

Insurance Value Appraisal



Tangerine Bay Club Condominium Association, Inc.

**340-390 Gulf of Mexico Drive
Longboat Key, FL 34228**

Report No: 8619

March 20, 2023



10151 University Boulevard, Suite 323
Orlando, Florida 32817

(800) 866-9876

(407) 695-5226

Fax (407) 695-3865

www.dia-corp.com

Table of Contents

Introduction

- 1 - 1 Letter of Introduction
- 1 - 2 Florida Statutes Requirements
- 1 - 4 National Flood Insurance Program
- 1 - 5 Standard Flood Insurance Program
- 1 - 6 Report Definitions
- 1 - 7 Terms and Conditions
- 1 - 8 Company Information / Update Reports
- 1 - 9 Citizens Property Insurance Requirement
- 1 - 10 Report Notes

Cost Values

- 2 - 1 Summary of Values Schedule
- CoreLogic Worksheets

Construction

- 3 - 1 Construction Outline Descriptions

Photos & Plan Drawings

- 4 - 1 Property Photographs
- 4 - 38 Plan Drawings

Section 1

Introduction



10151 University Boulevard, Suite 323
Orlando, Florida 32817

(800) 866-9876
(407) 695-5226
Fax (407) 695-3865

www.dia-corp.com

March 20, 2023

Board of Directors
Tangerine Bay Club Condominium Association, Inc.
340-390 Gulf of Mexico Drive
Longboat Key, FL 34228

Re: Insurance Value Appraisal

As authorized, this insurance value appraisal has been prepared on the Tangerine Bay Club Condominium Association, Inc. property, located at 340-390 Gulf of Mexico Drive in Longboat Key, FL. The purpose of this appraisal is to provide an opinion of the insurable replacement cost of the subject improvements as of the date shown.

The intended use of this appraisal is to assist in securing adequate hazard insurance coverage. The process of preparing this appraisal began with a re-evaluation of the previous insurance value appraisal and site inspection. We also researched and reviewed any related work that may have been done since our last appraisal and inspection of the property was completed.

The estimated values in this appraisal are based on the cost to create an identical replica or copy of a building/structure as it was appraised. No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property.

Contents, personal property, and land have been excluded from the values contained in this appraisal. All values set forth in the appraisal are subject to the assumptions, limiting conditions and certifications contained herein.

Thank you for this opportunity. Should you have any questions, please contact us.

Respectfully Submitted,

Dreux Isaac, RS, PRA
President

Florida Condominium Insurance Requirements

Florida Statutes 718.111 (11) Insurance

(11) INSURANCE.--In order to protect the safety, health, and welfare of the people of the State of Florida and to ensure consistency in the provision of insurance coverage to condominiums and their unit owners, this subsection applies to every residential condominium in the state, regardless of the date of its declaration of condominium. It is the intent of the Legislature to encourage lower or stable insurance premiums for associations described in this subsection.

- (a) Adequate hazard insurance, regardless of any requirement in the declaration of condominium for coverage by the association for full insurable value, replacement cost, or similar coverage, shall be based upon the replacement cost of the property to be insured as determined by an independent insurance appraisal or update of a prior appraisal. The full insurable value shall be determined at least once every 36 months.
1. An association or group of associations may provide adequate hazard insurance through a self-insurance fund that complies with the requirements of ss. 624.460-624.488.
 2. The association may also provide adequate hazard insurance coverage for a group of no fewer than three communities created and operating under this chapter, chapter 719, chapter 720, or chapter 721 by obtaining and maintaining for such communities insurance coverage sufficient to cover an amount equal to the probable maximum loss for the communities for a 250-year windstorm event. Such probable maximum loss must be determined through the use of a competent model that has been accepted by the Florida Commission on Hurricane Loss Projection Methodology. No policy or program providing such coverage shall be issued or renewed after July 1, 2008, unless it has been reviewed and approved by the Office of Insurance Regulation. The review and approval shall include approval of the policy and related forms pursuant to ss. 627.410 and 627.411, approval of the rates pursuant to s. 627.062, a determination that the loss model approved by the commission was accurately and appropriately applied to the insured structures to determine the 250-year probable maximum loss, and a determination that complete and accurate disclosure of all material provisions is provided to condominium unit owners prior to execution of the agreement by a condominium association.
 3. When determining the adequate amount of hazard insurance coverage, the association may consider deductibles as determined by this subsection.
- (b) If an association is a developer-controlled association, the association shall exercise its best efforts to obtain and maintain insurance as described in paragraph (a). Failure to obtain and maintain adequate hazard insurance during any period of developer control constitutes a breach of fiduciary responsibility by the developer-appointed members of the board of directors of the association, unless the members can show that despite such failure, they have made their best efforts to maintain the required coverage.
- (c) Policies may include deductibles as determined by the board.
1. The deductibles shall be consistent with industry standards and prevailing practice for communities of similar size and age, and having similar construction and facilities in the locale where the condominium property is situated.
 2. The deductibles may be based upon available funds, including reserve accounts, or predetermined assessment authority at the time the insurance is obtained.
 3. The board shall establish the amount of deductibles based upon the level of available funds and predetermined assessment authority at a meeting of the board. Such meeting shall be open to all unit owners in the manner set forth in s. 718.112(2)(e). The notice of such meeting must state the proposed deductible and the available funds and the assessment authority relied upon by the board and estimate any potential assessment amount against each unit, if any. The meeting described in this paragraph may be held in conjunction with a meeting to consider the proposed budget or an amendment thereto.

Florida Condominium Insurance Requirements

- (d) An association controlled by unit owners operating as a residential condominium shall use its best efforts to obtain and maintain adequate insurance to protect the association, the association property, the common elements, and the condominium property that is required to be insured by the association pursuant to this subsection.
- (e) The declaration of condominium as originally recorded, or as amended pursuant to procedures provided therein, may provide that condominium property consisting of freestanding buildings comprised of no more than one building in or on such unit need not be insured by the association if the declaration requires the unit owner to obtain adequate insurance for the condominium property. An association may also obtain and maintain liability insurance for directors and officers, insurance for the benefit of association employees, and flood insurance for common elements, association property, and units.
- (f) Every hazard insurance policy issued or renewed on or after January 1, 2009, for the purpose of protecting the condominium shall provide primary coverage for:
 - 1. All portions of the condominium property as originally installed or replacement of like kind and quality, in accordance with the original plans and specifications.
 - 2. All alterations or additions made to the condominium property or association property pursuant to s. 718.113(2).
 - 3. The coverage shall exclude all personal property within the unit or limited common elements, and floor, wall, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets and countertops, and window treatments, including curtains, drapes, blinds, hardware, and similar window treatment components, or replacements of any of the foregoing.
- (g) Every hazard insurance policy issued or renewed on or after January 1, 2009, to an individual unit owner must contain a provision stating that the coverage afforded by such policy is excess coverage over the amount recoverable under any other policy covering the same property. Such policies must include special assessment coverage of no less than \$2,000 per occurrence. An insurance policy issued to an individual unit owner providing such coverage does not provide rights of subrogation against the condominium association operating the condominium in which such individual's unit is located.
 - 1. All improvements or additions to the condominium property that benefit fewer than all unit owners shall be insured by the unit owner or owners having the use thereof, or may be insured by the association at the cost and expense of the unit owners having the use thereof.

National Flood Insurance Program (NFIP)

Residential Condominium Building Association Policy (RCBAP)

Is used for residential condominium building associations to cover the entire building under one policy, all units, improvements within the units and personal property owned in common is covered with a contents policy. The RCBAP does not protect the individual owner from loss to personal property owned exclusively by the unit owner.

Eligible structures:

- **High-rise & low-rise condominium buildings**
- **Condominium associations**

A condominium association will insure a residential building located in SFHA and its contents, under the Residential Condominium Building Association Policy (RCBAP). The RCBAP policy enables the association to manage flood insurance needs according to their by-laws.

Under a RCBAP, the entire building is covered under one policy, including both common and individually owned building elements within the unit, improvements within the unit, and personal property owned in common if contents coverage is carried. The RCBAP does not protect the individual owner from loss to personal property owned exclusively by the unit owner.

If a unit owner's mortgage determines that the coverage purchased under the RCBAP is insufficient to meet the mandatory purchase requirements, it can request the borrower to ask the association to carry adequate limits, or require purchase of a separate unit owner's building coverage policy. If the Association does not have a RCBAP and the mortgagee requires coverage the unit owner is required to purchase an individual unit owner's building policy under the Dwelling Form.

Standard Flood Insurance Policy

III. Property Covered

A. Coverage A – Building Property

We insure against direct physical loss by or from flood to:

1. The residential condominium building described on the Declarations Page at the described location, including all units within the building and the improvements within the units.
2. We also insure such building property for a period of 45 days at another location, as set forth in III.C.2.b., Property Removed to Safety.
3. Additions and extensions attached to and in contact with the buildings by means of a rigid exterior wall, a solid load-bearing interior wall, a stairway, an elevated walkway, or a roof. At your option, additions and extensions connected by any of these methods may be separately insured. Additions and extensions attached to and in contact with the building by means of a common interior wall that is not a solid load-bearing wall are always considered part of the building and cannot be separately insured.
4. The following fixtures, machinery, and equipment, which are covered under Coverage A only:
 - a. Awnings and canopies;
 - b. Blinds;
 - c. Carpet permanently installed over unfinished flooring;
 - d. Central air conditioners;
 - e. Elevator equipment;
 - f. Fire extinguishing apparatus;
 - g. Fire sprinkler system;
 - h. Walk-in freezers;
 - i. Furnaces;
 - j. Light fixtures;
 - k. Outdoor antennas and aerials fastened to **buildings**;
 - l. Permanently installed cupboards, bookcases, paneling, and wallpaper;
 - m. Pumps and machinery for operating pumps;
 - n. Ventilating equipment;
 - o. Wall mirrors, permanently installed; and
 - p. In the **units** within the **building**, installed:
 - (1) Built-in dishwashers;
 - (2) Built-in microwave ovens;
 - (3) Garbage disposal units;
 - (4) Hot water heaters, including solar water heaters;
 - (5) Kitchen cabinets;
 - (6) Plumbing fixtures;
 - (7) Radiators;
 - (8) Ranges;
 - (9) Refrigerators; and
 - (10) Stoves.

Report Definitions

National Flood Insurance Values

The National flood insurance values for residential buildings represent the complete reproduction cost including the foundation, site preparation and interior components as originally specified or conveyed.

For non-residential buildings the flood value is the depreciated reproduction cost. Other non-building improvements are not covered. A building is generally described as a structure with a floor, roof and enclosed by three or more walls. Coverage limits are subject to change.

Reproduction Cost

The reproduction cost is an estimate of the cost to create an identical replica or copy of a building/structure as it was appraised. This cost includes foundations and below grade construction.

For Florida condominiums, multi-residential HOA, and co-operative buildings the reproduction cost value includes an allowance for select unit interior components as originally specified or conveyed. Alterations or improvements within the unit boundaries have not been addressed or included in the reproduction cost values.

Depreciated Reproduction Cost

The depreciated reproduction cost value is the loss in value of the reproduction cost due to age, usage, type of construction and exposure to the elements. Sometimes referred to as the actual cash value or ACV.

Insurable Reproduction Cost

The insurable reproduction cost is the reproduction cost minus standard hazard insurance policy exclusions including the foundation, site work, and all below grade construction.

Additionally the insurable reproduction cost for Florida condominiums, multi-residential HOA, and co-operative buildings also exclude floor, wall, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets and countertops, and window treatments, including curtains, drapes, blinds, hardware and similar window treatment components.

Terms and Conditions

Dreux Isaac & Associates, Inc. ("DIA") has no present or contemplated future interest in the property that is the subject of this report and no personal interest or bias with respect to the subject matter of this report or the parties involved. Neither the employment to prepare this study, nor the compensation, is contingent upon the findings and conclusions contained herein.

Information provided to DIA by the Client or their representative(s), such as but not limited to, historical records, financial documents, proposals, contracts, correspondence, and construction plans will be deemed reliable and will not be independently verified or audited.

DIA has not investigated, nor assumes any responsibility for the existence of hazardous materials, latent or hidden defects or hidden conditions. Unless expressly stated in our report disclosures, there are no material issues that that would cause a distortion of the Client's situation.

No testing, invasive or non-invasive, has been performed by DIA. No warranty is made and no liability is assumed for the soundness of the structure or its components. DIA has made no investigation of, offers no opinion of, and assumes no responsibility for the structural integrity of the property, code compliance requirements, or any physical defects, regardless of cause.

DIA uses various sources to arrive at its' opinion of estimated cost. The information obtained from these sources is considered to be accurate and reasonable, but is not guaranteed. Factors such as inflation, availability of materials and qualified personnel and/or acts of nature as well as catastrophic conditions, could significantly affect current prices. No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property. No value of land has been included. For update studies (Level II or III) prior quantities assumed to be accurate.

In the event that complete construction plans/blueprints were not available for use in the completion of this report, assumptions were made regarding unseen construction components, based on our experience with properties similar to the subject. In the event that these assumptions are in error, we reserve the right to modify this report, including value conclusions.

Estimates of useful life and remaining useful life used in this report assume proper installation and construction, adherence to recommended preventive maintenance guidelines and best practices. Natural disasters, catastrophic or severe condition changes could significantly affect the lives of any component. DIA does not warranty or guarantee the useful lives of any components.

Where feasible DIA may inspect and use a representative sampling of the Client's property to accurately replicate an entire group of similar components at the same property. This report data is not applicable to any other property regardless of similarity.

Client agrees to indemnify and hold harmless DIA, its' officers, employees, affiliates, agents and independent contractors from any and all liabilities or claims made in connection with the preparation of this report. The liability of DIA its' officers, employees, affiliates, agents and independent for errors and omissions, is limited in total to the amount collected for preparation of this report.

According to the best of our knowledge and belief, the statements of fact contained in this report which are used as the basis of the analysis, opinions and conclusions stated herein, are true and correct. Acceptance of, and/or use of, this report constitutes acceptance of the above conditions. Use of this report is limited to only the purpose stated herein.

Company Information

Since 1989 Dreux Isaac & Associates has been serving community associations, businesses, private clubs and non-profit organizations throughout Florida and the Southeast United States by performing reserve studies, insurance appraisals and turnover reports.

Experience - We have inspected and prepared thousands of reserve studies and insurance appraisals for all sizes and types of communities, located in large cities, small towns, resort areas and remote islands.

Training - All technical work is performed by professionals with backgrounds in engineering or architecture.

Accuracy - All our reports are based on local data and conditions which we continuously monitor.

Understandability - We're numbers people, but many who read and use our reports are not. So we summarize the data and present it to you in a way that is clear and logical.

Compliance - The reports we prepare will comply with all governing regulations for your association.

Safety - We carry errors and omissions, liability and workers compensation insurance.

Update Reports

Inflation, labor rates, material availability, taxes, insurance and coverage limits are just but a few of the ever changing variables addressed in your insurance value appraisal report.

It is important that you keep your insurance values current with annual updates. Since the initial calculations on the property have now been performed, we can offer this service to you (with or without site re-inspection) at just a percentage of the cost of your original insurance value appraisal.

We recommend annual insurance value appraisal update reports, without a site visit, for three years following your original or re-inspection insurance value appraisal. An updated insurance value appraisal will provide you with current insurable values using the latest construction cost data for your area. It will also incorporate any changes made to your insurable property since the last insurance value appraisal.

After three years of updates without a site visit, we recommend a site re-inspection of the property. The purpose of this re-inspection is threefold: (1) to check the present condition of the property, (2) to determine what insurable changes have been made to the physical property since the last inspection, and (3) to validate the insurance value appraisal's integrity and accuracy.

To make this process easier, we can set you up on our three year automatic update service to make sure you do not miss an update. To get started just contact us at 800-866-9876 or update@dia-corp.com.

Citizen Property Insurance Requirements

In accordance with Citizens Property Insurance Corporation Agent Technical Bulletin 0101-007 dated June 1, 2007 the following information is required:

Property

Tangerine Bay Club Condominium Association, Inc.
340-390 Gulf of Mexico Drive
Longboat Key, FL 34228

Valuation Requirements

1. This valuation includes an estimate of the replacement cost for every structure to be covered.
2. The method used to determine the cost of rebuilding the structures is the current version from Marshall & Swift / Boeckh (MSB)
3. This valuation includes photographs of all buildings and ancillary structures the applicant/policyholder wishes to insure.
4. Where multiple buildings are identical, or nearly so, representative photos have been used.
5. Photographs of any existing damage are also included.
6. This valuation includes an estimate of the replacement cost for every structure to be covered.

Building Information

1. Building details are provided in section 3 of the report beginning on page 3-1
2. Building photos and sketches are provided in section 4 of the report beginning on page 4-1

Certification

Valuation Firm: Dreux Isaac & Associates, Inc, 10151 University Blvd, Suite 323, Orlando, FL 32817

I, Dreux Isaac, certify that I have over 20 years of full time experience in the field of commercial property inspections, commercial risk assessment, and commercial property replacement cost evaluation.

Date: March 20, 2023

A handwritten signature in black ink, appearing to read "Dreux Isaac", is written over a horizontal line.

Dreux Isaac
President

Report Notes

1. The National Flood insurance values for the residential buildings represent the complete reproduction cost including the foundation, site preparation and unit interior components as originally specified or conveyed. For detached non-residential buildings the flood value is the depreciated reproduction cost. Other non-building improvements are not covered.
2. The reproduction cost values for the buildings include the foundation and site preparation costs. For the residential buildings it also includes all unit interior components as originally specified or conveyed. Alterations or improvements within the unit boundaries have not been addressed or included in the reproduction cost values.
3. The insurable reproduction cost values for the buildings exclude foundation and site preparation costs.
4. The insurable reproduction costs for condominium buildings also exclude floor, wall, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets and countertops, and window treatments, including curtains, drapes, blinds, hardware and similar window treatment components.
5. Alterations or improvements within the unit boundaries have not been addressed or included in the insurable reproduction cost values.
6. Based on a 2008 change to Florida Statute 718.111(11)(f)(3) which effects all hazard policies on or after January 1, 2009, this insurance appraisal has now included the value of all air-conditioning and heating equipment in the condominium building's values.

Section 2

Cost Values

Summary of Values

No.	Description	National Flood Insurance Values	Reproduction Cost	Depreciated Reproduction Cost	Insurable Reproduction Cost
1.	Condo Bldg-340A Gulf of Mexico Drive	8,171,997	8,171,997	6,466,221	6,800,063
2.	Condo Bldg-340B Gulf of Mexico Drive	8,171,997	8,171,997	6,466,221	6,800,063
3.	Condo Bldg-350A Gulf of Mexico Drive	8,171,997	8,171,997	6,466,221	6,800,063
4.	Condo Bldg-350B Gulf of Mexico Drive	8,171,997	8,171,997	6,466,221	6,800,063
5.	Condo Bldg-350C Gulf of Mexico Drive	8,171,997	8,171,997	6,466,221	6,800,063
6.	Condo Bldg-360 Gulf of Mexico Drive	8,171,997	8,171,997	6,466,221	6,800,063
7.	Condo Bldg-370A Gulf of Mexico Drive	8,171,997	8,171,997	6,466,221	6,800,063
8.	Condo Bldg-370B Gulf of Mexico Drive	8,171,997	8,171,997	6,466,221	6,800,063
9.	Condo Bldg-380A Gulf of Mexico Drive	8,171,997	8,171,997	6,466,221	6,800,063
10.	Condo Bldg-380B Gulf of Mexico Drive	8,171,997	8,171,997	6,466,221	6,800,063
11.	Cabana Bldg, Gulf of Mexico Drive	579,070	579,070	431,653	534,454
12.	Guard House, 390 Gulf of Mexico Drive	82,369	82,369	56,158	75,649
13.	Arboretum-Pool Area	0	11,184	9,662	11,184
14.	Area Lighting-Pathways & Front	0	93,006	66,760	93,006
15.	Bridge, Pedestrian-North	0	16,908	14,607	16,908
16.	Bridge, Pedestrian-South	0	22,545	19,477	22,545
17.	Bridge, Pedestrian-West	0	30,881	26,678	30,881
18.	Bulkhead-Center Island	0	168,560	61,288	168,560
19.	Bulkhead-Pond Perimeter (partial)	0	36,400	13,235	36,400
20.	Bulkhead-South Property Line	0	252,000	91,627	252,000
21.	Dock/Pier	0	56,297	21,596	56,297
22.	Entrance Features	0	191,872	161,537	191,872
23.	Fountains-Moat Area (3)	0	13,295	12,017	13,295
24.	Fire Pump	0	133,919	48,693	133,919
25.	Spa (including equipment)	0	39,882	20,846	39,882
26.	Swimming Pool (including equipment)	0	478,212	249,961	478,212
27.	Swimming Pool / Spa Deck	0	296,400	296,163	296,400
28.	Tennis Court-North	0	89,561	50,844	89,561
29.	Pickleball Court -South	0	48,326	45,571	48,326
30.	Vehicular Entry/Exit Gate System	0	45,792	32,228	45,792
31.	Entrance Sign	0	17,958	15,298	17,958
Total		82,381,409	84,424,407	66,408,109	70,653,731



Valuation Detailed Report

Commercial Express
Dreux Isaac & Associates, Inc.

3/20/2023

VALUATION

Valuation Number:	8619	Effective Date:	03/20/2023
Value Basis:	Reconstruction	Expiration Date:	03/19/2024
		Cost as of:	02/2023

BUSINESS

Tangerine Bay Club Condominium Association, Inc.
340-390 Gulf of Mexico Drive
Longboat Key, FL 34228 USA

LOCATION 00001 - Tangerine Bay Club Condominium Association, Inc.

Tangerine Bay Club Condominium Association, Inc.
340-390 Gulf of Mexico Drive
Longboat Key, FL 34228 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	2 - Moderate Damage
Seismic Zone:	1 - No Damage

BUILDING 00001 - Condo Bldg (1 of 10)

Section 1

SUPERSTRUCTURE

Occupancy:	72% Condominium, w/o Interior Finishes	Story Height:	10.3 ft.
	28% Parking on First Level		10.3 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	5
Gross Floor Area:	33,251 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees: 7% is included

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

The commercial contents values CoreLogic publishes in this report are estimates only and should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Detailed Report

Commercial Express
Dreux Isaac & Associates, Inc.

Policy Number: 8619

3/20/2023

Overhead and Profit: 20% is included

SUMMARY OF COSTS		User Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$5,029
Foundations			\$44,369	\$46,657
Exterior			\$2,296,478	
Exterior Wall	35% Wall Openings			
Exterior Wall	35% Stucco on Frame			
	65% Stucco on Masonry			
Roof			\$406,281	
Material	37% Built-Up/Tar and Gravel			
	63% Tile, Concrete			
Pitch	37% Flat			
	63% Medium (8:12 to 12:12 pitch)			
Interior			\$1,131,316	
Floor Finish	28% Concrete Sealer or Topping			
Ceiling Finish	72% Drywall			
	28% Drywall, Vinyl Covered			
Structure	25% Concrete Block			
	75% Studs, Girts, etc.			
Finish	100% Drywall			
	28% Paint			
Mechanicals			\$1,674,669	\$85,008
Heating	72% Heat Pump			
Cooling	72% Heat Pump			
Fire Protection	100% Sprinkler System			
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Electrical	100% High Quality			

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

The commercial contents values CoreLogic publishes in this report are estimates only and should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Detailed Report

Commerical Express
Dreux Isaac & Associates, Inc.

Policy Number: 8619

3/20/2023

SUMMARY OF COSTS	User Provided	Reconstruction	Exclusion
Elevators	1 Passenger		
Built-ins		\$404,684	
SUBTOTAL RC		\$5,957,797	\$136,694
ADDITIONS			
Building Items		\$420,629	
Custom Items			
Awnings		\$45,472	
Planters		\$159,931	
Generator, Nat Gas, 75 kW		\$59,931	
Tile, Waterproofing - Walkways		\$156,303	
Total Additions		\$842,266	
TOTAL RC Section 1		\$6,800,063	\$136,694
TOTAL RC BUILDING 00001 Condo Bldg (1 of 10)		\$6,800,063	\$136,694

BUILDING 00002 - Cabana Bldg

Section 1

SUPERSTRUCTURE

Occupancy:	100% Clubhouse/Recreation Building	Story Height:	10 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	1,460 sq.ft.	Irregular Adjustment:	Very Irregular
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

SUMMARY OF COSTS	User Provided	Reconstruction	Exclusion
SUPERSTRUCTURE			
Site Preparation			\$571
Foundations		\$14,601	\$23,261

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

The commercial contents values CoreLogic publishes in this report are estimates only and should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Detailed Report

Commercial Express
Dreux Isaac & Associates, Inc.

Policy Number: 8619

3/20/2023

SUMMARY OF COSTS	User Provided	Reconstruction	Exclusion
Exterior		\$118,373	
Exterior Wall	40% Wall Openings		
Exterior Wall	5% Glass Block		
	95% Stucco on Masonry		
Roof		\$59,970	
Interior		\$39,972	
Floor Finish	30% Carpet		
	10% Tile, Ceramic		
Structure	10% Concrete Block		
	90% Studs, Girts, etc.		
Finish	100% Drywall		
	85% Paint		
	15% Tile, Ceramic		
Mechanicals		\$236,255	\$20,783
Heating	100% Heat Pump		
Cooling	100% Heat Pump		
Plumbing	14 Total Fixtures		
Electrical	100% High Quality		
Built-ins		\$6,570	
SUBTOTAL RC		\$475,741	\$44,616
ADDITIONS			
Custom Items			
Deck, PT wood		\$43,232	
Trellis		\$15,481	
Total Additions		\$58,713	
TOTAL RC Section 1		\$534,454	\$44,616
TOTAL RC BUILDING 00002 Cabana Bldg		\$534,454	\$44,616

BUILDING 00003 - Guard House

Section 1

SUPERSTRUCTURE

Occupancy:	100% Utility Building	Story Height:	10 ft.
		Number of Stories:	1

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

The commercial contents values CoreLogic publishes in this report are estimates only and should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Detailed Report

Commercial Express
Dreux Isaac & Associates, Inc.

Policy Number: 8619

3/20/2023

Construction Type:	100% Masonry (ISO 2)		
Gross Floor Area:	150 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

SUMMARY OF COSTS	User Provided	Reconstruction	Exclusion
------------------	---------------	----------------	-----------

SUPERSTRUCTURE

Site Preparation			\$64
Foundations		\$1,624	\$2,950
Exterior		\$23,397	
Exterior Wall	25% Wall Openings		
Exterior Wall	100% Stucco on Masonry		
Roof		\$10,005	
Material	100% Tile, Concrete		
Pitch	100% Medium (8:12 to 12:12 pitch)		
Interior		\$7,079	
Floor Finish	100% Tile, Ceramic		
Ceiling Finish	100% Drywall		
	100% Paint		
Structure	100% Studs, Girts, etc.		
Finish	100% Drywall		
	100% Paint		
Mechanicals		\$30,417	\$3,706
Heating	100% Heat Pump		
Cooling	100% Heat Pump		
Plumbing	3 Total Fixtures		

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

The commercial contents values CoreLogic publishes in this report are estimates only and should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Detailed Report

Commerical Express
Dreux Isaac & Associates, Inc.

Policy Number: 8619

3/20/2023

SUMMARY OF COSTS	User Provided	Reconstruction	Exclusion
Built-ins			
SUBTOTAL RC		\$72,521	\$6,720
ADDITIONS			
Custom Items			
Built-in desk and cabinets		\$3,128	
Total Additions		\$3,128	
TOTAL RC Section 1		\$75,649	\$6,720
TOTAL RC BUILDING 00003 Guard House		\$75,649	\$6,720
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 00001	\$7,410,166	34,861	\$213
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$7,410,166	34,861	\$213

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

The commercial contents values CoreLogic publishes in this report are estimates only and should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Detailed Report

Commercial Express
Dreux Isaac & Associates, Inc.
EQUIPMENT REPORT

Policy Number: 8619

3/20/2023

VALUATION

Valuation Number:	8619	Effective Date:	03/20/2023
Value Basis:	Reconstruction	Expiration Date:	03/19/2024
		Cost as of:	02/2023

BUSINESS

Tangerine Bay Club Condominium Association, Inc.
340-390 Gulf of Mexico Drive
Longboat Key, FL 34228 USA

LOCATION 00001 - Tangerine Bay Club Condominium Association, Inc.

Tangerine Bay Club Condominium Association, Inc.
340-390 Gulf of Mexico Drive
Longboat Key, FL 34228 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 00001, Section 1		
Building Items		
Balconies		
(1) Balconies, Reinforced concrete frame	\$403,846	\$403,846
Skylights		
(9) Skylights, Plastic, 30 - 65 SF	\$16,783	\$16,783
Custom Items		
(1) Awnings	\$45,472	\$45,472
(1) Planters	\$159,931	\$159,931
(1) Generator, Nat Gas, 75 kW	\$59,931	\$59,931
(1) Tile, Waterproofing - Walkways	\$156,303	\$156,303
Building 00002, Section 1		
Custom Items		
(1) Deck, PT wood	\$43,232	\$43,232
(1) Trellis	\$15,481	\$15,481
Building 00003, Section 1		
Custom Items		
(1) Built-in desk and cabinets	\$3,128	\$3,128
LOCATION 00001 - Tangerine Bay Club Condominium Association, Inc. TOTAL	\$904,107	\$904,107

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

The commercial contents values CoreLogic publishes in this report are estimates only and should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Detailed Report

Commerical Express
Dreux Isaac & Associates, Inc.
SUMMARY REPORT

Policy Number: 8619

3/20/2023

TOTAL	\$904,107	\$904,107
--------------	------------------	------------------

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

The commercial contents values CoreLogic publishes in this report are estimates only and should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Detailed Report

Commercial Express
Dreux Isaac & Associates, Inc.
SUMMARY REPORT

Policy Number: 8619

3/20/2023

VALUATION

Valuation Number:	8619	Effective Date:	03/20/2023
Value Basis:	Reconstruction	Expiration Date:	03/19/2024
		Cost as of:	02/2023

BUSINESS

Tangerine Bay Club Condominium Association, Inc.
340-390 Gulf of Mexico Drive
Longboat Key, FL 34228 USA

LOCATION 00001 - Tangerine Bay Club Condominium Association, Inc.

Tangerine Bay Club Condominium Association, Inc.
340-390 Gulf of Mexico Drive
Longboat Key, FL 34228 USA

BUILDING 00001: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	72%	Condominium, w/o Interior Finishes	\$5,957,797	33,251	\$179
	28%	Parking on First Level			
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	72%	Condominium, w/o Interior Finishes	\$5,957,797	33,251	\$179
	28%	Parking on First Level			
Total Additions:			\$842,266		
BUILDING TOTAL, Building 00001			\$6,800,063	33,251	\$205

BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$6,800,063	\$6,800,063
-100% Variance	(\$6,800,063)	

BUILDING 00002: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Clubhouse/Recreation Building	\$475,741	1,460	\$326
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Clubhouse/Recreation Building	\$475,741	1,460	\$326
Total Additions:			\$58,713		
BUILDING TOTAL, Building 00002			\$534,454	1,460	\$366

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

The commercial contents values CoreLogic publishes in this report are estimates only and should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Detailed Report

Commerical Express
Dreux Isaac & Associates, Inc.
SUMMARY REPORT

Policy Number: 8619

3/20/2023

BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$534,454	\$534,454
-100% Variance	(\$534,454)	

BUILDING 00003: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Utility Building	\$72,521	150	\$483
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Utility Building	\$72,521	150	\$483
Total Additions:			\$3,128		

BUILDING TOTAL, Building 00003	\$75,649	150	\$504
---------------------------------------	-----------------	------------	--------------

BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$75,649	\$75,649
-100% Variance	(\$75,649)	

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 00001	\$7,410,166	34,861	\$213

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$7,410,166	34,861	\$213

End of Report

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

The commercial contents values CoreLogic publishes in this report are estimates only and should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.

Section 3

Construction

Condo Bldg (1 of 10)

Enclosed Living Area	22,932	Square Feet
Bldg Equipment/Storage Areas	946	Square Feet
Private Garages	5,031	Square Feet
Private Terraces	1,656	Square Feet
Common Walkways & Stairs	5,274	Square Feet
Covered Ground Floor	4,342	Square Feet
Total Area	40,181	Square Feet

Occupancy:	Condominium	Stories:	4 (Plus Loft)
Age:	1991, 1992, 1994	Units:	9

Foundation: 12" square precast pre-stressed concrete piling system.

Frame: Reinforced poured concrete.

Floor structure: Ground floor; 8.5" reinforced concrete slab on grade with moisture vapor barrier, upper floors; 8.5" post-tensioned concrete slab.

Interior finishes: Ceramic tile flooring at common walkways and stairs. Concrete acrylic deck coating at covered driveway. Above average quality unit interior finish allowance including carpet, tile and paint.

Interior framing: 8" masonry block tenant separation walls between units. 6" masonry block tenant separation walls between garages. Within the units is primarily 2" x 4" stud partitions with 1/2" drywall.

Plumbing: Above average quality fixtures B155 Individual electric water heaters for each unit. Drainage system at walkway planter boxes.

Life Safety: Fire sprinkler system covering 100% of building area with a shared 140 Hp diesel fire pump at a separate location. Central fire alarm system including 1-12 zone panel, 8 pull stations, 21 photo detectors, 4 horn/strobes, 4 waterflow switches and 5 sprinkler tamper switches. Standpipe. Halon system at standby generator and elevator equipment rooms.

HVAC: Individual A/C heat pump split system for each apartment unit varying in size from 3 to 5 tons each. Also a second A/C heat pump system at each of the 2 penthouse end units.

Electrical: 1000 amp main service to units. 225 amp service to common areas. Above average quality lighting and conduit service for building occupancy type. Units prewired for CATV and phone service. Emergency battery powered light packs at stairwells. Two 75 Kw standby generator with transfer switchgear.

Exterior Wall: Primarily 6" stud wall with batt insulation, vapor barrier, 1/2" exterior gypsum board, metal lath, 30# felt and 3 coat stucco exterior finish. Secondary wall system consists of 8" masonry block with stucco exterior finish, 1/2" gypsum board interior finish on 2 x 4 furring strips with rigid insulation in between

Condo Bldg (1 of 10)

Continued

-
- Roof:** The roof structure consists of pre-engineered wood trusses at 2'-0" on center. The 6:12 pitched roof system consists of cement barrel tile roof over 90# mineral roofing, 30# felt on 5/8" CDX plywood sheathing. The flat roof system consists of coated modified membrane roof over 2" rigid insulation on 5/8" CDX plywood sheathing. Aluminum framed flat skylight at unit living area.
- Elevators:** One 2,500 pound capacity 4-stop hydraulic passenger elevator. Modernized in 2018.
- Miscellaneous:** Common trash chute system. Waterproofed planter boxes at upper level common walkways. Aluminum framed and canvas fabric awning structure at 3rd floor walkway. Aluminum pipe frame and glass panel railing system at private terraces. Aluminum pipe railing system at common walkways and stairs.

Cabana Bldg, Gulf of Mexico Drive

Enclosed A/C Building Area	1,343	Square Feet
Enclosed Non-A/C Mechanical Area	117	Square Feet
Covered Portico Entrance	411	Square Feet
Total Area	1,871	Square Feet

Occupancy:	Clubhouse	Stories:	1
Age:	1991	Units:	N/A

Foundation:	10" square precast concrete piling system.
Frame:	Bearing wall construction with integrated reinforced concrete tie beams and reinforced concrete filled cells.
Floor structure:	5" reinforced concrete slab on grade with moisture-resistant vapor barrier.
Interior finishes:	Above average quality interior finishes including carpet, tile and paint.
Interior framing:	2" x 4" or 2" x 6" stud partitions with 1/2" drywall.
Plumbing:	Above average quality fixtures with PVC and copper piping throughout. 2 water closets, 2 lavatories, 1 urinal, 1 kitchen sink, 2 shower heads, 4 floor drains, 1 refrigerated drinking fountain and 1 electric water heater.
Life Safety:	Fire sprinkler system covering 100% of building area with a shared 140 Hp diesel fire pump at a separate location. Central fire alarm system including 1-4 zone panel, 4 pull stations, 4 photo detectors, 1 duct detector, 2 horn/strobes, 2 strobes, 1 waterflow switch and 1 sprinkler pressure switch.
HVAC:	One 5 ton A/C heat pump system.
Electrical:	Above average quality lighting and conduit service for building occupancy type, plus emergency battery backup light packs at exits.
Exterior Wall:	Primary wall system consists of 8" masonry block with stucco exterior finish, 1/2" gypsum board interior finish on 2 x 4 furring strips with rigid insulation in between. Aluminum framed windows and sliding glass doors (2015).
Roof:	The flat roof structure consists of 14" wood joists at 2'-0" on center supported on steel I-beam cross supports. The flat roof system consists of modified membrane roof over tapered insulation board on 5/8" CDX plywood sheathing. Waterproofed planter boxes at 2 locations.
Elevators:	None
Miscellaneous:	Aluminum trellis (2019). 716 square foot wood deck. Deck boards replaced in 2010.

Guard House, 390 Gulf of Mexico Drive

Total Area		150	Square Feet
------------	--	-----	-------------

Occupancy:	Guard House	Stories:	1
Age:	1991	Units:	N/A

Foundation:	Combination of monolithically poured concrete and an 8" masonry block foundation wall with a reinforced concrete footing.
Frame:	Bearing wall.
Floor structure:	4" reinforced concrete slab on grade with moisture-resistant vapor barrier.
Interior finishes:	Ceramic tile flooring and painted gypsum board.
Interior framing:	Stud and gypsum board partitions.
Plumbing:	Average quality fixtures, including 1 toilet, 1 lavatory, and 1 water heater.
Life Safety:	None.
HVAC:	One A/C heat pump system.
Electrical:	Average quality lighting and conduit for building occupancy type.
Exterior Wall:	8" masonry block with stucco exterior finish, PT wood furring, insulation and gypsum board interior finish. Aluminum window and door frames.
Roof:	The roof structure consists of pre-engineered wood trusses at 2'-0" on center. The 6:12 pitched roof system consists of cement barrel tile roof over 90# mineral roofing, 30# felt on 5/8" CDX plywood sheathing.
Elevators:	None
Miscellaneous:	None

Site Improvements

Arboretum-Pool Area

Re-built in 2016. Wood framed structure located on the east side of the pool deck.

Area Lighting-Street & Pathways

Aluminum cased light bollards located along the property's pedestrian pathway. In 2006 landscape lighting was installed along the front of the property. In 2007 new lighting was installed at the entry trellis features.

Bridge, Pedestrian-North

Built in 1994. 6' wide x 48' long PT wood framed pedestrian bridge structure providing access to the center island. PVC railings and gate. Bridge structure rebuilt in 2016. Deck boards replaced in 2014.

Bridge, Pedestrian-South

Built in 1991. 6' wide x 64' long PT wood framed pedestrian bridge structure providing access to the center island. PVC railings and gate. Deck boards replaced in 2014.

Bridge, Pedestrian-West

Built in 1991. 6' wide x 63' long PT wood framed pedestrian bridge structure providing access to the center island. PVC railings and gate. Deck boards replaced in 2014.

Bulkhead, PT Wood-Center Island

Built in 1991. Approximately 602 linear foot of pressure treated wood bulkhead running along the center island perimeter.

Bulkhead, PT Wood-Pond Perimeter (partial)

Built in 1991. Approximately 130 linear foot of pressure treated wood bulkhead running along the moat perimeter.

Bulkhead, PT Wood-South Property Line

Built in 1991. Approximately 900 linear foot of pressure treated wood bulkhead running along the south property line.

Dock/Pier

Built around 1991 and located along Sarasota Bay is a "T" shaped fishing pier and dock measuring 114' long by 5' wide. It is constructed of pressure treated wood piles with 2x crossbeams and 2x wood joists and pressure treated 2 x 6 wood decking nailed on. There is also an attached 554 square foot matching deck area leading up to the dock. Deck boards replaced in 2010.

Trellis Entrance Features

Replaced in 2007 and located at the property entrance on each side of the guard house are two trellis entry feature structures. They consist of an aluminum framed trellis structure covering approximately 3,200 square feet and supported by 12 concrete columns. Lighting added in 2007.

Site Improvements

Fountain-Moat Area

Installed in 2018 are 3 lake fountains located in the center moat area. Costs include the complete fountain assembly and light kit.

Fire Pump

Servicing all of the buildings on the property is a diesel fire pump and motor with controller replaced in 2008.

Spa (including equipment)

Built in 1991 and located next to the swimming pool is one in-ground spa measuring 10' x 10'. Construction consists of a reinforced concrete/gunite shell with an exposed aggregate surface finish and tile trim. Support equipment includes a filtration system and 1 LPG heater. The appraisal values for this spa include all of the above-described components, as well as all associated electrical and piping.

Swimming Pool (including equipment)

Built in 1991 and located at the center island is a 130,000 gallon swimming pool structure. The pool varies in depth from 3-1/2 to 6'. Construction consists of an in-ground, reinforced concrete/gunite shell with an exposed aggregate surface finish and tile trim. Support equipment includes the filtration system and 3 LPG heaters. The appraisal values for this pool included structure, filtration and heating equipment, as well as all associated electrical and piping.

Swimming Pool / Spa Deck

Surrounding the swimming pool and spa is an 11,400 square foot 4" reinforced concrete slab on grade deck with a marble paver deck installed in 2006.

Tennis Court-North

Built about 1994. 1 - 60' x 120' asphalt base tennis court. 256 linear feet of 10' tall and 80 linear feet of 3' tall vinyl coated chain link fence with 1 - matching 3' x 4' gate. The court was resurfaced in 2016 using a Laykold acrylic system. The appraisal values for this court facility include the fencing, posts, nets, wind screens, court surface and base.

Pickleball Court-South

In 2019 the existing south tennis court was converted into two pickleball courts. The construction consists of the existing asphalt court base, an acrylic surface finish, a mix of 10' and 3' tall coated chain link fencing and wind screens. The appraisal values for this court facility include the fencing, posts, nets, wind screens, court surface and base.

Vehicular Gate System

Providing vehicular access onto and off the property is a barrier gate system consisting of two entry gates, one exit gate and one Enterphone system which were replaced in 2006. A surveillance system was also added in 2006.

Entrance Sign

Replaced in 2008 is a property name entry sign monument.

Section 4

Photographs



Condo Bldg 340A



Condo Bldg 340B



Condo Bldg 350A



Condo Bldg 350A



Condo Bldg 350B



Condo Bldg 350B



Condo Bldg 350B



Condo Bldg 350C



Condo Bldg 350C



Condo Bldg 350C



Condo Bldg 360



Condo Bldg 360



Condo Bldg 360



Condo Bldg 360



Condo Bldg 370A



Condo Bldg 370A



Condo Bldg 370B



Condo Bldg 380A



Condo Bldg 380B



Condo Bldg 380B



Condo Bldg Garage Area



Condo Bldg Elevator Lobby



Condo Bldg Stairway



Condo Bldg Walkway



Condo Bldg Awning



Condo Bldg Awning



Condo Bldg Fire Alarm Annunciator



Condo Bldg Fire Alarm Panel



Condo Bldg Generator



Condo Bldg Railing



Condo Bldg Roof



Condo Bldg Roof



Cabana Bldg



Cabana Bldg



Cabana Bldg Interior



Cabana Bldg Kitchen



Cabana Bldg Fitness Center



Cabana Bldg Fire Alarm Panel



Guard House



Guard House



Guard House Interior



Guard House Interior



Arboretum



Light Fixture - Landscape



Light Bollard



Light Post



Foot Bridge (1 of 3)



Foot Bridge (1 of 3)



Bulkhead - Moat



Bulkhead - Condo Bldg 340B



Dock



Dock



Entry Feature



Entry Feature



Fountain



Fountain Equipment



Fire Pump



Fire Pump Controller



Fire Pump Diesel Tank



Fire Pump Bldg



Spa



Spa Equipment



Pool



Pool



Pool



Pool Fountain



Pool Equipment



Pool Equipment



Pool Equipment, Heaters



Pool Deck



Tennis Court



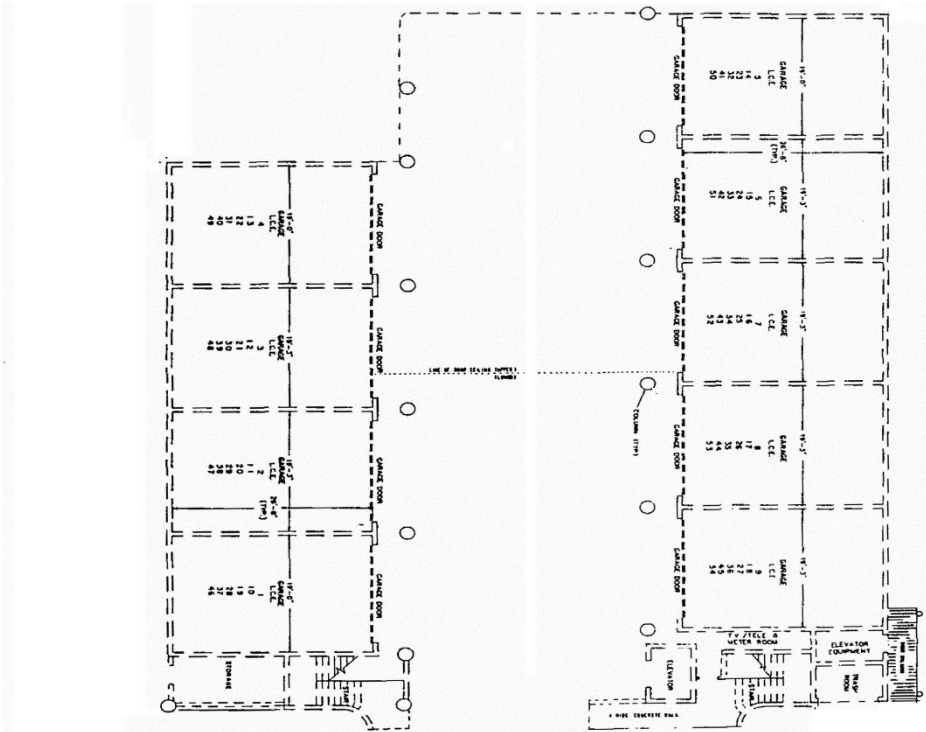
Pickleball Courts



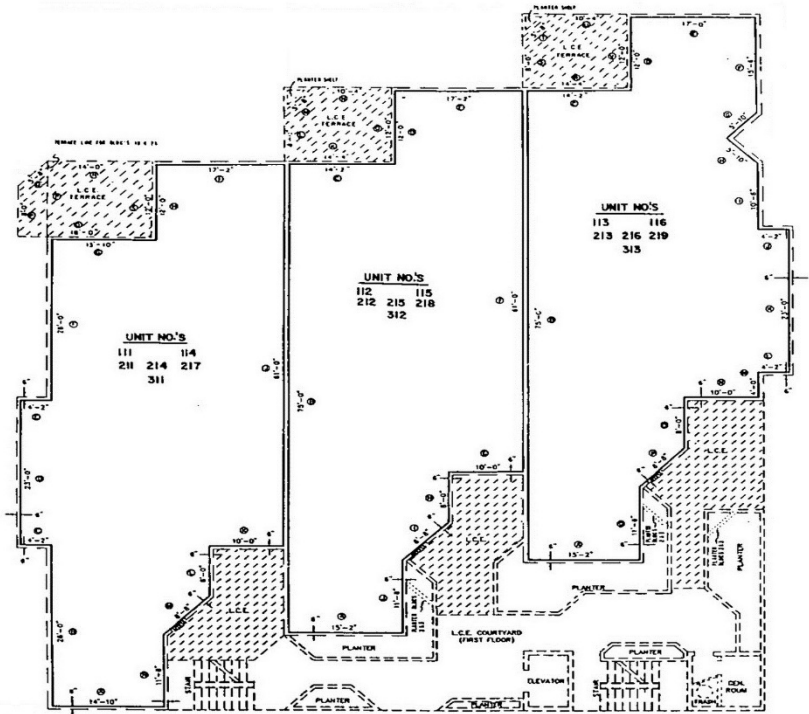
Vehicular Gate System



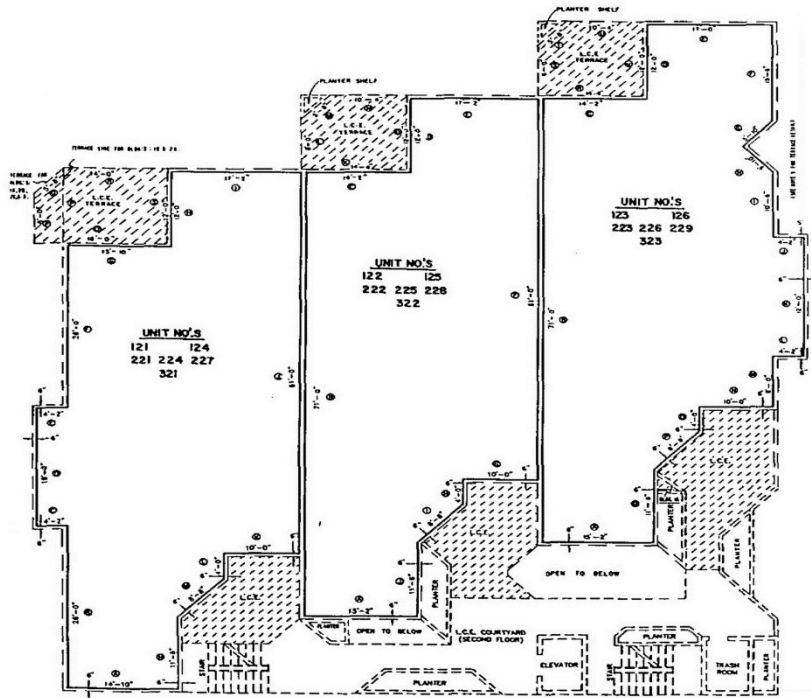
Entrance Sign Monument



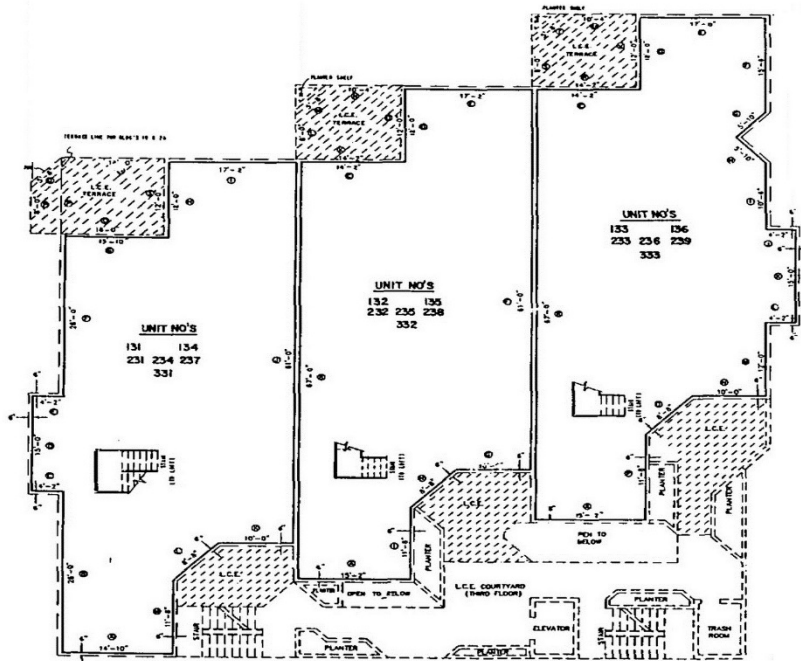
Sketch - Condo Bldg Garage Level



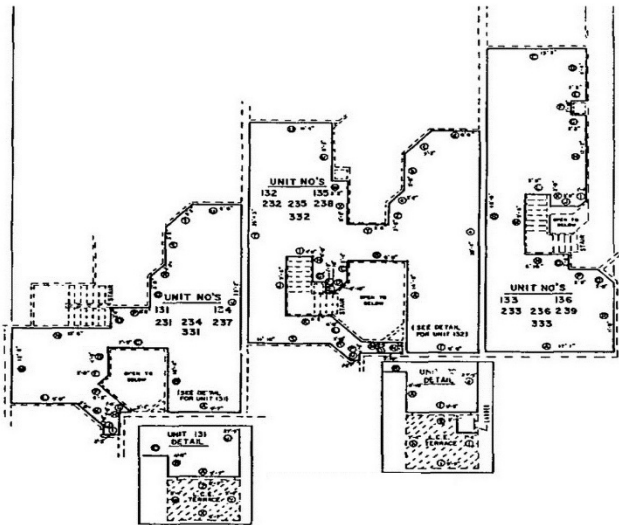
Sketch - Condo Bldg 1st Floor



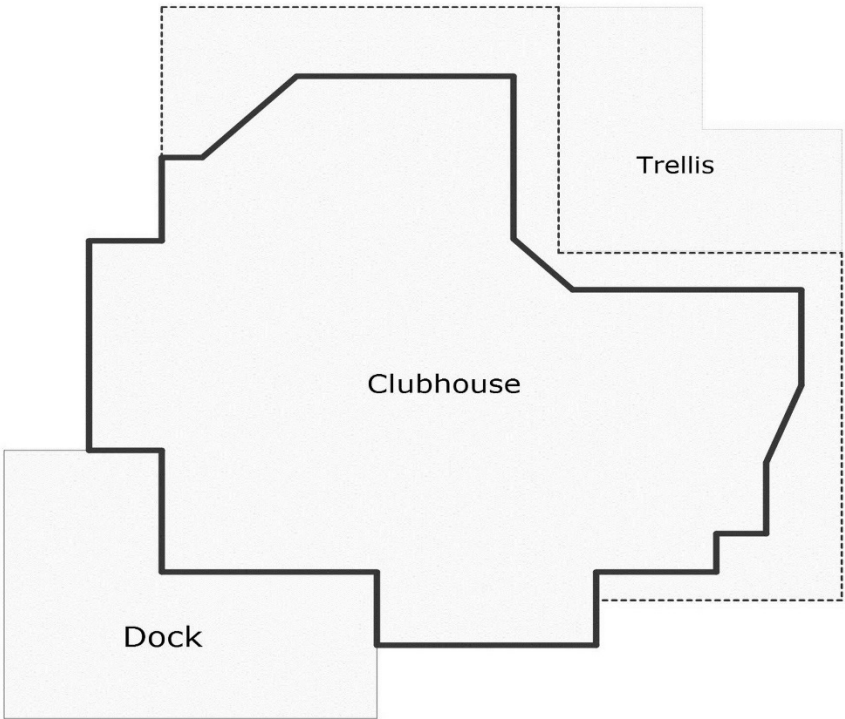
Sketch - Condo Bldg 2nd Floor



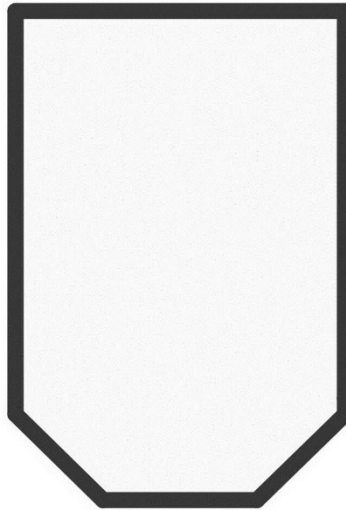
Sketch - Condo Bldg 3rd Floor



Sketch - Condo Bldg 3rd Floor Loft



Sketch - Cabana Bldg



Sketch - Guard House