

RECREATION CENTERS OF SUN CITY, INC.

Insurance Committee

April 25, 2025

Chair Tom Foster called the meeting to order at 9:03am in the Lakeview Board Room.

Present: Chair Tom Foster, Co-Chair Chris Nettesheim, committee members David Wieland, John Chaney

RCSC Staff: Director of Finance Kevin McCurdy, Controller Angie Nelson, Director of Operations Mike Dirmyer

Guests: Lockton Company Representatives Gail Wilson (present), Cristi Gore (remotely)

Review/Amend Meeting summary – The Meeting Summary for March 14, 2025 was accepted as presented.

Discussion Items:

- Gail Wilson from Lockton (RCSC's insurance broker) gave a presentation on the 2025-2026 insurance policy renewal status.
 - **Commercial Package:** 11 admitted markets were contacted by Lockton to quote the RCSC Commercial Package. None of the 11 provided a quote. Most were wary of the loss history and exposures (Pools, golf courses, club spaces). One indicated that they could not compete with Philadelphia's price.
 - Base coverage (Property, Inland Marine, GL, and Auto) premium has gone from \$800k to \$970k – a 21% increase.
 - Property Coverage: 23% premium increase driven primarily by building values increasing by 15%, building appraisals from a third party Marshall & Swift software.
 - Automobile Policy covers 55 individual units, including trailers. Auto premium up 29% due primarily to market forces – major increases in settlement values in the auto market.
 - **Workers Comp:** policy has a very high EMOD, no other carriers were interested. WC Premium from Copperpoint has gone from \$297k to \$325k, a 9.5% increase, primarily due to loss history.
 - **Directors & Officers:** Still waiting for quotes. Chubb declined to renew the \$10 million excess coverage that sits on top of the first \$15 million total (made up of the first \$3 million from Chubb, \$2 million from Markel, \$5 million from Travelers, and \$5 million from Philly).

- ***Umbrella:*** Waiting on quotes. We currently have \$30 million umbrella coverage. The second \$5 million (over the first \$5 million from Philly) is in the E&S market.
- ***Deductibles:*** Question was posed whether raising GL, Property policy premium would come down significantly if we raised deductibles. Gail indicated that we do not want to have a deductible on our GL coverage due to complications on defense costs and escrow requirements. Gail indicated that raising the Property deductible would not materially affect the Property policy premium.

Adjournment: The meeting adjourned at 10:15am. .

Next Meeting: Next Meeting is March 13, 2026 at 9:00am in the Lakeview Center Boardroom

Respectfully submitted,

Dave Wieland, Acting Secretary