

To whom it may concern,

I am writing as the property manager for The Meridian Townhome Owners Association (TOA), located at 329 Lakeside Ln, Nassau Bay, TX 77058.

This email serves as a formal petition on behalf of The Meridian TOA to classify the area immediately surrounding Clear Lake as an underserved

area. Please take this e-mail as a petition on behalf of The Meridian Townhome Owners Association (329 Lakeside Ln, Nassau Bay, TX 77058) to

have an area immediately around Clear Lake classified as an underserved area.

(a) Petitioning Entity

The Meridian Townhome Owners Association is the entity submitting this petition.

(b) Designed Area

The Meridian TOA is within the area being petitioned for classification as underserved.

(c) Specific Requirements for the Petition

(1) Submission is made in writing via this email.

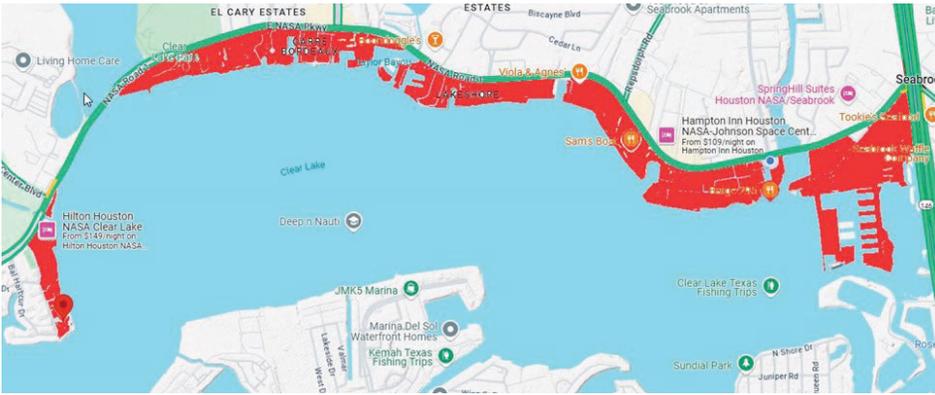
(2) Contact Information

- Property Manager: Leon Pennel, Meridian Property Management
- Address: 329 Lakeside Ln, Nassau Bay, TX 77058
- Phone: (417) 230-5502
- Email: [managerinmeridian@gmail.com](mailto:managerinmeridian@gmail.com)

(3) Proposed Area Boundaries:

- North: NASA Road 1
- South: Clear Lake
- West: Lakeside Ln
- East: Highway 146

Attached is a map highlighting the proposed area in red for reference.



#### (4) Insurance Challenges in the Area:

It has been several years since Property Owners Associations in this area could obtain insurance coverage from admitted carriers.

Currently, all associations are forced to purchase policies from surplus lines carriers.

Recent issues include:

- Premium increases: Costs have skyrocketed.
- Deductible escalation: Deductibles have increased significantly.
- Coverage limitations: Policies now often provide less coverage.

Historical Insurance Costs for The Meridian TOA:

- 2021: \$3.5 million coverage for &lt;\$25,000 premium; \$1,000 deductible.
- 2022: \$4.1 million coverage; premium increased 134% over 2021; deductible increased to 3%.
- 2023: \$4.6 million coverage; premium increased 52% over 2022; deductible remained 3%.
- 2024: \$4.1 million coverage; deductible increased to 5%; payout for a single event capped at \$2.5 million.

The policy is now

effectively catastrophic-only coverage, with no payouts for damages under \$250,000.

#### (5) Current Carriers:

All current carriers are surplus line providers. Admitted carriers have not offered policies in years.

#### (6) Declinations by Admitted Carriers in 2024:

The following admitted carriers declined to provide quotes for The Meridian TOA:

- Arrowhead

- Aspen
- Axis
- CNA
- CIBA (excludes wind)
- Core Specialty
- Cross Cover
- Lexington
- Northfield
- Seneca
- Westchester

(7) Market Information:

(A) There are no admitted carriers writing property or windstorm insurance for Property Owners Associations in this area.

(B) The Meridian TOA includes 14 townhomes, individually owned, on the shore of Clear Lake.

(C) Partial list of Property Owners Associations in the area (not exhaustive).

Property Owners Association	Address	Contact Name	E-mail	Phone
Lakewood Condos	2330 Lakewood Yacht Club Dr, Seabrook, TX 77586	Debbie Phillips		
Natchez Landing	3535 NASA Pkwy, Seabrook, TX 77586	Mary Ellen Strebeck		
Seagate Owners Association Inc.	3663 NASA Pkwy, Seabrook, TX 77586	Zar Wade-Gledhill		
Lakeshore Condos	4001 NASA Rd 1, Seabrook, TX 77586	Uncertain		
Marina Bay Condos	4011 NASA Rd 1, Seabrook, TX 77586	Uncertain		
The Bayfront Condominium Association Inc.	351 and 401 Lakeside Ln, Houston, TX 77058	Zar Wade-Gledhill		
Yacht Club Condos	Yacht Club Lane, Seabrook, TX 77586	Uncertain		
Mariner Village Townhomes	Mariner Village Dr, Seabrook, TX 77586	Uncertain		
The Endeavour	4821 NASA Pkwy, Seabrook, TX 77586	Uncertain		
Lakewood Townhomes	Lakewood Ln, Seabrook, TX 77586	Uncertain		
Mariner Village Condos	4747 NASA Pkwy, Seabrook, TX 77586	Uncertain		
Meridian on Clear Lake	Lakeside Ln, Nassau Bay, Houston, TX 77058	Leon Pennell		

(D) Surplus line carriers are the only viable option for maintaining coverage.

(d) Additional Information

Please do not hesitate to contact me if further details or documentation are required.

Thank you for your attention to this matter.

Sincerely,

Leon Pennell

Property manager