



February 6, 2024

To: Silverton Glenn Association

Re: Insurance

My name is Bonnie Gionta, Vice President of USI Insurance Services, and we are the insurance provider for the Silverton Glenn Association's Master Policy. As a member of a homeowners association, your insurance needs are different from other homeowners. The Board Members and I agree that we should take this opportunity to review and clarify any coverage issues regarding the Association's Master Policy and the Unit Owners Individual Policy.

First, let's review your Master Policy coverage with GNY.

The Silverton Glenn Association Master Policy

- **Building coverage on a replacement cost basis**
The policy is based on "single entity" concept per your bylaws. "Fire and Casualty Insurance shall be for the unit value of each townhouse Under the "Single Entity" Concept, i.e. covering the townhouses as initially built including, the wall to wall carpeting, lighting fixtures, bathroom fixtures, wall coverings, all machinery servicing the Units and common facilities, but excluding the land, foundations, and personal property of owners and occupants and any improvements or alterations made by present or prior owners.
- **Blanket Building Limit is \$26,747,064**
- **\$3,000 deductible**
- **Water backup – \$10,000**
- **Commercial General Liability** - \$1,000,000 occurrence, \$2,000,000 general aggregate.
- **Directors & Officers Liability** - \$1,000,000 each occurrence with \$2,500 retained limit. The insurance carrier is Cincinnati Insurance Company.

Excess liability Coverage – Greenwich Insurance Co.

- **XS liability coverage** secures additional liability limits over the Master Policy.
- **Limit of Liability** - \$5,000,000

Based on customer research with unit owners, there is a lot of misunderstanding about what the Association Master Policy covers. Many unit owners believe that the association policy covers everything in the complex and that they do not need to carry any personal insurance. ***The Master Policy does not cover personal property or individual legal responsibility.***

Your Unit Owners Policy

- **Select** a Condominium Unit Owners Policy designed especially for the Unit Owner (HO-6).
- **Personal Property** - covers your own personal property up to your chosen policy limit. Be sure to choose "Replacement Cost" and "All Risk" coverages.
- **Additional Living Expense** - covers additional expenses in case you cannot stay in your home.
- **Loss Assessment Coverage** will pay up to a specified limit (typically \$1,000) for your share of a loss assessment imposed by your condominium association. This coverage is subject to the hazards covered by your policy. Increased limits are advisable.
- **Special Policy Limits** - Each policy limits certain items such as jewelry up to \$1,000. You may purchase additional coverage for these items.
- **Liability Protection** - Coverage against liability claims and lawsuits for accidental bodily injury or damage to property of others while in your home, by your personal activities (sports) and by your children or pets. Recommended value of \$300,000 or more.
- **Medical Payments** - Pays up to \$1,000 per person regardless of your legal liability.
- **Umbrella Coverage** – Provides excess liability over your auto and homeowners policies.

I would encourage you to contact your insurance agent with any questions regarding your current unit owner's policy. If I can be of assistance, please contact me at (585) 736-5908.

Sincerely,



Bonnie B. Gionta
Vice President
USI Insurance Services