

August 19, 2022

To all Seagarden owners:

Insurance Renewal Increase 2022/23

The Association is required\* to obtain and maintain insurance on the condominiums in Seagarden and on the Common Property including the Clubhouse area. In recent years there are many disasters that have led to insurance carriers raising the rates, and in some cases, not renewing existing policies because of increased risk factors.

We have been notified by our insurance agent that as of our renewal date, Oct 1, 2022, we can expect a major increase in the cost of insurance based on the perceived fire risk in Talega and surrounding areas. We anticipate that this will generate the need for a significant special assessment for all Seagarden owners to cover the additional cost.

With the help of our insurance agent, the Budget & Finance Committee, and the General Manager (Seabreeze Insurance Department), we are working diligently to find the best quote possible given the circumstances. We anticipate that we will not have a final insurance quote for review before mid-September.

We will keep all Seagarden owners informed as this process progresses and is finalized. Please send any questions to Jennifer Parker, General Manager by email [Jennifer.parker@seabreezemgmt.com](mailto:Jennifer.parker@seabreezemgmt.com)

The TGCA Board of Directors

\*CC&Rs Article XI section 11.1