



The Island at Hidden Harbour



December, 2023

FINANCIAL Notes to ALL Island Owners

Condo dues – effective 1/1/24

As noted in the Island Owner Meeting Minutes that were distributed to all owners early in November, due to the huge increase in our Master Insurance policy premiums this year, the monthly condo dues for the Island will **increase to \$540** effective 1/1/24.

Reminder: payments not received by the 15th of each month will be assessed a \$54 late fee (10% of the amount due) per our by-Laws. If you've set up your monthly condo payment to be paid, via an automatic monthly online payment, directly from your Bank account, please remember to change the amount to be paid effective 1/1/24. If you use the ACH process, this amount will automatically adjust on 1/1/24. If you need assistance with these changes, please reach out to PKS & Co. (410-546-5600) or via email to Arlene Cline (acline@pkscpa.com)

Owner Loss Assessment coverage

Also covered in the Island Owner Meeting / Minutes was the strong recommendation that each Island owner obtain **Loss Assessment coverage in their personal H06 condo insurance policy**. With the new ladder method insurance companies are now using to calculate each association's cost to purchase coverage for the Master Policy, the Island's insurance cost rose 129% this year. However, even with this huge cost increase, the Island is now self-funding some of our insurance coverage.

While unlikely, if there would ever be a damage event that exceeded our purchased insurance coverage levels, then the association would be forced to come to the owners for funding to make up the difference. In such a case, owners could then utilize their H06 condo insurance policy to obtain the needed funds via their Loss Assessment coverage.

The board strongly recommends each owner **verify** they have the highest amount of Loss Assessment coverage available (typically \$25,000 to \$50,000) and if not, **add** it to their policy. The cost to each owner for this H06 policy amendment is minimal but would be very valuable in the event of such a damage occurrence.