

**Property Owners Association of The Villages
General Membership Meeting
May 21, 2024**

Called to order: by Cliff Wiener, President, at 7:00 pm.

- Board members present: All, except: Reb Benson, Ken Knodel, Steve Lapp and Ash Marwah, excused. Members present: Approximately 160.
- Organizations present: Realty Executives, Charter Research, Sun Kool, Seniors vs Crime and One Trust; plus, a couple folks running for offices. Cliff added that on June 25th Charter Research will be doing a liver screening at Laurel Manor Recreation Center.
- Membership meeting minutes and Membership Report deferred.
- Treasurer Report (April) discussed by Jerry Ferlisi, Revenue: \$15,790; Expense: \$26,166; Net loss: \$10,376; and, Operating Income from \$95,773 to \$85,397. There was a question on losses to date with Jerry adding we are down \$26,768 year-to-date. Cliff mentioned our biggest ad revenue months are November and December and that we recently mailed out 1,000 renewal notices with 200 back already (about \$2,000 in dues); he added thanks to all that have paid membership dues.
- Raffle: Three winners of \$30 each were announced and at the end of the meeting two One Trust gift baskets and one Allstate Insurance gift bag were raffled off.

Announcements:

- Cliff introduced representatives that were present: Gary Kadow, Mark Hayes, Jerry Ferlisi and himself, District Supervisors; and, Dan Warren and Lisa Johnson, North Sumter County Utility Dependent District (NSCUDD) Supervisors.
- Cliff mentioned the membership meetings are live-streamed and within a day at the POA website.
- Cliff mentioned the annual POA member only shredding event was very successful and have tentatively set April 12th of next year to run it; adding if that date holds, will be issuing tickets in January. Cliff said about 770 cars came thru this year but might be able to go to over 1,000 next year if we use the same location. Cliff stated that \$3,400 was collected for Support Our Soldiers (SOS). Gary Kadow talked about how part of the SOS program provides college scholarships to children of military members and that they have provided 171 scholarships to date. He stated he added \$600 so the final amount of \$4,000 will provide a scholarship to Hunter Massey when he goes to college (he just graduated from 8th grade with over a 3.0 GPA).
- Member Meetings at Laurel Manor. Cliff mentioned Len Hathaway on Lightning in June (with a raffled off Lightning System); Bradley Arnold, Sumter County Administrator, and Craig Estep, Sumter County Commissioner, on the County Budget in July; and, Candidate Night (District offices and NSCUDD) in August.
- Member Meeting at Eishenhower. Cliff mentioned Candidate Night (Sumter County Commissioners) in July (on the 18th).

Questions:

- Are our Amenity fees paying for the boardwalk/deck work at Lake Sumter Landing? **Ans:** Yes, thru the Project Wide Advisory Committee (PWAC), but the final costs are still pending.
- Did the POA raise \$3,000 from the shredding event? **Ans:** No, the \$3,400 was the amount folks donated to SOS, as they wished to, while they were in line to have their items shredded.

Speaker: Kevin McDonald, Allstate Insurance agent for 35 years, and his manager Carl Randall discussed the state of property insurance in Florida.

- How Did We Get Here?
 - Florida is the 9th largest insurance market in the world, over \$7 trillion insured property assets.
 - There were 23 named storms that impacted Florida from 2019-2023. Hurricane Ian impacted everyone...\$113 billion in total losses (\$21 billion that were insured and many others not). Auto insurance rates impacted also with 40,000 cars flooded.
 - Too much litigation and too many fraudulent roof replacement schemes “blue tarp syndrome” contributed to net underwriting losses. In 2022, 9% of all property claims were in Florida but it had 79% of all lawsuits resulting in over 246,000 lawsuits in a two-year timeframe.

- From 2017-2021 Floridians paid the highest insurance premiums...averaging \$4,231 compared to a national average of \$1,534, and even higher rates since 2021.
- Prior to 2016 insurance companies were profitable in Florida, since then 20 companies either left the state or became insolvent. Florida had to take on liability for insolvent companies, hence everyone pays an assessment on their policy via the Florida Insurance Guarantee Association (FIGA). In addition, Citizens Insurance is the state sponsored insurance company for those folks that cannot obtain coverage (i.e., last resort insurance company).
- Businesses paying higher premiums so price of goods for consumers going up; age of roof, hot water heater and possibly HVAC might require seller to replace to make the home sellable.
- Kevin noted not to pay extra for 30-to-50-year shingles since most insurance companies don't consider them to actually extend the life of the roof for that long.
- Proposed Solutions (by the State).
 - My Safe Florida Home...offers up to \$10,000 on "home hardening" (hurricane damage proof replacement of roof and windows) of a primary home. Program funded (mainly with sales tax dollars from storm repair work) with \$600 million in 2022 and \$200 million more in April 2024.
 - Uniform Mitigation Report-Form 1802 (wind mitigation report, that can save insurance costs).
 - Insurance companies can allow a separate deductible for the roof; and, prompt pay laws requires claims to be paid or denied within 60 days instead of 90 days with claim acknowledgement within 7 days and physical inspection within 30 days.
 - Fee multipliers for litigators were repealed along with one-way legal fees and limits on bad faith claim awards were put in. There was a \$20,000 roof claim that paid out \$600,000 in legal fees.
 - Citizen insurance: tightening eligibility requirements; requiring flood insurance; and, decreasing the number of policies (Citizens went from 440,000 in 2018 to 1.2 million policies now) by seeding companies that come into the state with 50,000 to 60,000 of Citizens policies; resulting in 8 new companies having come into the state (as some others have left).
 - Prohibitions on solicitors.
 - Florida House Bill 837 passed to decrease frivolous lawsuits on homes and cars.
- Suggestions (to provide relief).
 - Know that property insurance is an indemnity contract, not a warranty that covers wear and tear. Key features of a policy include dwelling - recommend replacement value or cash value, personal property and liability protection; plus, can also have extended replacement costs and extra coverages such as new building code ordinances, sinkholes, earthquakes and wildfires.
 - Rates regulated by the state with inflation, claims payouts and reinsurance having an impact.
 - Talk to your agent and address: Is your home valued correctly for insurance; Is your personal property coverage adequate (don't go too low); Are your deductibles adequate (based on how much risk you want to take on, higher deductible lowers the premium).
- Questions, some pertinent ones:
 - Does spray-on roofing help with insurance costs? **Ans:** No, most insurance companies do not recognize roof spraying as extended the life of the roof.
 - Should I get only 20-year shingles on my roof? **Ans:** Kevin said owners should do what you feel most comfortable with, he believes insurance companies should honor the length of time shingle companies guarantee their shingles, but we are not there yet.
 - Is roof prorating becoming a standard? **Ans:** I suspect Florida insurance companies will incorporate what is done in Midwest for hail or wind roof damage...full coverage first 10 years, 10% decrease/year for years 11 to 20 and no claim possible after 20-year roof life.
 - Had my roof replaced due to a warranty issue, should I file with My Safe Florida Home? **Ans:** Would recommend going to the website and see what is possible, but added in most cases they will only provide funds based on filing before having the work done.

There was a Motion to adjourn the meeting at 8:15pm that was seconded and unanimously approved. Submitted (based on notes from the video) by: Reb Benson, Secretary