

Petition for Fair Plan COA Coverage: The Natchez Landing Townhome Owners Association, Inc. - 3535 E Nasa Pkwy, Seabrook TX 77586

1. Petitioner Contact Information:

- **Insurance Agent:** Michael Ruiz – GIA Insurance – [REDACTED]
- **Property Manager:** Mary Ellen Strebeck – Goodwin & Company – [REDACTED]

2. Description of the Proposed Underserved Area:

- The map shown in the PDF enclosed is the Harris county area immediately near the Harris / Galveston County line. The yellow outlined area represents Harris County specifically. The red line notes the shoreline of Clear Lake where many of these underserved condominiums reside.
- The orange star is the location of The Natchez Landing Owners Association, Inc.
- We insure 10 Condo / Townhome complexes immediately near the red line on the map. These associations specifically have been negatively impacted by the lack of insurance options and skyrocketing costs in the recent three years.
- Many of these associations have seen their insurance premiums double and triple due to the insurance market increases.

3. Reason for Underserved Classification:

- We believe this area to be underserved due to the lack of insurance options, rapidly increasing premiums, and extreme windstorm deductibles.
- Property / Windstorm Insurance premiums for this association have risen from \$87,922 in 2021 to \$285,837 in 2024.
- No admitted insurance carriers have offered quotes in this area in the prior 10 years.
- These associations are forced to purchase crippling insurance costs due to the lack of interest / options from the surplus lines markets.
- Insurance is required due to association declarations; insurance costs are forcing people out of the community as some cannot afford the costs incurred from rising insurance prices.

4. Insurance History: Below is listed property / windstorm insurance carries in the prior three years.

- 2024 Property / Windstorm: Princeton Excess, Certain Underwriters at Lloyds
- 2023 Property / Windstorm: Princeton Excess, Certain Underwriters at Lloyds, Kinsale
- 2022 Property / Windstorm: Princeton Excess, Certain Underwriters at Lloyds, Kinsale

5. Information on Insurance Declinations:

- Specific to companies licensed to write insurance in the State of Texas, the following have not provided insurance quotes to this association and other in the immediate area are...Hartford, Travelers, Liberty Mutual, United Fire Group, Great American, Union Standard, Philadelphia Indemnity, Nationwide, and others.
- Explain and provide details about specific risks, coverages, and coverage amounts that insurers have declined to offer.
 1. In the immediate three years, the most significant issue has not only been the rate of the policies, but also the amount of coverage being offered. Specific to Natchez Landing their building values total just over \$11,000,000. Insurance carriers have limited their windstorm offerings in \$5M increments which means the association must purchase multiple layers of policies just to reach full required limits.
 2. Typically, in a market search for coverage, we as an agent would receive three or four quotes for a given building that would insure to full limits. During the prior three years,

we're struggling to even obtain three quotes for windstorm, and those that do provide quotes, limit their capacity at \$2.5M increments with extreme pricing.

3. The carriers in the most recent three years haven't changed because there are no other carriers willing to quote the policies.

6. Additional Supporting Information (if available):

- o Names of insurers currently writing property coverage in the area.
 1. There are no companies licensed to write insurance in the State of Texas currently providing quotes to The Natchez Landing townhome Owners Association or other associates in the immediate area.
- o Total number of property owners' associations in the area.
 1. The number is near 20 in the immediate area.
- o Names, physical addresses, and contact information for property owners' associations within the area.

Propert Owners Association	Address	Contact	Email
The Point at Egret Bay Condominium Association	18809 Egret Bay Blvd, Houston TX 77058	Teresa Morant	
Natchez Landing Owners Association	3535 Nasa Pkwy, Seabrook TX 77586	Mary Ellen Strebeck	
Bayfront Condominium Owners Association	351 and 401 Lakeside Ln, Houston TX 77058	Zar Wade-Gledhill	
Yacht Club Condominiums	1 Yacht Club Ln, Seabrook Tx 77586	Teresa Morant	
Kings Park Townhome Owners Association	17702-17724 Kingspark Ln, Houston, TX, 77058	Kathy Dooley	
Egret Bay Villas Owners Association	18617 Egret Bay Blvd, Webster TX 77058	Ashley McDaniel	
Lakeside Townhome Owners Association	1900 Lakeside Ln, Seabrook TX 77586	Teresa Morant	
Mariner Village Condominium Association	4747 NASA PKWY BLDG B, SEABROOK, TX, 77586	Avery Duke	
Seagate Owners Association	3663 Nasa Pkwy, Seabrook TX 77586	Zar Wade-Gledhill	

- o Number of property owners' associations in the area have been unable to get coverage.
 1. The above associations have been directly impacted by severe rate increases, lack of options, and extremely limited capacity.
 2. All above associations have seen very similar premium increases to The Natchez Landing Townhome Owners Association.