PUBLIC DOCUMENTARY EXCERPT

September 24, 2026 Insurance Valuation Reconciliation Exchange

Cantrice Court Condominium Owners' Association

Publication note. This excerpt preserves the substantive insurance-valuation exchange while omitting unnecessary mailbox routing data, repeated nested thread material, and unrelated contact details. Statements by the Board President are presented as his statements; they are not treated as independently verified professional opinions unless separately supported by the underlying policy or source document.

1. Board President response - 10:40 a.m.

The Board President wrote that, according to multiple insurance agents, the Association had received differing descriptions of 100% replacement cost, including the following:

“Our State Farm policy does satisfy CC&Rs 100% replacement cost.”
“We need $34 million for bare walls.”
“We need $38.8 million for bare walls.”
“100% depends on what quality of rebuild we want should we have a total loss.”
“We can only know what 100% actually is when we have an actual total loss - until then, it's just analysis, and each insurance company has their own analysis methods.”

He also presented a coverage arithmetic of approximately $22.6 million State Farm building limit + $4.5 million “20% Extra Replacement Cost” + $2.2 million “10% Increased Cost of Construction and Demolition Costs” + $9,806,516 Helix excess = **$39,204,326**.

Important: that $39.204 million figure is the Board President's stated calculation. Whether each component can be stacked as ordinary replacement-cost coverage depends on the actual policy language and endorsements.

2. Owner response - policy reconciliation requested

The owner responded that the Association's earlier owner-facing materials had described State Farm as “60% replacement coverage” and separately presented a “Quoted 100% replacement coverage” option. The owner asked: **60% of what replacement-cost value?**

The response also asked the Association to identify the source and written support for the newly stated **$34 million** and **$38.8 million** bare-walls figures and to produce the Reich Agency 100% quote / valuation that had been requested previously.

The owner further challenged treating the 10% Increased Cost of Construction and Demolition Costs extension as a free additional layer of ordinary replacement-cost insurance, because the State Farm coverage form states that payment under that extension **does not increase the applicable Limit of Insurance**. The owner also requested the actual CMP-4828 Extra Replacement Cost endorsement so its percentage, conditions, and interaction with the Helix excess layer can be reviewed.

The requested reconciliation was:

1. Professional replacement-cost value used when the Board described State Farm as 60% replacement coverage.
2. Professional replacement-cost value and assumptions used for the Reich 100% option.
3. Source and written support for the $34 million and $38.8 million bare-walls figures.
4. Applicable State Farm CMP-4828 Extra Replacement Cost endorsement.
5. Specific policy basis for treating the State Farm extensions and Helix layer as a combined $39,204,326 of replacement-cost coverage.

3. 3:08 p.m. clarification - why the valuation history matters

The owner then clarified the distinction between **peril** and **property valuation**: fire, earthquake, and flood are different causes of loss, while a Statement of Values assigns values to the property being insured.

The clarification identified several Association records / representations that now require reconciliation:

Reference	Amount / statement	Why it matters
2017 earthquake/flood SOV	Approx. $30.56 million	Historical Association valuation cited in the email.
2024/25 earthquake program	$42.216 million earthquake limit	Association disclosure shows a materially higher earthquake limit; the 2024 policy states premium was based on a Sept. 5, 2024 SOV/application.
Recent Reich discussion	Approx. $44 million	Owner states the Association insurance professional discussed this amount in connection with full replacement-cost coverage. Written quote/valuation remains requested.
Board President - Sept. 24	$34 million and $38.8 million bare-walls figures	Board President attributes these figures to multiple insurance agents; underlying written support has not been produced in this exchange.
Aug. 28, 2026 Helix SOV	$32,708,416 total; $164/sf residential buildings	This is the signed value schedule used in the current excess program.

Scope caution: different policies can insure different perils and may not use identical valuation scopes, deductibles, definitions, or settlement terms. The historical numbers therefore are not automatically interchangeable. They are relevant because they create a concrete reconciliation question: what property and valuation assumptions produced each number, and why did the current signed SOV settle at $32.708 million?

4. What is established and what remains unresolved

Established from the record	Still unresolved / requires underlying documents
The August 28, 2026 signed SOV totals $32,708,416 and uses $164/sf for residential buildings.	The professional valuation methodology supporting $164/sf.
Helix is $9,806,516 excess of $22,901,900 and contains a 110% Margin Clause tied to individual stated values.	How the full State Farm + Helix program responds in specific single-building and multi-building losses.
The Board President now states that agents gave $34M and $38.8M bare-walls figures and presents a $39.204M combined calculation.	The written source for $34M/$38.8M; the actual CMP-4828 endorsement; and whether the $39.204M stacking is contractually correct.
Association insurance disclosures show an earthquake limit of $42,216,921.	The Sept. 5, 2024 SOV/application and exact scope comparison with the 2026 SOV.
The Board previously described State Farm as 60% replacement coverage and presented a 100% replacement option.	The replacement-cost denominator and written valuation underlying that 60%-versus-100% comparison.

This public excerpt is intended to let owners see the material substance of the September 24 exchange while keeping the central question documentary: **what professional valuation supports the current schedule, and how do the actual policy terms interact with that valuation?**