, 2022, after our RV Johnson agent, Don Brady, submitted an appeal to the original non-renewal notice and provided the necessary inspections and documentation required. While this gives us some breathing room, Citizens is still requiring all roofs older than 15 years be replaced before 4/30/2025 in order to renew the residential buildings.
2. Unit owners whose roofs were replaced after 2005 may wish to pay for an inspection by a licensed Structural Engineer to assess and certify their roof's life expectancy. Depending on the remaining life expectancy, RV Johnson will request a Citizens exception for that individual building's replacement. There are no guarantees that Citizens will grant an exception. Don Brady will also ask Citizens if they have a list of approved Structural Engineers that our owners can contact.
3. What are our options if all roofs are not replaced by 4/30/2025 and the insurance market in Florida remains as it is today:
 - a. Change the documents to make the HOA responsible for the maintenance, repair, and replacement of roofs. This option requires 51% owner approval and would increase our quarterly assessments. However, unit owners would no longer be responsible for coordinating and paying individually for roof replacements.
 - b. Change the documents to make owners responsible for fully insuring their individual units. The HOA would no longer insure the residential buildings but would still maintain a master policy to cover the common grounds, liability, etc. While this sounds like a good option, a unit owner would not be required to carry insurance or may choose to self-insure which could impact that owner's ability to sell their unit, refinance their unit. Additionally, an insurer would not cover the entire roof, only the unit's quarter of the roof. Going this route does not solve the issue where all four unit owners must agree to replace the roof.
 - c. Attempt to split the policy in two. Policy 1 would cover the buildings with new roofs at replacement value. Policy 2 would cover the buildings with old roofs at Actual Cash Value (the insurance would only cover the remaining life of the roof less the deductible). Due to the current Insurance market in Florida, an insurer for Policy 2 would be difficult, if not impossible, to secure and would cost those owners significantly more in their quarterly assessments but provide zero benefits for roof replacement.
4. Homeowners must be careful when signing a roof replacement contract. Insurance companies, including Citizens, will **ONLY** accept fully permitted roof "REPLACEMENTS". Coatings that cover the existing roof will not be accepted so do not waste your money on them.

Since the next board meeting is only a couple weeks away and we now have some breathing room with the renewal extension, we don't feel it is necessary to hold an emergency Board meeting. We will, however, discuss the results of both meetings in September's board meeting.

Thank you and have a fantastic holiday weekend.

Gina Shipley,
Member BOD