



Bimonthly HB3 Report Card

Reporting Period: July – August 2014

John W. Polak, CPCU

September 30, 2014

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To: Georgia R. Neblett, Chairman
Richard Clifton Craig, Vice-Chairman
Michael Gerik, Secretary/Treasurer
Steven Lawrence Elbert
William David Franklin, Sr.
Lyndell Haigood
Ron Lawson
Michael O'Malley
Eugene Seaman
Edward James Sherlock

Re: *Bi-monthly Interim Report - Section 2210.107(b)*

Dear Board Members,

House Bill 3 became effective on September 28, 2011, and pursuant to Tex. Ins. Code, Section 2210.107(b), please find the bi-monthly interim report evaluating the extent to which the Texas Windstorm Insurance Association has met the objectives described by Section 2210.107(a), Texas Insurance Code for the two-month period preceding the date of the report (July and August 2014).

These interim report cards are provided every 60 days as required by statute and culminate in an Annual Report Card issued each June.

The initial report cards established the standards of performance for the Association to be reported against in subsequent report cards. Additional standards have been and will continue to be added as appropriate and as approved by the Board of Directors. Each interim report card serves as a snapshot in time of Association compliance with the standards associated with each of the objectives.

The Association believes it is in full material compliance with all current standards of performance outlined in each of the following sections. This is the fifteenth interim report card to be issued by TWIA since the enactment of House Bill 3.

Should you have any questions, please feel free to contact me at (512) 899-4949.

Sincerely,



John W. Polak, CPCU
General Manager

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About This Report

In 2011, the 82nd Texas Legislature, 1st Called Special Session, passed House Bill 3 (“HB3”), modifying various aspects of the operations of the Texas Windstorm Insurance Association (“TWIA” or “Association”). Amendments to Tex. Ins. Code, Section 2210.107 directed TWIA to report bi-monthly to the TWIA Board of Directors (“Board”) and report annually to the Commissioner, the Legislative Oversight Board, the Governor, the Lieutenant Governor, and the Speaker of the House of Representatives the extent to which TWIA met the objectives in Section 2210.107(a).

The primary objectives of the Board of Directors are to ensure that the Board and TWIA:

- (1) Operate in accordance with this chapter, the plan of operation, and commissioner rules;
- (2) Comply with sound insurance principles;
- (3) Meet all standards imposed under this chapter;
- (4) Establish a code of conduct and performance standards for Association employees and persons with which the Association contracts; and
- (5) Establish, and adhere to terms of, an annual evaluation of Association management necessary to achieve the statutory purpose, Board objectives, and any performance or enterprise risk management objectives established by the Board.

This Report Card satisfies these reporting requirements and illustrates the measures and improvements taken to meet the objectives. The Report Card presents this information by referencing applicable sections of the TWIA governing statute in order of appearance.

Executive Summary

In 2008 Hurricanes Dolly and Ike together resulted in more than 100,000 claims and an estimated \$3 billion in losses. Concerns about claims handling led to TWIA being placed under Administrative Oversight by the Texas Department of Insurance (TDI) and the passage of HB3 in 2011.

HB3 required numerous changes to TWIA operations. Among those improvements were new residential and commercial policy forms, more transparency via additional information on the TWIA website and live broadcasts of TWIA meetings, the funding of an ombudsman program, and the implementation of new claims handling procedures.

Moreover, a new management team brings to TWIA a broader range of experience and a greater focus on accountability than ever before. In 2008, four of TWIA's senior managers had no insurance carrier experience outside of TWIA, and TWIA was a very small company during their tenure. Today, TWIA's senior managers have significantly more insurance carrier experience, and more of their experience is with large carriers outside of TWIA. This added depth and breadth of experience is promising for the future of the Association.

TWIA has undergone 16 independent audits and examinations in recent years with varying areas of concentration. Audits have focused on claims handling, underwriting, internal controls, IT systems and security, financial examinations, and actuarial rate reviews.

TWIA has developed and diligently implemented corrective measures, and created action plans to track and report the Association's progress in addressing all audit or exam recommendations. TWIA has addressed 100% of the recommendations outlined in the completed audits performed by TDI (2009-2011), Robert E. Nolan, Deloitte & Touche, LLP, and the State Auditor's Office, and in the Operations Improvement Plan, a document assembled to track progress of recommendations and improvements arising from the Administrative Oversight process. The KPMG audit of IT controls outlined 11 areas of primary concern caused by faults in existing controls or potential vulnerabilities. The Association has completed 100% of the corrective actions for these areas.

Most recently, TDI and Milliman completed audits of the Association's financial condition and internal controls, and the claims and underwriting functions, respectively. TWIA has received a preliminary report from TDI, and the final report from Milliman. Both reports indicate extremely positive results with no significant negative findings. Staff is preparing action plans to address the claims and underwriting recommendations from the Milliman reports and will consider each item in the context of the business environment, strategic objectives, existing control structures, and relative risks associated with each.

TWIA continues to identify areas for improvement, outside of audit observations, in our processes and procedures to ensure the Association complies with applicable statutes, regulatory guidelines, and industry best-practices. The new management team has addressed legislative changes, improved operational efficiency, created cultural transformation within the Association, and increased management controls and accountability. TWIA recognizes, however, that the Association must be a continuously improving organization, and the management team persistently seeks ways to enhance the organization's effectiveness. The Association now has extensive controls and detailed financial and operational metrics in place to measure and evaluate the performance of every level of the Association, from the organization as a whole to individual departments to individual employees. Procedures and practices have been documented for all operational areas, and TWIA has greatly increased the level of transparency and communication among all levels of the Association and with outside stakeholders. The management team is committed to refocusing the organizational culture from task-based behavior to results-oriented accountability. To further this goal TWIA has also created an Internal Audit Department to provide perpetual evaluation of the effectiveness of internal controls, accuracy of records, and efficiency of operations. The Director of Internal Audit reports directly to the Board and provides a structured internal process to ensure compliance and to manage the Association's financial and operational risk exposure.

The TWIA Claims Department continues to enhance its operational capabilities as well. The new claims management team has developed a detailed catastrophe plan, improved communications with policyholders, adjusters and agents, and increased speed and accuracy of claims handling via updated technology and quality control measures. These changes have resulted in a verified, quantifiable improvement in customer service. TWIA Claims has implemented a customer survey program, with very positive results, and many key performance metrics for objective measurement of the claims handling process. These metrics include:

- average number of days from receipt of claim by TWIA to inspection of the property;
- average number of days from inspection to receipt of the independent adjuster's report by TWIA;
- average number of days from receipt of the adjuster's report to payment;
- TDI complaints as a percentage of claims received;
- Disputed HB 3 claims as a percentage of claims received;
- Field adjuster overall performance rating;
- Field adjuster reinspection score;
- Call center abandonment rate;
- Quality assurance scores for inside claims examiners; and
- Customer survey scores.

Similarly, the TWIA Underwriting Department has implemented significant operational changes to increase the efficiency and effectiveness of the underwriting process. The department divides the work between residential and commercial lines and further divides the residential underwriting work by transaction complexity. The Support Services function facilitates procedural improvements, automation support, training, quality assurance, agent audits and fraud investigations. Key performance metrics are monitored and reported in a monthly scorecard, including:

- percentage of transactions completed within 14 days of receipt;
- agent and policyholder survey scores;
- budget conformance and cost per transaction; and
- quality assurance scores.

At an enterprise level, budget conformance is a key measure of performance. TWIA-controllable expenses were at or below budget from 2011 to 2013 and through August 31, 2014. TWIA expenses compare favorably to both the insurance industry as a whole and other state residual market plans. TWIA is the second largest property insurance plan in the U.S., yet it still maintains the second lowest cost per policy among the 37 property insurance plans in the U.S.

The initiatives management has implemented since 2011 demonstrate a culture of continuous improvement and accountability, and better position TWIA to fulfill its mission of *efficiently providing essential property insurance products and services for eligible Texas policyholders when no one else will*. Recent audit findings and results support this:

- The State Auditor's Office August 2012 report confirms that TWIA has improved its claims processing and has implemented controls to produce accurate financial statements, ensure accountability of Association funds, and adequately support and authorize non-claims-related expenditures.
- In March 2014, TDI amended the terms of Administrative Oversight, citing TWIA's operational improvements as a factor in its decision.
- Milliman's September 2014 report indicates that new Underwriting management is committed to more efficient, customer/agent friendly process design and execution.
- Milliman describes TWIA's claims organization as well-staffed and well-managed with good controls, procedures, and practices in place to ensure compliance with state law, TWIA's requirements, and sound industry claims handling practices. The report also indicates that the Quality Assurance & Training program, Vendor Management function, and Catastrophe Plan are comprehensive and effectively implemented.

The exhibit on the following page summarizes recent accomplishments of the Association across four areas: Financial, Operational Efficiency, Management Controls & Accountability, and Communications & Transparency.

Financial

- Obtained \$500 million in pre-event Class 1 bonds to make additional funding immediately available to pay claims after a catastrophe
- Eliminated the 2012 \$183 million deficit by December 2013—3 months earlier than projected
- Secured \$3.85 billion in funding for the 2014 hurricane season—over \$1 billion more than the total projected cost of Ike and the best funding scenario since 2008
- Exceeded projections for CRTF contributions by \$72.4 million 2014 YTD
- Performed under budget on controllable expenses YTD 2014—a repeat of budgetary achievements from 2011-2013
- Maintained the second lowest cost per policy of the 37 U.S. fair plans and wind pools, despite being the second largest plan nationwide

Communications & Transparency

- Introduced comprehensive, multi-faceted communication plan to engage all stakeholders on multiple levels
- Initiated clearinghouse and depopulation process based on extensive input from committee of diverse stakeholders
- Established the Agent Advisory Group to facilitate ongoing discussion with agents about major initiatives
- Instituted outreach program as part of the broader strategic communications plan to educate and inform coastal stakeholders, TDI, and the Legislature about TWIA's mission, operations and value
- Established the Association's first formal orientation program to educate employees about policies, procedures, and culture
- Instituted employee town hall meetings to convey expectations and increase commitment to new policy implementation and an annual employee survey to measure engagement and employee satisfaction; created an employee recognition program based on survey feedback

Management, Controls & Accountability

- Applied extensive metrics throughout the organization to objectively measure and manage performance
- Instituted comprehensive performance management program incorporating: goal and competency development; quarterly and annual reviews to ensure consistent performance and results-oriented accountability; and objective criteria to align merit pay with performance
- Created Internal Audit function to focus on Enterprise Risk Management and completed Risk Assessment and Audit Plans for Board review
- Established policy management program to ensure all TWIA policies are reviewed annually, approved by management, and communicated properly to all employees, as well as to ensure version control necessary for auditing and incident management

Operational Efficiency

- Strengthened and successfully tested the enterprise Catastrophe Plan. Presented the Plan to TDI, legislative staff, and coastal constituents and received positive feedback from coastal policyholders, agents and emergency management officials
- Hired new leadership for IT, Underwriting, Legal & Compliance, Claims, Human Resources and Accounting, and restructured each department for optimum efficiency and customer service
- Successfully restructured Policy Center project
- Developed and initiated clearinghouse and depopulation initiatives
- Received very positive preliminary reviews of process improvements in Underwriting and Claims from independent auditors
- Reduced claims cycle time from 30+ days to fewer than 13 and complaint frequency from 1 in every 129 new claims to 1 in every 413
- Reduced costs and cycle times and increased efficiency by reengineering workflows and implementing new staffing models for policy administration, print services and mail operations

Insurable Property

Section 2210.004 defines insurable property for the purposes of eligibility for TWIA insurance as a structure located in the catastrophe area, built or repaired in compliance with appropriate building code specifications, and determined to be in an insurable condition. TWIA has implemented several initiatives in 2013 and 2014 to ensure properties insured by the Association meet this definition, including a segmented business model, risk visualization strategy, and a quality assurance and training program.

Business Segmentation

Under new leadership, the Underwriting Department was reorganized in 2014 into functional areas to increase the efficiency and effectiveness of the underwriting process while improving management controls. Prior to the reorganization, all work was distributed on a first in first out basis amongst all underwriters. The department now segments work assignments between residential and commercial lines with further division of the residential underwriting work by complexity. Segmentation by type and complexity ensures greater accuracy in underwriting decisions by routing the most complicated issues to the most experienced underwriters. In addition, a Support Services function facilitates procedural improvements, automation support, training, quality assurance, agent audits and fraud investigations to improve decision-making on the back-end.

Risk Visualization

Risk visualization creates a more efficient underwriting inspection process by providing TWIA underwriters with a greater volume of accurate information earlier in the underwriting process. Risk visualization combines imagery and data to enhance communication along the risk management cycle, and is a key component of TWIA's transformation from compliance-based underwriting to risk-based underwriting.

In May 2014, TWIA contracted with EagleView Technologies to provide aerial imagery for the Association's coverage territory using fixed wing aircraft and specialized photographic image processing technology. Risk visualization and EagleView's risk management reports are integral elements of TWIA's use of third-party data and provide the most accurate information available to our customers to assist them with their insurance purchase decisions.

TWIA compares the information received from EagleView with the information submitted in new business applications, the Marshall & Swift/Boeckh (MSB) replacement cost calculations, any associated physical property inspections, and other data sources. The most common discrepancy is a difference in the square footage of the primary structure. Other common issues identified are differences in the age of the structure, unrepaired damages, missing or incorrect identification of multiple structures on a single property, and identification of structures

requiring Windstorm Inspection Certificates (WPI-8's). Initially, TWIA is using this technology when reviewing new coverage applications. Underwriters inform the agent of any discrepancies and work with the agent and the policyholder to resolve them. The result is more appropriate and accurate coverage for the policyholder. More accurate information ultimately reduces rework for both the agent and TWIA, while simplifying the renewal process. In addition, the use of risk visualization is intended to reduce or eliminate confusion or surprises, such as when a policyholder files a claim only to find they did not purchase appropriate coverage.

Overall, risk visualization creates a more efficient underwriting inspection. The program provides the following benefits applicable to coverage and eligibility:

- (1) Improved assessments of property insurability and assist in determining adequacy of insurance and accurate premium for each risk;
- (2) Increased total number of properties inspected annually while lowering the average cost per policy;
- (3) Efficient use of budgeted inspection dollars by more specifically targeting properties requiring onsite inspection;
- (4) Identification of potential building code non-compliance and unrepaired damage; and
- (5) Identification of other underwriting concerns related to the general condition of the structure.

This program is being executed in conjunction with Claims and leverages resources across the organization. Additional benefits of the program include positive impacts on downstream claims loss costs, processing time and reduced opportunities for fraud. The Claims Department also utilizes the high-resolution photos and roof measurements in the Claims process. A sample risk management report is included in [Appendix A](#).

Quality Assurance & Training

The reorganization of Underwriting also includes developments and improvements in Quality Assurance and Training (QA&T), a function of the Shared Services segment. The purpose of the QA&T function is to ensure department processes and procedures are properly documented, to verify that underwriters are adhering to procedures and thus making correct eligibility decisions, and to identify training opportunities and areas for additional improvement. Each month, all underwriters receive a QA report evaluating their performance across six areas regarding processing and customer experience. The report includes production data (e.g. type and volume of work processed) as well as metrics pertaining to customer experience, accuracy,

and thoroughness. The QA goal for 2014 is to achieve a 90% QA score for the entire department by year end. To date, the QA score exceeds expectations at 95.4%.

Rulemaking Authority

Section 2210.008 provides the Commissioner of Insurance general rulemaking authority to issue any orders necessary to implement Section 2210. On June 23, 2014, TDI filed amendments to rules [5.4200](#) and [5.4202](#) which pertain to the one-year claim filing deadline for policyholders outlined in sections 2210.205 and 2210.543. The proposed amendments are designed to make the deadline extension process easier to understand. Public comments on the proposal were due September 3, 2014. As of September 10, 2014, the amendments had not yet been adopted.

No other new rules or amendments were adopted regarding TWIA operations during this reporting period.

Depopulation

Sections 2210.009 and 2210.053(b) require TDI to develop incentive programs to encourage authorized insurers to write insurance voluntarily to minimize the use of the Association as a means to obtain insurance. Pursuant to these sections and in conjunction with TDI, TWIA is developing two initiatives: a Voluntary Coastal Wind Insurance Portal and a formal Depopulation Process. The goal of these programs is to assist TWIA policyholders in obtaining coverage from the private insurance market. In this way TWIA policyholders may be able to access more comprehensive coverage and may be able to find coverage at a lower premium.

Voluntary Coastal Wind Insurance Portal

A key element in TWIA's depopulation program is an online clearinghouse of insurance data. In August 2013, TWIA staff presented to the Board a Clearinghouse Feasibility Study which examined various alternatives to encourage authorized insurers to voluntarily write business currently with TWIA. The study recommended the creation of a clearinghouse, formally named the Voluntary Coastal Wind Insurance Portal, an online facility where insurers could obtain detailed information about current TWIA policies. Insurers can use the data to identify policies that meet their underwriting standards and may be written in the voluntary market. The Board formed a sub-committee and assembled a working group of stakeholders to review and evaluate the clearinghouse concept. After several meetings of the working group and the subcommittee, the Portal was approved at the May 21, 2014 Board meeting.

By making key insurance data available to private market insurance companies willing to write policies in the designated catastrophe area, the clearinghouse will result in additional

insurance options for TWIA policyholders. Acceptance of any offers received is completely voluntary. TWIA has updated its privacy policy to allow for the release of certain non-public information through the Portal, and to provide an opportunity for policyholders to opt out and limit the disclosure of their information. The new privacy notice has been mailed to all policyholders and the opt-out period has concluded. The Portal will be available to member insurers in Q4 2014.

Depopulation Process

Late in 2013, TWIA was approached by an insurer offering to assume, or “take out,” over 40,000 TWIA policies. Since then, TWIA has been made aware of other insurers who may want to take out policies in a similar fashion. This type of transaction has been used effectively in Florida and Louisiana to minimize the use of those states’ residual markets. To provide an objective and transparent process, TWIA began developing a formal depopulation process to detail the requirements and procedures for these and similar proposals. TWIA continues to work with TDI to develop a process.

Standards of Conduct

Ethics & Conflicts of Interest Policy

TWIA developed and implemented a comprehensive Ethics & Conflict of Interest Policy (“Ethics Policy”) in February 2011. The policy was subsequently revised in September 2011 and April 2012 to incorporate changes mandated by HB3 and to further describe prohibited employment relationships. The Ethics Policy uses the statutory language of Sections 2210.012 and 2210.013 and states that a member of the TWIA Board of Directors, employee or contactor shall not:

- (1) Accept or solicit any gift, favor, or service that might reasonably tend to influence the member or employee in the discharge of duties related to the operation or business of the association or that the member or employee knows or should know is being offered with the intent to influence the member's or employee's conduct related to the operation or business of the association;
- (2) Accept other employment or engage in a business or professional activity that the member or employee might reasonably expect would require or induce the member or employee to disclose confidential information acquired by reason of the member's or employee's position with the association;
- (3) Accept other employment or compensation that could reasonably be expected to impair the member's or employee's independence of judgment in the performance of the member's or employee's duties related to the operation or business of the association;

- (4) Make personal investments that could reasonably be expected to create a substantial conflict between the member's or employee's private interest and the interest of the association; or
- (5) Intentionally or knowingly solicit, accept, or agree to accept any benefit for having exercised the member's or employee's powers related to the operation or business of the association or having performed, in favor of another, the member's or employee's duties related to the operation or business of the association.

Section 2210.015, enacted in 2011, prohibits certain contracts and employment relationships. Specifically, the Association is prohibited from contracting with or employing individuals related to a Board member or current employee within the second degree of affinity or the third-degree of consanguinity. The revised Ethics Policy mirrors the Insurance Code provisions to ensure adherence to both the letter and spirit of the law, as well as to avoid even the appearance of improprieties.

Ethics Training & Initiatives

TWIA leadership understands the importance of creating and maintaining a standard of conduct that is above reproach. In the fourth quarter of 2013, senior leadership completed strategic planning exercises to update the Association's mission, vision and 2014 objectives. One of these statements describes the Association's vision to "be a steward of the public trust and hold ourselves to a high standard of ethics." TWIA implemented the following initiatives to promote this vision, support a comprehensive Ethics Policy, and create a culture that stresses ethical behavior from the top down:

- (1) The Association has previously conducted annual stand-alone Ethics training for existing employees as well as training for new employees and contractors. In the last half of 2013, the TWIA Compliance and Human Resource teams developed TWIA 101, a comprehensive orientation program for new employees, including an hour-long ethics module. TWIA 101 includes relevant discussion of ethics and conflicts of interest, and the Association's policy and requirements. After completion, employees are able to:
 - a. Define ethics and conflicts of interest
 - b. Understand how to deal with conflicts of interest
 - c. Recognize the significance of the appearance of impropriety
 - d. Understand how ethics impacts the organization
 - e. Understand the TWIA/TFPA Ethics & Conflicts of Interest Policy
 - f. Know what types of relationships are prohibited and what types must be disclosed
 - g. Understand what gifts can be accepted, how to reject a gift, and how to complete the appropriate forms

The training was completed for all existing employees in March 2014, and all new employees and contractors in May and August of 2014. Quarterly sessions are currently scheduled for November for new employees and contractors retained in the fourth quarter of 2014. The Association will continue to have annual Ethics refresher training for all employees.

- (2) Since 2011, all Board members, employees, and contractors have been required to complete an Annual Certification acknowledging review of the Ethics Policy and agreeing to adhere to its terms.
- (3) At the onset of employment or at first discovery, certain business and personal relationships must be disclosed. Extra controls were implemented in the Claims Department in 2012 to ensure Claims Examiners did not issue payments to former employers.
- (4) All employees and contractors must file gift disclosures for the acceptance of permissible gifts as well as the rejection of prohibited gifts. Gift disclosures are tracked in a database and monitored to ensure compliance with limits outlined in the Ethics Policy.
- (5) The Ethics Policy is easily accessible to all employees and contractors via a desktop shortcut automatically installed on each PC on the network, as well as a shared central repository dedicated exclusively to housing the Association's policy and procedural documents.
- (6) The Association developed a database to record and monitor required certifications and training, such as the Annual Ethics Certification, gift disclosures, and training classes.
- (7) Ethics & Compliance training was incorporated into field adjuster training beginning in February 2012, and it continues to be a central theme.

Fraud Reporting

Section 2210.012 also mandates that "a board member or employee of the association who reasonably suspects that a fraudulent insurance act has been or is about to be committed by any board member or employee of the association shall, not later than the 30th day after discovering the conduct, report the conduct and identity of the person engaging in the conduct to the department and may report the conduct and the identity of the person engaging in the conduct to another authorized governmental agency. The department shall forward a report received under this subsection to the authorized governmental agency in accordance with Chapter 701."

TWIA has implemented the following initiatives to ensure compliance with applicable Insurance Code provisions:

Special Investigations Unit/Fraud Abatement

In August 2012, TWIA implemented a Claims Special Investigation program utilizing an experienced investigation firm, Veracity Research Company Investigations. The program includes mandatory and recommended Special Investigations Unit (“SIU”) referral guidelines based on industry standards and best practices. Implementation kicked off with 5 modules of in-depth training for Claims personnel regarding insurance fraud and fraud indicators. TWIA’s SIU program tracks referrals rates, results and reports made to the Texas Department of Insurance Fraud Intake Unit. Generally, wind and hail claims do not generate the number of SIU referrals and fraud reports as policies with coverage for perils like fire, theft, vandalism, etc. The following chart illustrates a sharp increase in fraud investigations and reports since 2010, evidencing TWIA’s increased focus and responsibility on fraud abatement and reporting. After retaining Veracity Research in 2012, reporting levels moderated reflecting a more sophisticated assessment by the vendor of the “reasonable suspicion of fraud” standard.

Reports Filed	12/31/10	12/31/11	12/31/12	12/31/13	8/31/14
TDI Fraud	6	32	35	15	15
TDI Enforcement	5	7	24	9	2

To ensure TWIA stays abreast of current trends and information regarding insurance fraud, key personnel attend the Texas Department of Insurance Annual Fraud Conference. Additionally, key personnel with TWIA and TDI’s Fraud and Enforcement Units meet periodically to discuss ongoing cases, trends and issues. TWIA is currently in the process of expanding the SIU and fraud abatement program to the Association’s underwriting functions as well and has conducted several training sessions with VRC and underwriters in 2014.

Whistleblower Policy

As part of TWIA’s comprehensive Ethics Policy and commitment to creating an environment in which unethical behavior can be reported and properly addressed, TWIA created an anonymous Whistleblower Policy in February 2011. TWIA contracts with a third-party vendor to provide anonymous hotline reporting of fraud or ethics violations. Monthly reports are transmitted by the vendor to the Association’s General Counsel, Compliance Director, and General Manager. To date, we have received zero reports.

Annual Statement

Section 2210.054 requires TWIA to file annually with TDI and the State Auditor's Office a financial statement summarizing the transactions, conditions, operations, and affairs of the

Association during the preceding year.

The statutory balance sheet shows the financial position of TWIA at the end of 2013 compared to August 31, 2014. The statutory income statement shows a comparison between YTD actual and budgeted revenues and expenses.

TEXAS WINDSTORM INSURANCE ASSOCIATION		
Statutory Balance Sheet (000's omitted)		
	August-14	December-13
Admitted Assets		
Cash and short term investments	\$ 620,308	\$ 439,193
Premiums receivable & other	1,166	1,039
Amounts recoverable from reinsurers	-	-
Total admitted assets	\$ 621,475	\$ 440,231
Liabilities, Surplus and other funds		
Liabilities:		
Loss and Loss adjustment expenses	\$ 121,845	\$ 132,959
Underwriting expenses payable	11,597	10,366
Unearned premiums, net of ceded unearned premiums	190,257	234,739
Ceded reinsurance premiums payable	75,654	24,745
Principal & Interest Payable - Debt	-	-
Provision for reinsurance	6,533	-
Other payables	37,906	14,592
Statutory fund payable	177,682	22,830
Total liabilities	621,475	440,231
Surplus and others funds		
Unassigned surplus (deficit)	-	-
Total liabilities, surplus and other funds	\$ 621,475	\$ 440,231
Balance in CRTF	\$ 213,833	\$ 186,183

TEXAS WINDSTORM INSURANCE ASSOCIATION				
Statutory Income Statement (000's omitted)				
	for the eight months ended August 31,			
	Actuals - 2014	Budget - 2014	Variance - 2014	Actuals - 2013
Premiums Written:				
Direct	\$ 334,620	\$ 355,805	\$ (21,185)	\$ 335,506
Ceded	(117,268)	(113,933)	(3,335)	(114,700)
Net	217,351	241,872	(24,521)	220,806
Premiums Earned:				
Direct	\$ 317,661	\$ 321,052	\$ (3,391)	\$ 299,747
Ceded	(55,828)	(56,967)	1,139	(102,519)
Net	261,833	264,085	(2,252)	197,228
Deductions:				
Direct Losses and LAE Incurred	10,986	70,445	(59,459)	88,544
Direct Losses and LAE Incurred - Ike & Dolly	0	0	0	(35,000)
Ceded Losses and LAE Incurred	0	0	0	0
Operating Expenses	17,549	18,024	(475)	14,946
Commission Expense	53,524	56,928	(3,404)	53,680
Ceding commissions / brokerage	(6,025)	(8,614)	2,589	(8,676)
Premium / Maintenance Tax	6,590	6,903	(313)	6,402
Total Deductions	82,623	143,686	(61,062)	119,896
Net Underwriting Gain or (Loss)	179,210	120,399	58,811	77,333
Other Income or (Expense):				
Gross Investment Income	695	929	(234)	737
Interest Expense on Debt	0	(7,008)	7,008	0
Debt Issuance & Other Investment Expenses	(896)	(1,635)	739	(99)
Sales Tax Refund and Other Income (Expense)	6,840	0	6,840	23
Total Other Income or (Expense)	6,638	(7,714)	14,352	661
Net Income (Loss)	\$ 185,848	\$ 112,685	\$ 73,163	\$ 77,994
Surplus (Deficit) Account:				
Beginning Surplus (Deficit)	0	0	0	(182,979)
Net Income (Loss)	185,848	112,685	73,163	77,994
Change in Provision for Reinsurance	(6,533)	(6,000)	(533)	11,018
Change in nonadmitted assets & deferred taxes	(1,633)	(1,381)	(252)	(1,355)
Other	0	0	0	0
Statutory Fund Cost	(177,682)	(105,304)	(72,378)	0
Ending Surplus (Deficit)	\$ (0)	\$ -	\$ (0)	\$ (95,323)
Key Operating Ratios:				
Direct:				
Loss & LAE Ratio	3.5%	21.9%	-18.5%	17.9%
UW Expense Ratio:				
Acquisition	17.9%	17.9%	0.0%	17.9%
Non Acquisition	5.5%	5.6%	-0.1%	5.0%
UW Expense Ratio	23.5%	23.6%	-0.1%	22.9%
Combined Ratio				
	26.9%	45.5%	-18.6%	40.8%
Net:				
Loss & LAE Ratio	4.2%	26.7%	-22.5%	27.1%
UW Expense Ratio:				
Acquisition	20.6%	20.2%	0.4%	23.6%
Non Acquisition	6.7%	6.8%	-0.1%	7.6%
UW Expense Ratio	27.3%	27.0%	0.3%	31.2%
Combined Ratio				
	31.5%	53.7%	-22.2%	58.3%

Examination of Association

Section 2210.057 states that the Association is subject to examination by TDI pursuant to Sections 401.051, 401.052, 401.054-401.062, 401.151, 401.152, 401.155, and 401.156 and Subchapter A, Chapter 86. Accordingly, TDI began a financial audit of the Association in November 2013. TWIA received the preliminary report which indicates no material deficiencies. A final report is expected in the fourth quarter.

State Auditor's Office Examination

Section 2210.058 states "the association is subject to audit by the state auditor and shall pay the costs incurred by the state auditor in performing an audit under this section."

The State Auditor's Office (SAO) concluded in their August 1, 2012 final report that "the Texas Windstorm Insurance Association (Association) has improved its processing of claims. The Association also has controls to help produce accurate financial information, ensure accountability for Association funds, and adequately support and authorize non-claims-related expenditures." The SAO Report identified 13 observations and recommendations which resulted in 15 corrective measures. Implementation of these measures is 100% complete with the exception of one IT-related item scheduled for implementation with Policy Center.

Additionally, TWIA was required to submit status reports to the State Auditor's Office. TWIA has submitted all reports requested by SAO, including the status of the IT implementation on 11/30/2012, 5/31/2013, 11/29/13, and 5/30/2014, as well as the status of the Association-wide implementation plan on 2/1/2013. The SAO has advised that no further reporting is required.

Catastrophe Funding

Subchapter B-1 of Chapter 2210 (Sections 2210.071 – 2210.075) describe the different sources of funding available to pay TWIA losses. Those sources are, in order:

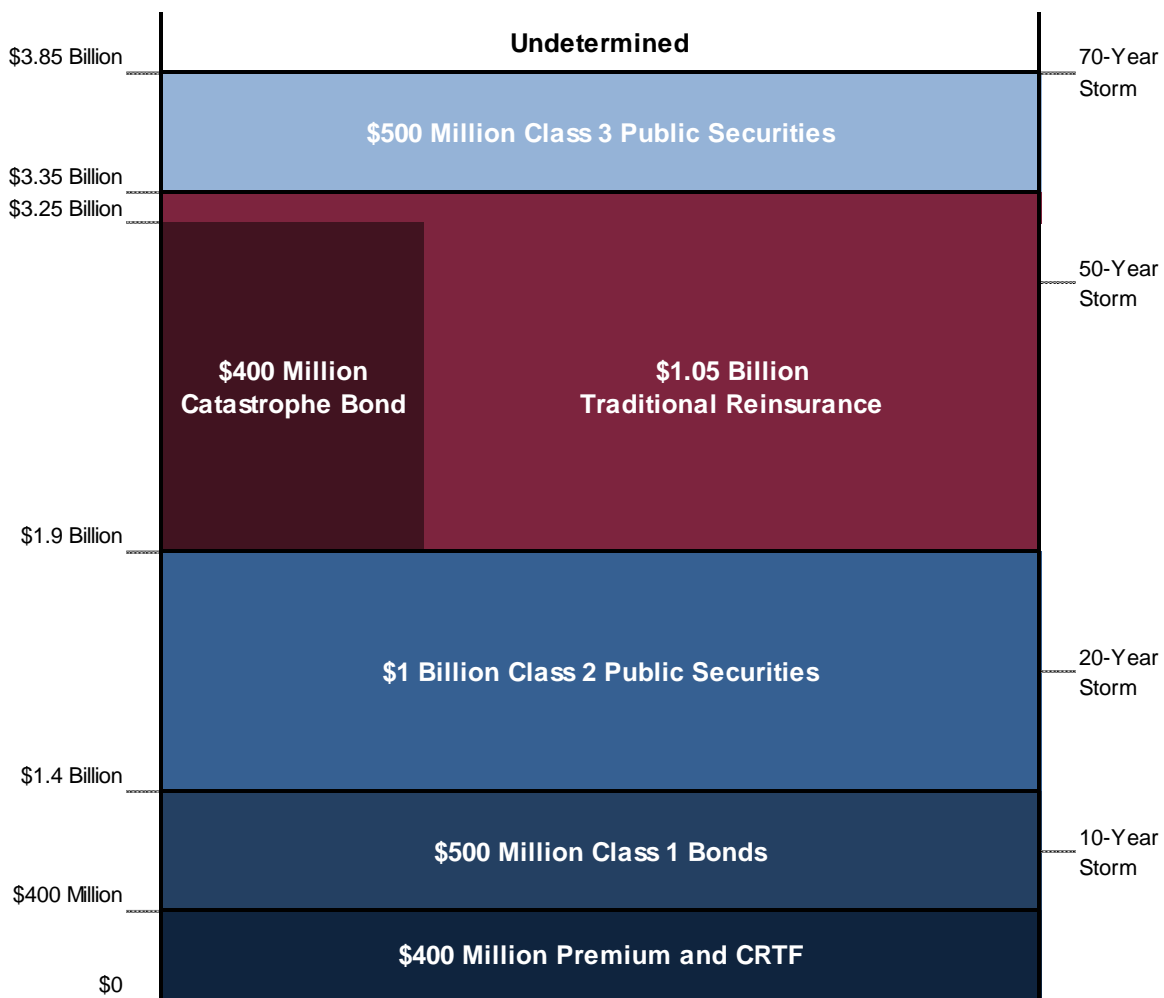
- TWIA premiums and other revenue
- Available reserves and amounts in the Catastrophe Reserve Trust Fund ("CRTF")
- Up to \$1 billion in Class 1 public securities, to be repaid by TWIA premiums
- Up to \$1 billion in Class 2 public securities, to be repaid by surcharges on coastal property policies and assessments of TWIA member companies
- Up to \$500 million in Class 3 public securities, to be repaid by assessments of TWIA member companies

Additionally, reinsurance may be purchased in addition to or in concert with the trust fund and public securities.

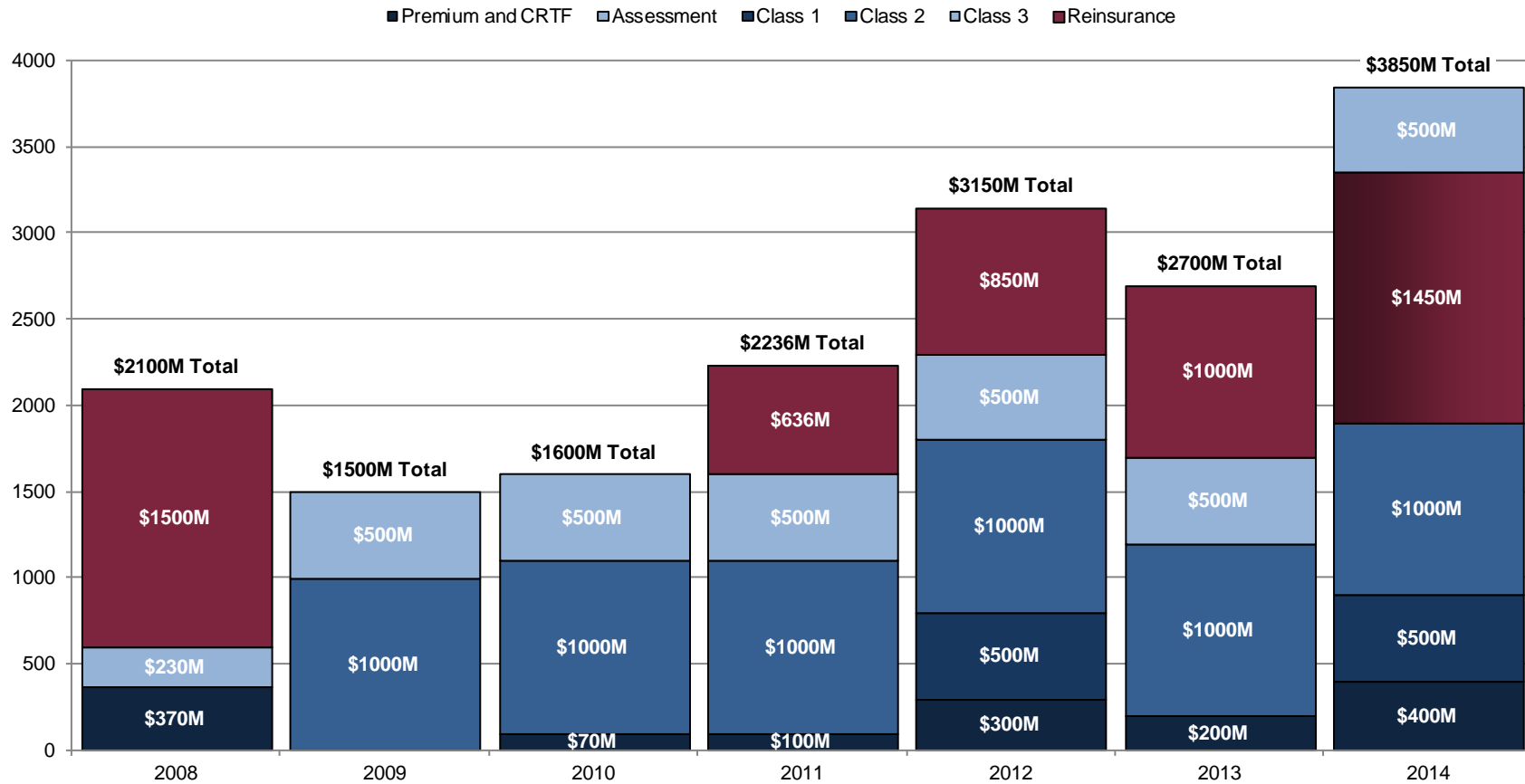
TWIA successfully worked with the Texas Public Finance Authority (“TPFA”) and TDI to issue \$500 million in pre-event Class 1 public securities. These pre-event securities provide instant liquidity (claims-paying ability) and increase total funding by \$500 million.

TWIA also completed the renewal of the catastrophe reinsurance program in June. The program provides \$1.45 billion in funding for TWIA losses above a negotiated attachment point of \$1.9 billion, extending the total funding of the Association.

Total projected funding for the 2014 hurricane season with the Class 1 pre-event public securities is illustrated by the following chart:



TWIA continues to add to the CRTF and utilize all available tools to improve our funding each year. The total funding of \$3.85 billion would be sufficient to fund over 98.6% of all modeled catastrophe events and is greater than any previous year’s funding since 2008, as shown in the exhibit below.



Notes: Funding for 2008 shown as it existed for Hurricane Ike, post-Hurricane Dolly; unlimited additional funding available via reimbursable assessments.
 Funding for 2009-2011, 2013 assumes \$0 Class 1 Public Securities issuable.
 Funding for 2012 includes \$500 Million Class 1 Public Securities (BAN).
 Funding for 2014 shown with \$500 Million in pre-event Class 1 Public Securities.

Board Composition

Under Section 2210.102, the Board of Directors is composed of ten members (9 voting members and 1 non-voting member) appointed by the commissioner to include four public members from tier one counties, four members who must be representatives of the insurance industry, one member from a non-seacoast county, and one licensed engineer.

Insurers who are members of the Association shall nominate, from among those members, persons to fill any vacancy in the four seats reserved for representatives of the insurance industry. The Board shall solicit nominations from the member insurers and submit the nominations to the commissioner. The nominee slate submitted to the commissioner must include at least three more names than the number of vacancies. The commissioner shall appoint insurance industry representatives from the nominee slate.

All Board positions are currently filled. The membership of the Board of Directors is:

Name	Position
Richard Clifton Craig, <i>Vice Chairman</i>	Public Member from Non-Seacoast Territory
Steven Lawrence Elbert	Public Member & Agent from Tier 1 County
William David Franklin, Sr.	Non-voting Member, Licensed Engineer
Lyndell Haigood	Member of the Insurance Industry
Michael Gerik, <i>Secretary/Treasurer</i>	Member of the Insurance Industry
Ron Lawson	Member of the Insurance Industry
Georgia R. Neblett, <i>Chairman</i>	Public Member from Tier 1 County
Michael O'Malley	Member of the Insurance Industry
Gene Seaman	Public Member from Tier 1 County
Edward James Sherlock III	Public Member & Agent from Tier 1 County

Open Meetings Act

Section 2210.105 requires that, except for an emergency meeting, the Association shall notify TDI not later than the 11th day before the date of a meeting of the Board of Directors or of the members of the Association, and, not later than the seventh day before the date of a meeting of the Board of Directors, post notice of the meeting on TWIA's and TDI's websites. Section 2210.105 requires, except for a closed meeting authorized by Subchapter D, Chapter 551, Government Code (Texas Open Meetings Act), a meeting of the Board of Directors or of the members of the Association to be open to the commissioner or the commissioner's designated representative and the public. Section 2210.105 requires that TWIA broadcast live on its Internet website, all meetings of the Board of Directors, other than closed meetings, and maintain on its Internet website an archive of meetings of the Board of Directors. A recording of a meeting must be maintained in the archive on the website up to the second anniversary of the broadcast. Section 2210.108 provides, except as specifically provided by Chapter 2210 or

another law, TWIA is subject to Chapter 551 Texas Government Code, the Texas Open Meetings Act.

The Association continues to meet the requirements of the Open Meetings Act by complying with posting requirements for meetings of the Board of Directors and its subcommittees, as well as live broadcasting of meetings and archival of those meetings for later viewing on our website. The following table lists the meetings conducted during this reporting period as well as upcoming meetings:

July 14, 2014	Depopulation Committee Meeting
August 8, 2014	Underwriting & Actuarial Committee Meeting
August 11, 2014	Quarterly Board of Directors Meeting
September 15, 2014	Legislative & External Affairs Committee Meeting
December 9, 2014	Quarterly Board of Directors Meeting

All meetings and teleconferences of the Board of Directors and its sub-committees are broadcast live. Broadcasts and archived meetings are available for viewing on TWIA's website (www.twia.org). Although it is not a legal requirement, TWIA also posted and archived the materials for the meeting online during this reporting period.

Public Information Act

Section 2210.108 provides that, except as specifically provided by Chapter 2210 or another law, TWIA is subject to Chapter 552 Texas Government Code, the Texas Public Information Act (“the Act”). TWIA receives and responds to requests in accordance with the Act. The following table shows the number of requests received, withdrawn, and referred to the Office of the Attorney General (OAG) for a decision under the Act for 2011, 2012, 2013, and year to date 2014.

	As of 12/31			As of Month End								2014
	2011	2012	2013	1/31	2/28	3/31	4/30	5/31	6/30	7/31	8/30	YTD
Total Requests Received	108	182	162	12	23	13	21	12	15	14	9	119
Number of Requests Withdrawn	7	16	14	1	0	2	5	1	1	1	0	11
Number of OAG Rulings Requested	10	20	26	4	0	3	1	1	0	0	0	9
% of Requests sent to OAG	9.3%	11%	16%	33%	0%	23%	5%	8%	0%	0%	0%	8%

As illustrated in the table above, requests increased 68.5% from 2011 to 2012 and decreased 11% from 2012 to 2013. Based on the volume of requests received in the first eight months of 2014, public information requests are on pace for 11.1% annual growth. Increased media attention, litigation activity, and public interest have contributed to the increase in the number of requests received over the past several years.

Plan of Operation

Sections 2210.151 - 2210.153 provide that, with the assistance of the Board of Directors, the Commissioner of Insurance by administrative rule will adopt a plan of operation to provide windstorm and hail insurance in the catastrophe areas. The Plan of Operation must include:

- (1) A plan for the equitable assessment of the members of the association to defray losses and expenses;
- (2) Underwriting standards;
- (3) Procedures for accepting and ceding reinsurance;
- (4) Procedures for obtaining and repaying amounts under any financial instruments authorized under this chapter;
- (5) Procedures for determining the amount of insurance to be provided to specific risks;
- (6) Time limits and procedures for processing applications for insurance; and
- (7) Other provisions as considered necessary by the department to implement the purposes of this chapter.
- (8) The plan of operation may provide for liability limits for an insured structure and for the corporeal movable property located in the structure.

The Plan of Operation is found in the Texas Administrative Code, Title 28, Chapter 5, Subchapter E. TWIA, with assistance from TDI, is undertaking a comprehensive review and update of the Plan of Operation. The revised Plan will be more concise and easier to use.

Insurance Coverage

Coverage Requirements

Sections 2210.201-2210.203 describe TWIA coverage and eligibility requirements. Specifically, the Association shall make insurance available to each applicant in the catastrophe area whose property is insurable property but who, after diligent efforts, is unable to obtain property insurance through the voluntary market, and who maintains flood insurance coverage, if required by law. Section 2210.202(b)(2) further requires a statement that the agent acting on behalf of the applicant possesses proof of the inability to obtain substantially equivalent insurance coverage for the perils of windstorm and hail from the private market, as well as proof of flood insurance coverage or unavailability of that coverage.

In 2013, the Underwriting Department began developing an Agency Audit program to verify compliance with the declination and flood insurance requirements. The audit will be an ongoing process during which TWIA will review a sample of in-force policies from randomly selected agents and request proof of flood insurance and the required declination from a voluntary market insurer. Staff has developed a plan to test the audit procedures on a small sample of agents, including a timeline to conduct and evaluate results by year's end. Staff has reviewed the plan with TDI and has been authorized to proceed with a pilot program.

Additionally, staff has initiated communication about the planned pilot procedures with an agency advisory group of TWIA agents and will review both the procedures and results with this group as well as the Independent Insurance Agents of Texas to solicit input on the process. Staff anticipates implementing the program with all agents in 1Q 2015 after presenting the agent feedback and test results for group discussion at the quarterly AAG meeting in December, and after a similar review with TDI in Q1 2015.

Issuance of Policies

Under Section 2210.203, if the Association determines that the property for which an application for initial insurance coverage is made is insurable property, the Association, on payment of the premium, shall direct the issuance of an insurance policy as provided by the plan of operation. A policy is issued for a one-year term and may be renewed annually on application for renewal as long as the property continues to be insurable property. Below are charts illustrating the number of policies currently in-force, the direct liability associated with those policies, and premiums written year-to-date:

POLICIES IN-FORCE

Policy Type	As of 8/31/13	As of 8/31/14	Change from Prior Year
Mobile Home	924	965	4.44%
Residential	251,130	245,954	-2.06%
Commercial	13,382	12,699	-5.10%
Totals	265,436	259,618	-2.19%

DIRECT LIABILITY

Policy Type	As of 8/31/13	As of 8/31/14	Change from Prior Year
Mobile Home	\$44,222,975	\$47,804,881	8.10%
Residential	\$62,358,795,469	\$62,937,748,149	0.93%
Commercial	\$12,887,728,467	\$11,748,390,740	-8.84%
Totals	\$75,290,746,911	\$74,733,943,770	-0.74%

WRITTEN PREMIUMS (YTD)

Policy Type	As of 8/31/13	As of 8/31/14	Change from Prior Year
Mobile Home	\$821,462	\$872,312	6.19%
Residential	\$252,058,219	\$257,172,866	2.03%
Commercial	\$81,502,146	\$75,285,855	-7.63%
Totals	\$334,381,827	\$333,331,033	-0.31%

Compliance with Building Codes

Sections 2210.251, 2210.258 - 2210.260 set forth the building code and inspection requirements for eligibility in the Texas Windstorm Insurance Association and provide for limited exceptions. In accordance with these sections, TWIA requires a certificate of compliance (WPI-8) issued by the Texas Department of Insurance on all structures constructed, altered, remodeled, enlarged, repaired, or to which additions have been made on or after January 1, 1988. A noncompliant residential structure insured by the Association under the approval process regulations in effect on September 1, 2009 is subject to an annual premium surcharge of 15% of the policy premium. These surcharges are deposited directly into the Catastrophe Reserve Trust Fund. The following tables show the number of TWIA policies currently in-force as of August 31, 2014 under the various compliance standards and the total surcharge amounts deposited into the CRTF each year, through August 31, 2014:

Compliance Standard	Policies In-Force	Year	Surcharges
Certificate of Compliance (WPI-8)	221,733	2011	\$6,675,047
WPI-8 Waiver	37,885	2012	\$7,408,157
		2013	\$7,233,546
		2014	\$4,810,168

The 83rd Texas Legislature enacted Senate Bill 1702, which amended the surcharge program for non-compliant structures and repealed the Alternative Eligibility Program. The bill also requires structures insured by the Association on or after December 31, 2015, to comply with the applicable windstorm building code standards.

Rates

Pursuant to Section 2210.352, not later than August 15 of each year, the Association shall file with TDI a proposed manual rate for all types and classes of risks written by the Association. On August 14, 2014, TWIA submitted a uniform 5% rate increase. Under 2210.352(a-1), TWIA may file and use a 5% rate increase without approval by the Commissioner of Insurance. The rate increase will be effective on January 1, 2015.

In its August 2014 rate filing, TWIA had indicated rate needs as follows:

Rate Component	TWIA Rate Indications	
	Residential	Commercial
(1) Non-Hurricane Loss & LAE Ratio	12.0%	6.9%
(2) Hurricane Loss & LAE Ratio		
Experience	43.0%	47.4%
Modeled	53.2%	51.3%
Combined	48.1%	49.4%
(3) Net Cost of Reinsurance	15.4%	15.4%
(4) Other Fixed Expenses	4.8%	4.8%
Total Indicated Loss & LAE Ratio	80.3%	76.5%
(5) Contribution to CRTF	20.0%	20.0%
(6) Other Variable Expenses	18.1%	18.1%
Variable Permissible LLAE Ratio	61.9%	61.9%
Indicated Rate Change	+30%	+24%
Filed Rate Change	+5%	+5%
Remaining Indicated Rate Change	+24%	+18%

- Notes:**
- (1) Residential ratio based on industry losses over last 10+ years
Commercial ratio based on TWIA losses over last 10+ years
 - (2) Combined ratio selected giving equal weight to experience and modeled losses
Experience projected using long-term historical frequency and industry experience
Model results projected using long-term frequency
 - (3) Based on the net cost of reinsurance after accounting for potential recoveries
 - (4) Includes general operating expenses of the Association
 - (5) Selected to generate increased contributions to the CRTF
 - (6) Includes commissions, taxes, licenses, and fees

Catastrophe Plan

Section 2210.455 requires the Association, not later than June 1 of each year, to submit to the commissioner, the legislative oversight board, the governor, the lieutenant governor, and the speaker of the house of representatives a catastrophe plan covering the period beginning on the date the plan is submitted and ending on the following May 31. As required, TWIA submitted the 2014 Annual Report Card, including the Catastrophe Plan, on June 1, 2014. The report is available on TWIA's website www.twia.org.

The level of detail in TWIA's current catastrophe event planning has exponentially increased

over that of 2008 and prior years. Prior to 2012, leadership prepared only a conceptual outline which was updated infrequently and lacked detailed information about available resources and ability to scale for larger events. TWIA is constantly improving the Association’s claims resource capacity and ability to respond promptly and effectively to catastrophic claims situations. Claims leadership conducts frequent catastrophe planning meetings to update the CAT Plan with information learned from real and modeled events. The result is a dynamic document that provides detailed information regarding:

- roles and responsibilities for Claims and all other TWIA departments;
- information regarding available resources;
- details for scalability for larger events including pre- and post-event loss projection and staffing modeling tools; and
- operational guidelines and directives for TWIA’s response to a catastrophe.

TWIA has implemented communications initiatives to educate and inform stakeholders regarding TWIA’s capabilities and planned response before, during and after a storm. Staff has presented the CAT Plan to the Commissioner of Insurance and other TDI and Legislative staff.

Testing

TWIA has activated the CAT Plan six times since January 1, 2012 for localized wind and hail events and has updated the plan based on information learned from these various events. TWIA also tested the CAT Plan in an enterprise-wide table top exercise in June 2014. Each department presented a response to a formulated storm scenario based on the roles and responsibilities outlined in the Plan. Results showed high level of enterprise readiness with no significant findings.

TWIA Claims Performance Metrics

TWIA’s commitment to planning and proficiently executing the plan is evidenced by quality assurance (QA) scores and policyholder satisfaction levels. TWIA’s Customer Care Survey (CCS), initially implemented in April 2012, is available to policyholders on TWIA’s website and by scanning QR codes on payment letters that link to the Customer Care Survey. QA scores are the result of quality assurance evaluations of claim files. Analysts conduct monthly reviews of each Claims Examiner’s files. Claim files are evaluated to ensure regulatory compliance, and accurate coverage analysis, loss investigation, loss valuation, and reserving. The following exhibit illustrates the improvements management has implemented in both claims handling and policyholder customer service.

	Quarterly Summary				Monthly Summary			YTD
Metric	4Q-13	1Q-14	2Q-14	3Q-14	6/14	7/14	8/14	2014
QA Score	96%	95%	93%	89%	90%	94%	83%	93%
CCS Score	4.52	4.84	4.51	4.54	4.53	4.54	4.53	4.64

The Customer Care Surveys exceed internal Association standards for the reporting period, as do the QA scores for June and July. The QA score for August reflects a review of claims largely handled in July. The lower QA score for August, therefore, correlates with the slow-down in July cycle times as noted below.

Key Performance Indicators

The Key Performance Indicators listed in the chart below measure the total number of days from receipt of a claim, or First Notice of Loss, to when TWIA issues payment (cycle time), as well as Complaint Ratio, which represents the percentage of TDI complaints to claims filed.

	Quarterly Summary				Monthly Summary			
	4Q-13	1Q-14	2Q-14	3Q-14	6/14	7/14	8/14	2014
Cycle Time	6.8	6.9	8	8.8	8.6	10.4	6.9	7.7
TDI Complaints	5	3	2	4	0	1	3	9
Complaint Ratio	0.26%	0.43%	0.26%	0.90%	0.00%	0.32%	2.21%	0.47%

Limits of Liability

Under Subchapter K of Chapter 2210 (Sections 2210.501 – 2210.504), TWIA is required to propose inflation adjustments to the maximum liability limits under a windstorm and hail policy. On September 17, 2014, TWIA made a filing with the Texas Department of Insurance for an increase in its maximum liability limits for 2015, based on increased construction costs as reflected in the BOECKH Index. TDI has sixty days from receipt of the filing to approve, disapprove, or modify the proposed adjustments.

The current and requested maximum limits are:

	Current 2014	Indicated 2015
Dwellings and individually owned townhouses	\$1,773,000	\$1,853,000
Contents of an apartment, condominium, or townhouse	\$374,000	\$390,000
Commercial structures and associated contents	\$4,424,000	\$4,606,000

Certain Appeals and Other Actions

Appeals

Under the previous law, an insured could dispute a claim decision by filing an appeal with the Commissioner of Insurance and presenting the dispute to the State Office of Administrative Hearings (“SOAH”). Section 2210.551 now limits the availability of appeals through the SOAH process to those persons or entities that have been aggrieved by an act, ruling, or decision of the Association that is not related to the payment of, the amount of, or the denial of a claim. As a result, all correspondence to insureds communicating a claims decision has been revised to reflect rights and responsibilities as provided under current law.

Voluntary Arbitration & Certain Coverage and Claims Disputes

Section 2210.554 allows TWIA to offer an “Arbitration Endorsement” to its policyholders in a form to be prescribed by the Commissioner of Insurance. If a policyholder elects to include this endorsement in their policy, they will be required to submit any dispute involving an act, ruling, or decision of the Association relating to the payment of, the amount of, or the denial of the claim to a binding arbitration process under rules established by the Commissioner of Insurance. Once the form, rules, and procedures are adopted by TDI the Association will begin offering the endorsement.

Claims: Settlement and Dispute Resolution

HB3 made significant changes to both the process by which insureds can dispute the decisions of the Association relating to the payment of, the amount of, or the denial of a claim, and the remedies available to the insured. First, Section 2210.014 made Insurance Code Chapters 541 (bad faith) and 542 (Prompt Pay Act) inapplicable to TWIA claims, and Section 2210.572(c) made the Deceptive Trades & Practices Act inapplicable to TWIA. These were three of the main causes of action asserted by insureds who sued TWIA alleging claims were underpaid or settled in bad faith. Instead, new provisions of Chapter 2210, Subchapter L-1, provide the process for claims decisions, payments and disputes.

All Claims personnel have been trained on the new claim-handling procedures and deadlines included in HB3. Claims decision letters have been revised to provide clear notifications of the portions of a claim the Association has accepted or denied in full or in part, as required by Section 2210.573(d). Claims decision letters also include descriptions of the procedures to dispute accepted or denied claims and provide forms that insureds can use to begin the dispute resolution process, as required by Section 2210.573(e)-(g).

Below is a table listing data, as of August 31, 2014, regarding claims subject to the HB3 dispute resolutions.

Disputed HB3 Claims							
Dispute Frequency			Type of Dispute*				
Total Claims	Disputed Claims	% of Disputed Claims	Appraisals	Suits	LORs – Not in Appraisal**	Mediation	TDI & Other Complaints
14,439	158	1.09%	86	15	22	9	32

* A single disputed claim may have more than one type of dispute.

**Letter of Representation

The table above represents information for all HB3 claims filed since inception of HB3 in late 2011. Dispute frequency tracks the total number of HB3 claims, the number of claims in which the policyholder is disputing the claims disposition for any reason, and the ratio of disputed claims to total claims.

Appraisal and Rulemaking

All disputes regarding a claim that is accepted by the Association must be submitted to an appraisal process pursuant to Section 2210.574. The Department adopted rules to govern this appraisal process. TWIA continues to work with TDI to implement the rules regarding the appraisal process.

Ombudsman Funding and Program

Section 2210.582 directed the TDI to establish an Ombudsman Program to assist TWIA policyholders in understanding and navigating the claims process. TDI established the Coastal Outreach and Assistance Services Team (“COAST”) Program and adopted rules relating to its function on March 19, 2012. Even before the formal adoption of the rules, at 28 TAC §5.4201, TWIA revised its claims correspondence to advise insureds of the program and provide contact information in English and Spanish. TWIA fully funds the COAST program based on the budget provided by TDI each March.

Communications staff has cultivated a strong relationship with TDI’s TWIA Ombudsman, a position created by HB3. TWIA continues to work closely with the Ombudsman to implement and develop an outreach program to promote policyholder education in the coastal areas. Currently, staff attends a variety of events, primarily hosted by area chambers of commerce and other local organizations. Presentations have focused on internal changes at TWIA, eligibility and coverage issues, WPI-8s and surcharges, as well as what to expect from the claims process and important changes resulting from HB3.

Ultimately the program will include targeted strategies designed to achieve different objectives in the coastal areas. Staff is developing standard templates for three different outreach engagement formats, including presentations to deploy to affected areas post-storm, such as those conducted in Santa Fe and Hitchcock in 2013; educational presentations aimed at informing consumers of important coverage, eligibility and claims information before issues

arise; and networking events during which staff makes presentations to smaller community groups with the goal of identifying community needs and organizing larger educational events. To date, TWIA has coordinated a number of successful events, including post-event meetings with Santa Fe and Hitchcock Chambers of Commerce; the Hitchcock Chamber of Commerce-sponsored Community Forum: Brainstorming the Hail Storm; educational presentations to community groups in Ingleside, Corpus, Aransas Pass, and Portland; a Q&A regarding TWIA Claims, Eligibility & Coverage and Funding issues hosted by the Rockport Chamber; the Coastal Bend Hurricane Conference in Robstown in May 2014; an open house forum in Mt. Belvieu; and an outreach effort in July 2014 in Galveston involving events coordinated with the City of La Marque Chamber, Independent Insurance Agents of Texas (IIAT), and the Galveston Board of Realtors.

Annual Evaluation of Association Management

The fifth objective outlined in 2210.107(a) is to establish, and adhere to terms of, an annual evaluation of Association management necessary to achieve the statutory purpose, Board objectives, and any performance or enterprise risk management objectives established by the Board.

Beginning January 1, 2012, TWIA's annual budget has been based upon department level budgets for which department management and their staffs are held accountable. Individual performance standards have been established for each position within the organization that reflect that accountability as well as objective measurable standards appropriate to the individual employee's responsibilities. The 2014 budget was reviewed and approved by the Board at its December 10, 2013, meeting.

The Finance Department has prepared budget conformance reports at the department level to monitor performance beginning with 2012 first quarter results. Under the current management team, TWIA has consistently performed at or below budget for controllable expenses in nearly every area since 2012.

TWIA staff is evaluated against a set of performance standards, including objective performance measures based upon their department and their individual role within their department. Each department head is accountable for his or her individual budgets, and these measures comprise a portion of the standard of performance against which they are evaluated on an annual basis. Staff within each department has objective measures against which to evaluate performance. Performance evaluation documents reflect these areas of accountability.

Risk management objectives have been established in the form of business continuity planning, catastrophe response planning, reinsurance, and other funding mechanisms to effectively manage the financial and human resources of the organization in meeting its established purpose.

Appendix A: Sample Risk Management Report



Property Risk Management Report

Brownsville, TX 78521
September 30, 2013



REPORT DETAILS

Report: 2445807

Policy:

Renoval Date: N/A

Date of Photo: 2/5/2013

Geocode:

BUILDING SUMMARY

Year Built: 1935

Number of Stories: 1


Estimated Living Area: 1,263 sq. ft.

Garage (None): 0 sq. ft.

REPORT CONTENTS

- Report Images 2
- Living Area Diagram 3
- Outbuilding Diagram 6
- Structural & Property Observations 7

PREPARED FOR:
TWIA, UV Pilot




Property Risk Management Report

Brownsville, TX 78521
September 30, 2013


REPORT IMAGES

The following aerial images show different angles of this structure for your reference. Additional images may have been used in the creation of this report and not included in this final document.

Report #: 2445807
Geocode: 21.9011930,
-97.4612790



North View



South View

Brownsville, TX 78521

September 30, 2013

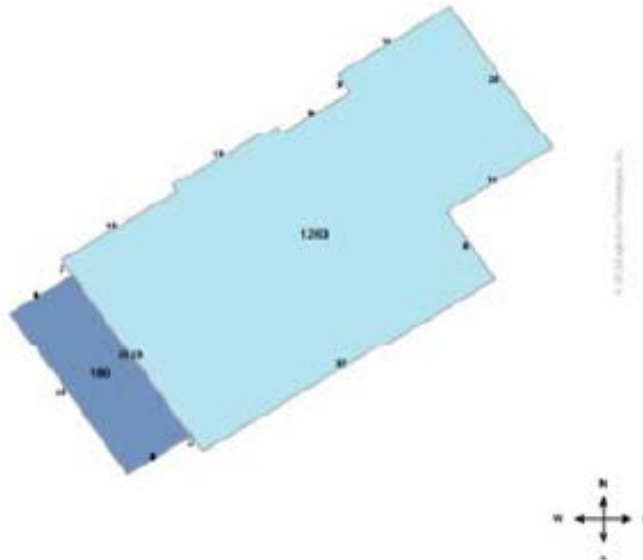
LIVING AREA DIAGRAM

Report #: 7445807
 Geocode: 25.9091130,
 -97.4821348

Total Estimated Living Area: 1,263 sq. ft.
 Number of Stories: 1

First Floor

- Living Area
- Garage
- Porch
- Deck
- Patio
- Footprint



Brownsville, TX 78521

September 30, 2013

STRUCTURAL & PROPERTY OBSERVATIONS

Report #: 7445807
 Geocode:

CONFIDENCE RATING: ■■■■

- 4 - Very High: Straightforward construction, often single story, well-defined garage, quality images.
- 3 - High: Potential for minor discrepancies, like vaulted ceilings on two stories home, or minor tree coverage.
- 2 - Medium: Very complex construction with multiple stories often contained with poor or incomplete image sets.
- 1 - Low: Very poor or incomplete images.

STRUCTURAL OBSERVATIONS

Year Built:	1935
Number of Stories:	1
Number of Family Structure:	Single Family
Structure Footprint:	1,443 sq. ft.
Corners:	8
Estimated Total Living Area:	1,263 sq. ft.
Garage Area:	0 sq. ft.
Garage Type:	None
Deck Area:	0 sq. ft.
Patio Area:	0 sq. ft.
Porch Area:	180 sq. ft.
Estimated Roof Pitch:	1-5
Roof Shape:	Gable
Number of Chimneys:	0
Outbuilding Count:	1
Outbuilding Total Area:	125 sq. ft.
Basement Area:	N/A
Finished Basement Area:	N/A
Basement Type:	N/A
Basement Description:	N/A

PROPERTY OBSERVATIONS

EagleView Roof Report:	No
EagleView Wall Report:	No
Dist. to Commercial Exposure:	153 ft.
Distance to Steep Slope:	0 ft.
Distance to Water Hazard:	0 ft.
Distance to Vegetation:	0 ft.
Type of Vegetation:	None
Swimming Pool/Hot Tub:	No
Trampoline:	No
Slope on Property:	No
Cross-Sell Identification:	None
Owner Occupied:	N/A