

# IMPORTANT NOTICE TO TUSCANY BY THE SEA HOMEOWNERS

January 23, 2025

The Tuscany Board of Directors was advised in a meeting on January, 16, 2025 that our management company, Ameritech, received and paid a fraudulent invoice for our 2025 insurance premiums in the amount of \$129,025.39. This fraudulent invoice was purportedly from our insurance broker, Great Florida, requesting payment of the Premium by electronic means. As a result, the Board and Ameritech have taken the following actions.

Immediate actions taken:

Confirmed with our insurers that despite the non-payment of the insurance premium that all Tuscany's insurance policies policy remained bound and in force.

Tuscany's South Bank account was closed, a notice of fraud was submitted and a new account was being opened.

A claim was initiated by our management company, Ameritech, with their insurers and the Board also initiated a claim with Tuscany's insurers. An adjuster has been assigned in both claims.

A police report was filed with Clearwater Police and evidence submitted.

We have been advised that a forensic investigation has also been initiated by our Management Company.

As we await the insurance claims results, we have arranged to pay the outstanding insurance premium through the use of a Premium Finance contract which will keep our insurance policies in force and allow the premium payment to be made by monthly installment until the matter is resolved.

As more information is known and available, we will keep you informed. We will follow up with Great Florida and Ameritech as well as our adjusters. When we have additional information we will arrange a Board Zoom meeting for updates and questions.