

Commercial Property – Underwriting Submission Cruise Resort

Broker Name: Olivia Park

Organization Name: Armstrong and Company

Producer Code: 100-002541

Underwriting Company: Acme Low Hazard Insurance

Name And Mailing Address: Sunflower Hotel Group LLC, 100 Harbor View Drive, Seabreeze, Daytona Beach, Volusia, FL 32118, USA

Organization Type: LLC

1. Program Structure & Requested Terms

Line of Business: Commercial Property

Total Insured Value (TIV): \$100,000,000

Effective Date: 01/01/2026

Expiration Date: 01/01/2027

Term Type: Annual

Limit of Liability: \$6,750,000

Layer: Primary

Valuation: Replacement Cost

Coverage Currency: USD

Settlement Currency: USD

2. Executive Summary

Property Description: The property is an eight-story, full-service resort constructed in 2008 with a reinforced concrete and structural steel frame and a masonry exterior finish. It features concrete slab-on-grade and reinforced concrete floor decks, along with a built-up membrane roofing system that received a partial overlay in 2019. The site spans 4.2 acres and includes landscaped areas, two outdoor pools, spa and fitness facilities, paved driveways, walkways, and a private dock with eight guest berths. Mechanical rooms, storage, and service corridors are located in the lower levels, with no guest rooms below grade.

3. Property Identification

Named Insured (Company Name):
Sunflower Hotel Group LLC (dba Cruise Resort)

Address Line 1: 100 Harbor View Drive, Seabreeze

City: Daytona Beach

State: Florida

Zip Code: 32118

Country: United States

Address Type: Business

Property Size: 4.2 acres (site area with landscaped grounds, beach access, and private dock)

Building Area (sq ft): 198240

Year Constructed: 2008

Class Code: 0585

Major Renovation: 2019 (lobby, HVAC replacement, pool decking)

Number of Floors: 8

Number of Guest Rooms: 240

Guest Room Mix: standard suites, one- and two-bedroom suites, select executive suites

4. Property Description & Construction

- Primary construction: reinforced concrete and structural steel frame with masonry exterior finish
- Floor construction: concrete slab-on-grade and reinforced concrete decks
- Roof: built-up membrane roof system (2019 partial overlay) with routine maintenance program
- Basements/lower levels: mechanical rooms, dry storage, service corridors; no guest lodging below grade
- Site improvements: pool decks, two outdoor pools, spa, fitness center, paved driveways & drop-off, landscaped areas, walkways, private dock (8 guest berths)
- Accessibility: main vehicular access from Harbor View Drive; service drive from Marina Way

5. Occupancy & Operations

- Primary use: full-service resort: accommodation, F&B, banquet/meeting, spa, fitness, retail, limited marina services
- Revenue drivers: rooms; three restaurants; two bars; banquets/events; spa; marina guest fees; retail
- Average annual occupancy: 68% (rolling 12-month average)
- Seasonal variation: higher occupancy in high season (Nov–Apr) with peak banquets Nov–Mar

6. Insured Values (Summary)

Buildings & structural improvements:
\$85,000,000

Contents / FF&E: \$15,000,000

Total Insured Value (TIV):
\$100,000,000

High-level itemization (for underwriting reference):

- Guest suites & structural improvements: \$62,000,000
- Public areas, lobby, F&B & back-of-house structures: \$12,500,000
- Building services & mechanical systems: \$3,500,000
- Pool, decks, site improvements & landscaping: \$2,000,000
- Dock & marina structures: \$1,000,000

- FF&E (furniture, fixtures & equipment): \$12,000,000
- Misc contents, small tools, operating supplies: \$6,000,000

7. Critical Building Systems

- HVAC: central chilled water plant; packaged rooftop units for public spaces; major components replaced 2019; PM via CMMS
- Electrical: main service 2,500 kVA; emergency circuits for life-safety; ATS for generator tie-in
- Emergency power: diesel generator supports life-safety, fire pumps, selected essential loads and partial POS/IT; weekly test schedule
- Fire protection: full wet-pipe sprinklers; addressable fire alarm with central station monitoring; on-site fire pump; two hydrants within 100 ft; quarterly & annual test logs
- Kitchen fire protection: commercial kitchen hood suppression with regular servicing
- Plumbing: domestic hot water plant and booster pumps; backflow prevention devices installed
- Elevators: two passenger elevators; one service elevator; annual inspections and maintenance contracts
- Life-safety: emergency lighting, illuminated exit signage, ADA egress, posted evacuation plans

8. Security & Monitoring

- Security staff: 24/7 on-site security team
- Electronic access: key-card access for guest room floors and restricted staff areas
- CCTV: integrated digital video surveillance across public areas, front-drive, perimeter and service yards; retention policy documented
- Guest safety measures: pool lifeguard program (seasonal); signage & compliance with aquatic facility codes

9. Utilities & Third-party

Dependencies (CBI relevance)

Power provider: Seabreeze Utilities Authority

Water & sewer: Seabreeze Water & Waste (municipal)

Primary ISP / CRS & POS connectivity: Maritime Communications Inc. (primary ISP for booking/PMS/POS)

Redundant ISP: Redundant ISP vendor contract under review

Laundry/Linens: Seabreeze Linen Co. (off-site)

F&B suppliers: regional distributors; multiple vendor relationships for key items

Excursion vendors / marina operators: licensed third-party operators; vendor agreements in place

10. Marina Specifics

- Dock: fixed dock with eight guest berths; owned & maintained by resort; no on-site fueling (adjacent marina for fuel)
- Marine operations: third-party licensed operators run excursions; hull/boat PD not under property program (vendor responsibility in contracts)

11. Maintenance, Inspections & Risk Controls

- Preventive maintenance: CMMS logs for HVAC, kitchen hood, sprinkler, generator testing
- Life-safety testing: quarterly sprinklers; annual fire pump; monthly fire alarm tests; annual full alarm inspection; vendor certificates on file
- Vendor controls: contractor insurance requirement min \$2M GL; certificate management process
- Business continuity: documented BCP & EAP; off-site backups for reservations & guest records; periodic tabletop exercises with local emergency services
- Staff training: annual fire/evacuation drills; F&B managers with food safety cert; first-aid/CPR for supervisors

12. Recent Loss History (Time-Element & Property)

- 2024: kitchen exhaust grease fire — smoke damage; limited kitchen closure; BI & partial EE paid for 7 days; time-element approx. \$250,000.
- 2022: failed domestic line water intrusion (lower-level storage) — contents damage; BI 3 days approx. \$120,000.
- 2025 (YTD): pool area slip & fall remediation with temporary closure; minor BI approx. \$15,000.

Loss-run reports and claim detail files available on request (attached in submission packet).

13. Exposures & Underwriting Considerations

- Time-element sensitivity: reliance on room revenue and banquet/event income; peak-season outages materially impact revenue.
- Third-party dependency: booking engine/CRS and primary ISP are key contingent BI exposures.
- Marina & vendor risk: dock and excursion vendors introduce potential liability and service interruption considerations.
- Flood & windstorm: coastal location elevates storm surge and named storm exposure; flood zone/elevation certificate review recommended.
- Utility interruption: municipal power/telecom failures may trigger service interruption claims; redundancy & SLAs relevant.

17. Broker & Property Contacts

Broker: Olivia Park — Senior Hospitality
Broker, Meridian Shoreline Insurance
Partners

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18. Underwriter Notes

Notes: _____

Follow-ups: _____

Prepared for submission — Cruise Resort