



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/25/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER LaBarre/Oksnee Insurance MD License # 0C84283 30 Enterprise #180 Aliso Viejo, CA 92656 Mike DiNino	CONTACT NAME: LaBarre/Oksnee Insurance	
	PHONE (A/C, No, Ext): 800-698-0711	FAX (A/C, No): 949-588-1275
E-MAIL ADDRESS:		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Philadelphia Indemnity Ins. Co		18058
INSURER B: Scottsdale Insurance Company		15580
INSURER C: Great American Insurance Co.		16691
INSURER D: Liberty Mutual Insurance		23043
INSURER E:		
INSURER F:		

INSURED
Woodmar IV Association, Inc
Vision Community Management
16625 S Desert Foothills Pkwy
Phoenix, AZ 85048

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	X COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X		CPI0059968	08/20/2017	08/20/2018	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
C	X D&O \$1,000,000 \$2,500 Deductible GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			EPP3655913-02 CLAIMS MADE	08/20/2017	08/20/2018	MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 GL DED \$ 500
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			CPI0059968	08/20/2017	08/20/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Property			PHPK1699498	08/20/2017	08/20/2018	25000 ded 16,171,600
D	Fidelity Bond	X		CAC015925-0216	08/20/2017	08/20/2018	2,500 ded 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The association has 152 units. Property Coverage is Single Entity (excludes improvements) and includes Special Form, Building, Ordinance or Law Coverage (A,B,C), Wind & Hail, BMAC included. Located in Phoenix, AZ 85009. Extended Replacement Cost increases the Property Limit to: \$20,213,250

CERTIFICATE HOLDER

CANCELLATION

<p style="text-align: center;">VISIONP</p> <p>Vision Community Management 16625 S. Desert Foothills Pkwy Phoenix, AZ 85048</p>	<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p>AUTHORIZED REPRESENTATIVE Mike DiNino</p>
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LaBarre/Oksnee Insurance Agency, Inc.

IMPORTANT INSURANCE INFORMATION FOR 08/20/17 to 08/20/18

August 24, 2017

Dear Woodmar IV Association Homeowner,

THE FOLLOWING GIVES IMPORTANT INFORMATION REGARDING YOUR ASSOCIATION'S INSURANCE!

PROPERTY COVERAGE – Master policy with Philadelphia Indemnity Insurance

Direct physical loss coverage is provided for all units and includes all separate structures owned by the association in the amount of **\$16,171,600**, and is subject to a **\$25,000** deductible per occurrence. Basically, any direct physical loss to a building or separate structure is covered except loss by perils that are specifically excluded. Betterments & improvements are not covered in this policy. Some of the standard exclusions are nuclear war, wear and tear, flood, damage by insects and vermin, inherent vice, subsidence and faulty construction. This is not a maintenance policy and will provide coverage for perils as described in the policy.

General Liability: \$1,000,000 with Scottsdale Insurance

This **\$1,000,000** of liability coverage protects your Association from lawsuits arising out of the injuries that occur within the common areas owned by the Association. This liability does not protect individual unit owners for their liability exposure arising out of the ownership, maintenance, or use of their own individual units.

Director & Officers Coverage: \$1,000,000 with Great American Insurance

This **\$1,000,000** of liability coverage protects the board for the cost of defense and claims arising from the lawsuits alleging that the directors had failed to properly perform their required duties

Fidelity Bond: **\$500,000** with Liberty Mutual Insurance

These bonds protect only against fraudulent or dishonest acts by the persons named in the policy, generally the board of directors. Fidelity bonds **DO NOT COVER** mysterious disappearance, burglary or thefts by outside parties, ordinary mismanagement of funds or overspending.

As a unit owner, you are responsible for insuring the contents of your unit and your personal liability. It is recommended that you include enough **Building Additions and Alterations** coverage to replace anything that has been upgraded (i.e. cabinets, flooring). We also recommend that your unit owner policy insure additional living expenses, loss assessment and any gaps in coverage. Your agent should know and understand that you may be responsible for the **\$25,000** deductible if a loss results from an area within your responsibility.

Be sure and contact your personal insurance agent to make sure that you are adequately covered and your coverage coincides with the Association's insurance. Report all claims immediately to the Community Association Manager.

Sincerely,

Mike DiNino
LaBarre/Oksnee Insurance Agency



What a Unit Owner Needs COVERAGES FOR YOUR PERSONAL INSURANCE

Almost all condo associations provide basic property coverage for fire, theft and vandalism. These policies will cover the individual units; however, there may be some exclusions. Each year your association is required to mail an insurance disclosure to every owner. It is always a good idea to fax the disclosure to your insurance agent for an annual review of your personal policies.

The most important coverages for condo owners are:

Personal Liability – Pays damages which you are legally obligated to pay because of bodily injury or property damage resulting from an occurrence.

Umbrella Liability- Additional liability coverage, available through your automobile policy. *This policy is usually written through your auto policy agent.*

Personal Property – Moveable items, such as furniture, clothes, dishes, appliances, computers, etc.

Building Property (betterment and improvements) – Any upgrades or improvements made by you after the unit was purchased such as countertops, cabinets and flooring. Be sure to check with your management company to see what exclusions may exist on your master policy, such as floor and wall coverings. It is also a good idea to advise your personal carrier of the Master policy deductible. It may be the unit owners' responsibility to pay for that! Many personal carriers will cover the HOA policy deductible. It is an important Gap to close!

Loss of use – Helps with necessary increase of living expenses if you cannot stay in the condo due to a covered loss.

Guest Medical – Will pay reasonable charges for medical, surgical, x-ray, dental, etc. resulting from an occurrence on your property.

Loss Assessment – Pays for losses in common area of the association that exceed master policies coverage which result in a special assessment to all unit owners equally.

Earthquake loss assessment – pays for losses related to the living units in the event of an earthquake that may result in a special assessment to all unit owners equally.

Jewelry & Art - high value jewelry and/or collectibles should be covered under a “scheduled or non scheduled floater”.

Compliments of:



LaBarre Oksnee Insurance Agency, Inc.



LaBarre/Oksnee Insurance

PROTOCOL FOR OBTAINING CERTIFICATES OF INSURANCE

We strive to make the certificate requesting process a smooth one so as to ensure the highest level of customer service for our community association management companies and homeowners. Our company has partnered with EOI Direct for the delivery of our condominium certificates of insurance. EOI Direct is an online utility (www.eoidirect.com) designed to provide round-the-clock access to condominium certificates of insurance so our company is able to meet the demands of certificates of insurance 24x7. EOI Direct runs a responsive help desk (**1+877-456-3643**) that will accommodate those who do not have internet access and those who do not wish to go online to obtain this information.

There are a few different avenues homeowners and lenders can use to obtain certificates of insurance.

1. ***New Loans, Refinance, Line of Credit*** – A delivery fee is charged by EOI Direct for the immediate access and delivery of this information when a certificate of insurance is requested for the purpose of facilitating a new loan. **The fee ONLY applies to new loans whereby a lender requires that a certificate (i.e. Evidence of Insurance) be customized for a purchase, refinance, or line of credit.** EOI allows lenders to enter personal homeowner information such as name, address, loan numbers, and mortgagee clauses onto the Evidence of Insurance, which fulfills their requirements. Generally this ordering process is paid for and completed by the lenders or escrow companies and **not the homeowners**.
2. ***Renewals*** – **Homeowners** who simply need to provide proof of coverage for an existing loan, per their lender's mailed request, can obtain that information **free of charge** through EOI Direct. Summaries of master policies –showing those coverages currently in effect – are also made available at no cost. Homeowners may obtain this information via online, or by calling EOI Direct's help desk. When ordering a renewal certificate, homeowners should click on the option which refers to a lender letter or call requesting an annual update of insurance for existing loans.
3. ***Written Request to LaBarre/Oksnee*** – Our office is able to send Certificates of Liability to homeowners who request them in writing. The Certificate of Liability provides a summary of current coverage purchased by the association. This certificate will not list the individual homeowner name, address, loan number, or mortgagee clause, but will reflect all current coverage. Sometimes this certificate is all a lender needs to fulfill lending requirements. There is no charge for this.
4. ***If you have any questions, comments, or need any assistance at all*** – Please call Dana Diset at 949-588-0711 ext. 216. Her e-mail address is danad@hoa-insurance.com. Please contact her with any assistance you need or concerns that you have regarding the association's insurance or need for proof of insurance for your lender. Thank you!