

# Admiralty Point Condominium Association, Inc.

2300 Gulf Shore Blvd. North  
Naples, FL 34103  
239-262-3051

## Notice

**Date: April 10, 2009**

**To: All condominium owners**

**From: Keith Tompkins, General Manager**

**Re: Condominium Insurance Coverage**

*This summary of insurance coverage has been prepared to assist homeowners in obtaining proper coverage from their individual agents. Our intention is to help prevent homeowners from insuring items on their personal property policies that are already covered by the association policy. This is merely a good faith effort to better inform homeowners and should not be relied on solely in making decisions about insurance coverage. We strongly suggest you use this as a guide in planning your coverage with your individual agent.*

*Florida law now requires that all unit owners carry an "HO-6" insurance policy with the Association listed as additional named insured. The Association must have proof of that insurance.*

### **Items covered by the association policy:**

Building and Structures – This includes the building structure itself, bricks, roof, siding, exterior doors, elevator, windows, all plumbing pipes, all electric wire and outlets, all load bearing wall studs and drywall, sliding glass doors. However the cost of excavations, grading, back filling, filling are not covered as well as foundations of buildings, structures, machinery or boilers if their foundations are below the lowest basement floor; or the surface of the ground if there is not a basement.

Exterior lighting.

Any free standing walls, carports, garages, and fences not attached to the building.

All signs related to buildings or units. (With Limitations)

Blanket coverage of all association property the association is responsible for insuring through association documents. This coverage is subject to the policy terms and conditions.

All damage to building and structure including additions and alterations caused by rising water. **(There is no coverage for damage to personal property of unit owners)**

## **Items to be covered by the homeowner policy:**

All personal property including furniture, clothes, pictures, accessories, etc. for any damage.

Floor coverings (carpet, tile, wood, etc.), wall coverings (paint, wallpaper, etc.), and ceiling coverings.

Kitchen cabinets, counter tops, appliances, bathroom vanities, shower/bathtub stalls and enclosures, interior walls, interior doors, lighting fixtures.

All indoor and outdoor equipment used to service solely the unit except the air conditioning/heating units and related pipes. This includes electrical fixtures, water heaters, etc.

Additions and alterations – Any improvement by the unit owner after taking possession of the home. This includes all floor coverings (carpet, tile, wood) and built-in cabinets added by the unit owner, all appliances, all wall coverings (wall paper, etc.), ceiling coverings and fixtures, light fixtures, plumbing fixtures (toilets, faucets, etc.) **except for damage caused by rising water**. Flood coverage applies to the cabinets, floorings, etc. that were in the unit when it was originally installed or when conveyed.

Personal liability and medical payments.

Loss of use (payment for alternative housing while home is repaired).

Loss assessment with required minimum limit of \$2,000.

***The association insurance agent is Wells Fargo Insurance Services. The person who handles our policies is Kate Schmidt and can be reached at (239) 949-3535. Kate can provide your insurance agent with a certificate outlining the Association's policy information.***