



To Unit Owners of Villages at Freedom Green Condominium Association, Inc.

The association has placed the master insurance policy with Greater New York Mutual Insurance Company. The effective date of coverage is 12/22/2008 and the expiration date is 12/22/2009. The policy is written on a blanket basis (total coverage for all buildings is \$39,266,555) Coverage is written on special form, **extended replacement cost agreed value** basis subject to a \$2,500 deductible. The following is an explanation of these items:

1. Blanket – The total amount of insurance could apply to an individual unit (building) or all units (buildings) the Association is responsible to insure.
2. Extended Replacement Cost – If the building limit is not adequate the carrier will apply an additional 25% of the limit or \$49,083,193 in coverage. **Replacement is based on the original construction including Betterments and improvements .**

Under the building coverage, which is “Special Form” (subject to normal exclusions), the master policy is covering the buildings that include the units and all fixtures, equipment and any improvements and betterments whether part of the unit or a common element.. Even though it has “Special Form” coverage, some common exclusion’s are listed below.

Common Exclusions:

1. Household & personal property of an individual unit owner.
2. Flood

A complete list of the exclusions can be found in the policies, which are on file with the Board of Directors or their designee.

In addition to the coverage listed above, the master policy provides the following coverage for the Association as required by the Bylaws.

General Liability limits of \$1,000,000 occurrence \$2,000,000 annual aggregate

Umbrella limits of \$15,000,000

Directors & Officers Liability-\$1,000,000 Limit

Employee Dishonesty with Property Managers Fidelity-\$500,000

It is obvious because of the exclusions in the master policy that you should consult with your own insurance agent and purchase a policy to cover the following exposures:

1. Value of household and personal property
2. Additional living expense
3. Personal Injury-General Liability Coverage
4. Loss Assessment Coverage-You pay your share of any assessment charged against all unit owners by the Association (e.g. earthquake deductible-will your policy cover it?)
5. Value of jewelry, furs, silverware, fine arts, etc.
6. Value of additions and alterations not covered by the master policy.

When obtaining this additional coverage, your agent should review the insurance section of the association's documents.

Should a situation occur where you would like to present a claim under the master policy, please notify Cara at the ABC Group 860-429-9039