



Sedgwick
P.O. Box 182734
Columbus, OH 43218-2734
(800) 215-3272 * FAX (337) 216-0453

January 26, 2026

Mary Jackson
Chateau De Ville of Tallahassee Condominium Association Inc
2020 Continental Ave 101-102
Tallahassee, FL 32304

Re: Loss Control Survey: 01/20/2026
Policy #: M0084PR000446-00
WR #1340920

Dear Mary:

This letter will confirm the recent survey conducted by Sedgwick on behalf of Oculus Underwriters. The purpose of this survey was to review the scope of your current operations, safety policies and loss prevention efforts.

As a result of our survey, recommendations are being submitted to assist you in increasing your organization's risk and safety management efforts. The recommendations submitted should be implemented in a timely manner. Please confirm compliance with the recommendations in writing within 14 days of the date of this letter. Your response can be mailed, faxed, emailed or entered through the hyperlink below:

Sedgwick
P.O. Box 182734
Columbus, OH 43218-2734
Fax (337) 216-0453
Email: RecResponse@sedgwick.com

Enter Response On-Line URL: <https://www.iauditexpert.com/static/responses.htm?ExtKey=zUkfhikk1bchleby>

Failure to respond to the recommendations may jeopardize your insurance coverage. Thank you again for your cooperation.

Sincerely,

Sedgwick

cc: Shane Bradley
AmWins

"Our survey of your operations is for underwriting purposes and to assist you in your loss control activities. However, no responsibility is assumed for the discovery and elimination of hazards which could possibly cause accidents or damage at any facility that is inspected. Compliance with any submitted recommendations in no way guarantees the fulfillment of your obligations as may be required by any local, state or federal laws."



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Loss Control Survey Recommendations

Insured Name: Chateau De Ville of Tallahassee Condominium Association Inc
Underwriter: Lauren Huggins
Contact: Mary Jackson

Policy #: M0084PR000446-00
WR #: 1340920

Program Name: Monoline Commercial Property Inspection (Oculus)
Survey Date: 01/20/2026
ID #: 1904553

Letter Date: January 26, 2026

Please respond in writing within 14 days of the date of this letter as to the status of the recommendations submitted. We appreciate your attention to this matter. Failure to respond may jeopardize your insurance coverage. Thank you again for your cooperation.

Please write your response to each of the recommendations in the space provided below. Your response can be mailed, faxed, emailed or entered through the hyperlink below.

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Recommendations For Location: 2020 Continental Ave 151-252, Tallahassee, FL 32304

Essential Recommendations:	Insured Response
2026-01-01: ELECTRICAL - MISSING COVERS / FACEPLATES Recommend having the missing covers / faceplates installed over the exposed electrical outlet and junction boxes located inside the pool equipment shed.	
2026-01-02: OPEN SLOTS - BREAKER BOX During the inspection open slots are noted inside the clubhouse breaker box. It is recommended that the responsible party address this condition.	
2026-01-03: FIRE EXTINGUISHER TAG EXPIRED During the inspection it was noted that the fire extinguisher inside the clubhouse has an expired inspection tag. It is recommended that the responsible party address this condition.	
2026-01-04: ROOF CONDITION - REPAIRS NEEDED During the inspection there are loose or missing shingles as well as damage to the building's fascia and soffits. The insured should contact a licensed roofing contractor to inspect the roof and make necessary repairs as needed.	

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Building L and clubhouse.

2026-01-05: ROOF CONDITION - REPAIRS NEEDED

During the inspection there are loose or missing shingles on the insured building.

The insured should contact a licensed roofing contractor to inspect the roof and make necessary repairs as needed.

Signature: _____

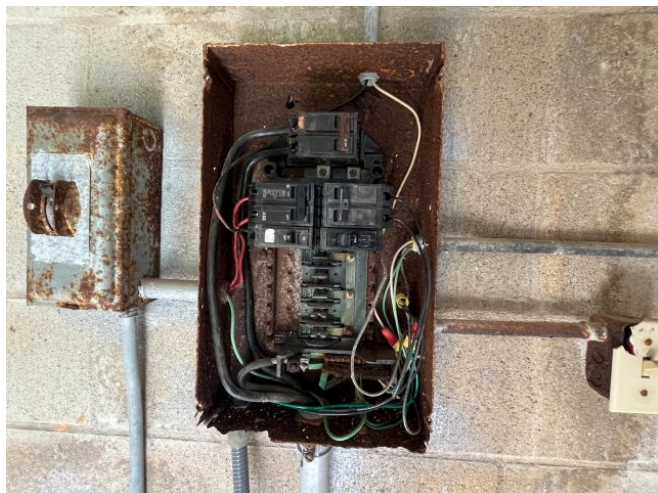
Date: _____

Print Name: _____

Title: _____

RECOMMENDATION PHOTOS

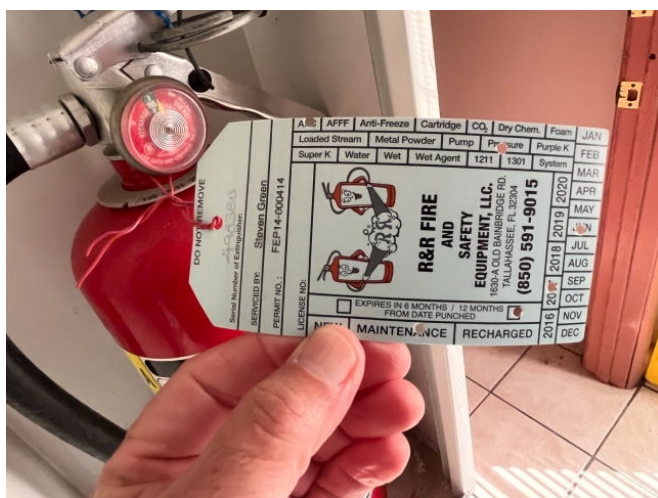
The following photos correspond to the recommendations listed on the prior pages of this letter. If a photo has been provided as part of a recommendation, then a photo is requested as part of your response to the recommendation, as photographic proof that the issue(s) in the photo have been remediated.



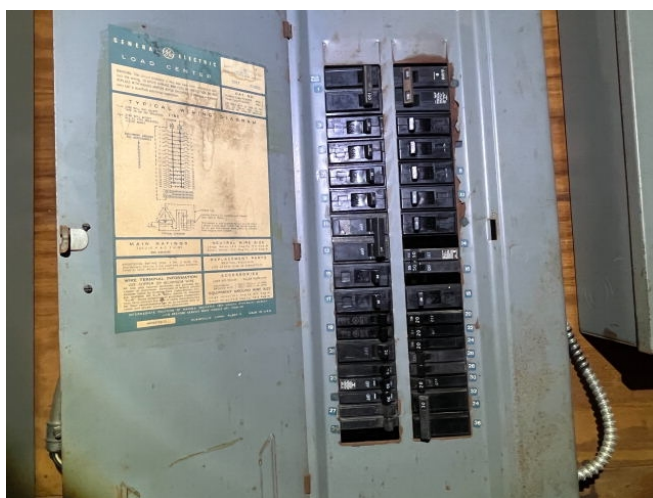
Breaker Box
Rec No. 2026-01-01



Fire Extinguisher
Rec No. 2026-01-03



Inspection tag
Rec No. 2026-01-03



Breaker box
Rec No. 2026-01-02



Breaker box
Rec No. 2026-01-02



Rear & Side
Rec No. 2026-01-04

RECOMMENDATION PHOTOS (Continued)



Clubhouse Existing Damage
Rec No. 2026-01-04



Clubhouse Existing Damage
Rec No. 2026-01-04