

Collier Board-Room Cheat Sheet

Naples, Marco Island, Bonita Springs — bring proof to the renewal table. Print, fill in, walk into the board meeting with answers.

5-MINUTE TREASURER SNAPSHOT — POST-IAN EDITION

Fill these four boxes before the next renewal call. Anything blank is leverage your broker has and you don't.

CARRIER + DEPOP STATUS

Citizens or admitted? Any depopulation letters in the last 18 months? Note A.M. Best / Demotech rating.

POLICY STRUCTURE

Single multi-peril, or wind-only + non-wind split? Two-policy stack adds claims complexity post-Ian.

WIND-MIT + RETROFITS

OIR-B1-1802 form date. Are 2023–24 post-Ian retrofits (straps, glazing) documented on the LATEST form?

TIV — POST-IAN APPRAISAL

Locked at 2022 = under-insured 25–40%. Spiked in 2024 = over-insured 5–10%. 2026 appraisal needed.

THE 10-QUESTION 2026 COLLIER AUDIT CHECKLIST

- 1. Is our replacement-cost appraisal dated 2026 (not 2022, not 2024)?
- 2. Have we received a Citizens depopulation letter in the last 18 months — and how did the board respond?
- 3. Is our policy a single multi-peril form, or are we still on a wind-only + non-wind split?
- 4. Does our policy include Ordinance or Law at 25% of Coverage A or higher?
- 5. Is our wind mitigation form (OIR-B1-1802) less than 12 months old?
- 6. Has the board documented post-Ian retrofits (straps, glazing, opening protection) on the latest form?
- 7. Is our SIRS report delivered (or finishing before Dec 31, 2026)?
- 8. Are reserves funded at 75%+ of the SIRS target — and is that documented in board minutes?
- 9. Have we requested at least three competing 2026 quotes — Citizens benchmark + admitted-market alternatives?
- 10. Has the board verified the A.M. Best or Demotech rating of any non-Citizens carrier proposed before binding?

BRING THESE 5 NUMBERS TO YOUR NEXT BOARD MEETING

1. 2026 premium per \$1,000 of TIV (inland Collier target: \$10–\$14; coastal Collier: \$22–\$32)
2. Wind deductible % (admitted target: 3–5% of TIV — Citizens runs 5–10%)
3. Ordinance or Law as % of Coverage A (target: 25–50%; old Citizens caps were 10%)
4. Reserve funding % vs. SIRS target (Collier preferred-risk credit kicks in at 75%+)
5. # of competing quotes presented this renewal cycle (minimum: 3, including non-Citizens)

What "Good" Looks Like in Post-Ian 2026

Use this side as your reality check. If your renewal numbers don't look like the 2026 column, you have leverage.

TARGET PREMIUM

CHANGE

2024 CRISIS RATES vs. 2026 MARKET RATES — COLLIER

COVERAGE ELEMENT	2024 TYPICAL	2026 TYPICAL	CHANGE
Citizens base rate (multi-peril)	Reference	" 3.4% approved cut	Lower
Wind deductible (admitted entrants)	5–7% of TIV	3–5% of TIV	Lower
Ordinance or Law coverage	10% Coverage A	25–50% Coverage A	Stronger
Premium per \$1,000 TIV (inland)	\$11.50–\$15.50	\$10.00–\$14.00	" 8–12%
Premium per \$1,000 TIV (coastal)	\$24.00–\$34.00	\$22.00–\$32.00	" 4–8%
Admitted carriers quoting Collier	~2	6–9	Bigger market
SIRS preferred-risk credit	Not filed	6–14% (75%+ funded)	New in 2026
Single multi-peril availability	Rare on coast	4–6 entrants offer it	Better simplicity

WHAT TO DEMAND FROM YOUR BROKER IN POST-IAN 2026

- 1. Three quote alternatives per renewal — Citizens benchmark + at least two of the 6–9 admitted carriers actively quoting Collier (Naples, Marco, Bonita Springs).
- 2. A side-by-side single-multi-peril vs wind-only-plus-non-wind comparison. Multi-peril is usually 5–10% cheaper total and avoids post-storm finger-pointing between two carriers.
- 3. Written A.M. Best or Demotech rating for any non-Citizens carrier before binding. A few of the post-Ian entrants are still capitalizing — verify rating quality.
- 4. A 2026 replacement-cost appraisal — not a 2022 or 2024 one. Collier post-Ian rebuild costs reset 25–40% higher; many boards are still under-insured at old TIV numbers.
- 5. Documentation of post-Ian retrofits (roof-to-wall straps, impact glazing, opening protection) on the LATEST OIR-B1-1802. Many Collier buildings did the work but never updated the form.

COLLIER COUNTY LOCAL RESOURCES

Citizens Property Insurance Corporation !' citizensfla.com (rate filings, depopulation status)
 Florida Office of Insurance Regulation !' florir.com (admitted carrier list, Ian recovery report)
 Collier County Property Appraiser !' collierappraiser.com (year-over-year reconstruction-cost data)
 Collier County Building Review and Permitting !' colliercountyfl.gov (local code records, Milestone)
 FL DBPR Division of Florida Condominiums !' myfloridalicense.com (board education, complaints)
 FL Division of Emergency Management !' floridadisaster.org (Hurricane Ian recovery resources)