

CAU Package Policy

A managing general agency that is the leader in community association insurance and risk management solutions

Guaranteed Replacement Cost

- Residential buildings
- Garages - detached or attached
- Common area non-residential buildings
- Structural glass and attached signs
- Structures - cabanas, recreation courts and fixtures, pool houses, gates, gate houses, storage sheds, shelters, mailboxes, gazebos, pump houses, fences, walkways, roadways, other paved surfaces, outdoor fixtures, outdoor swimming pools, flag poles, light poles, fountains, outside statues, satellite dishes and antennas, temporary seasonal structures, detached signs and free standing walls
- Building and structures include pipes, wires, conduits, ducts, chutes, flues, balconies, indoor or rooftop “swimming pools”, porches, decks, patios, satellite dishes, radio, television and other antennas including their wiring, masts, footings, foundations, moorings, towers, and other property not within “units”, utilities, heating/ventilation/cooling systems, sprinklers/fire protection/security systems, permanently installed building machinery/equipment, other mechanical elements - all whether below or above ground
- Foundations for buildings, structures, and garages
- Community personal property - tools, construction machines, building supplies, temporary structures used in construction activities, indoor and outdoor furnishings, decorations, fixtures, equipment, appliances, machinery, window treatments, money and securities, computer equipment, media and supplies, valuable papers and records, accounts receivable and other community property
- Ordinance or law - coverage for loss to the undamaged portion of the building
- Equipment breakdown including ordinance or law coverages
- Equipment breakdown including “green” upgrade to \$10,000

Full Coverage - No Limit

- Maintenance fees and assessments
- Increased period of restoration
- Community income
- Extra expenses

Property Coverages - All Policies

- Demolition of the undamaged part of the building - \$300,000 limit
- Increased cost of construction - \$300,000 limit
- Bridges, bulkheads, docks, piers, retaining walls, wharves - \$10,000 limit
- Worldwide crime coverages - \$150,000 limit
- Newly acquired buildings and structures - \$250,000 limit

No Deductible/Retention

- Natural property (named Peril Coverage)
- Pollutant clean up and removal
- Removal of fallen trees
- Debris removal
- Personal effects
- Property removal
- Personal property of others
- Employee dishonesty
- Maintenance fees and assessments
- Computer fraud
- Increased period of restoration
- Depositors forgery
- Directors' and officers' liability (except where required by community income state statute)
- Extra expenses

General Liability Coverages - All Policies

- No general aggregate
- Hired auto and non-owned auto
- Property damage legal liability - \$1,000,000 limit
- Advertising and personal injury
- Garage and parking area legal liability - \$25,000 limit comprehensive/\$25,000 limit collision
- Host liquor liability
- Contractual liability
- No charge for additional insured endorsements for off premises meetings
- Committee members included as insureds

Directors' and Officers' Liability

- Money damage claims - defense cost in addition to policy limits
- Defense costs for non-money claims
- Full prior acts
- Extended reporting period - up to three years
- Coverages included for elected or appointed board members, committee members, employees, or member acting at the direction of the board of directors
- Option of counsel select endorsement

Additional Coverages

- Cyber Suite Coverage
- Environmental impairment liability
- Employee benefits liability
- Deductible credit endorsement
- Stop gap liability
- Deductible allowance endorsement
- Additional claims expense
- Earthquake and volcanic eruption
- Pesticide or herbicide applicator coverage
- Property manager endorsement - employee dishonesty
- Computer virus coverage
- Property manager endorsement - directors' and officers' liability
- Employee dishonesty - actual loss sustained (ALS)

Additional Provisions

- No coinsurance
- No vacancy/unoccupancy condition
- No exclusion for unit owners Injured in common areas under medical payment coverage

Contact

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Title

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