



**Kirk Miller Insurance Agency, Inc.**  
Offices in San Diego, CA and Pleasanton, CA  
San Diego Phone: 858.240.2593  
Pleasanton Phone: 925.334.5700  
CA #0K05931 | AZ #8787714 | NV #764468

**Coronado Shores Condominium Association No. 9**

*El Mirador Tower*  
1820 Avenida Del Mundo  
Coronado, CA 92118

Dear El Mirador Homeowner,

The enclosed information is provided to best assist all owners in securing appropriate personal insurance coverage for their homes at El Mirador. While it provides a summary of the association's coverage, it is for informational purposes and is not intended to serve as a full explanation of coverage. All owners should consult with their personal insurance agents and/or brokers to ensure a full understanding of their personal condominium policies. For any questions on the content on the following pages or the association's insurance coverage, please contact our office and we are more than happy to assist.

**PLEASE NOTE: AS IDENTIFIED IN SECTION 11.10 OF THE ASSOCIATION'S CC&RS, THE DEDUCTIBLE ON THE ASSOCIATION'S PROPERTY POLICY FOR ANY UNIT INTERIOR DAMAGE WOULD BE THE RESPONSIBILITY OF EACH INDIVIDUAL OWNER AND THEIR PERSONAL INSURANCE POLICY. FOR THE 2024-2025 POLICY TERM, THE DEDUCTIBLE IS \$25,000 PER UNIT.**

**EXAMPLE: A COMMON AREA PIPE UNEXPECTEDLY LEAKS, CAUSING DAMAGE TO THREE UNITS. UNIT 1 HAS \$65,000 IN DAMAGE, UNIT 2 HAS \$23,500 IN DAMAGE, AND UNIT 3 HAS \$18,000 IN DAMAGE.**

**EACH OWNER WOULD FILE CLAIMS ON THEIR PERSONAL POLICIES, AND BASED ON THE ABOVE DAMAGE AMOUNTS, ONLY UNIT 1 WOULD HAVE POTENTIAL FOR COVERAGE ON THE MASTER POLICY. UNITS 2 AND 3 EACH HAD DAMAGE THAT FELL UNDER THE \$25,000 PER UNIT DEDUCTIBLE, MEANING THOSE DAMAGES WOULD REMAIN WITH THEIR PERSONAL INSURANCE POLICIES.**

**FOR ANY LOSS CAUSED DUE TO THE NEGLIGENCE OR MISCONDUCT OF AN OWNER, THAT OWNER WOULD BE RESPONSIBLE FOR THE RESULTING DEDUCTIBLE(S), PER SECTION 11.10(d) OF THE CC&RS.**

Sincerely,

A handwritten signature in black ink that reads "Kirk Miller".

**Kirk Miller**  
Principal | Kirk Miller Insurance Agency, Inc.

## **Insurance for Coronado Shores Condominium Association No. 9**

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Our agency is pleased to have been retained as the insurance service provider for the El Mirador community. In coordination with association, our agency would like to provide all homeowners with information regarding specificity of what the master insurance policy covers *within the residential units*. To ensure that all homeowners are maintaining proper limits of insurance, please review the information below. **Please note, regardless of what is insured on the association's policies, all owners are responsible for damage within their homes that are either uninsured by the association's policy or are under the association's coverage deductible.**

### **ITEMS COVERED BY THE MASTER POLICY**

In accordance with Article XI of the association's CC&Rs, the master property policy for the association is intended to cover all common areas of the association, as well as "Each Unit, but not including the personal property and furnishings contained within nor any improvements added by an owner..." **Although only an adjuster from the property insurance company can definitively determine coverage at the time of loss**, this section infers that the association's policy insures certain components of the unit interior finishes equivalent to their original installation.

### **ITEMS NOT COVERED BY THE MASTER POLICY**

While the master policy may cover structural elements of the residential interiors, it will ***not*** provide coverage for personal property owned by homeowners such as furniture, electronics and other similar items that are individually owned and are not part of the building structure. Additionally, the master policy will not provide coverage for upgrades to any of the insured items within the residential units. As such, all owners are to obtain coverage for their upgrades and improvements to the residential unit interiors.

### **DO HOMEOWNERS NEED INSURANCE?**

Yes! In addition to items that are not covered on the master policy, the association's master insurance policy will ***not*** provide for other important coverage items that the personal condominium policies offer. These are briefly described on the following page along with minimum coverage recommendations for certain items.

It is very important that all owners consult with their personal insurance agents to ensure that the proper coverage limits are in place. All owners are welcome to have their personal insurance agents contact our office and we are more than happy to assist in discussing the potential gaps in coverage between the association's policy and the personal condominium policies.



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**Insurable Interest Summary Matrix for Building Property**

<b>Insurable Property</b>	<b>Insured by HOA</b>	<b>Insured by Homeowner</b>
Exterior Building Structure	X	
Building Utility Installations	X	
Original Walls, Ceilings, Floors and Coverings	X	
<b>Upgraded</b> Walls, Ceilings Floors and Coverings		X
Bearing Walls	X	
Original Cabinetry/Countertops	X	
<b>Upgraded</b> Cabinetry/Countertops		X
Original Built-in Appliances	X	
<b>Upgraded</b> Built-in Appliances		X
Original Fixtures within Residential Unit	X	
<b>Upgraded</b> Fixtures within Residential Unit		X
Residential Unit Doors	X	

In addition to purchasing appropriate limits of building insurance coverage for replacement of the residential unit interiors, all owners should maintain coverage for the following items which are ***not*** covered by the association’s policy:

- **Personal Liability** coverage to protect owners from liability incidents within the residences.  
 ❖ *Minimum Recommended Limit: \$1,000,000*
- **Guest Medical** coverage to provide no-fault medical coverage for incidents of personal injury to guests within the residential unit.  
 ❖ *Minimum Recommended Limit: \$1,000*
- **Loss of Use** coverage to collect funds associated with alternative living accommodations in the event of the residential unit being uninhabitable due to loss.  
 ❖ *Minimum Recommended Limit: Dependent on Each Particular Owners’ Needs*
- **Loss Assessment** coverage to cover special assessments that may be levied upon the homeowner in the event of liability for a loss.  
 ❖ *Minimum Recommended Limit: \$25,000*
- **Personal Property** coverage to ensure replacement of personal items such as couches, TVs, desks, chairs, tables, computers, etc. in the event of loss.  
 ❖ *Minimum Recommended Limit: Dependent on Each Particular Owners’ Needs*

Our agency takes great pride in providing insurance services for El Mirador, and if there is anything we can assist with please let us know and we are very happy to help!

## **Special Note on Water Damage**

Water damage is the single most frequently occurring type of damage within high-rise condominium communities. It is important that all owners verify with their personal insurance carriers that the policies include coverage for water damage that comes from both common area and non-common area sources. Examples of non-common area water damage can be from an icemaker supply line, shower, angle stop, exclusive-servicing plumbing line, etc.

Some carriers exclude coverage for plumbing backups from outside the unit unless the coverage is purchased for additional premium. All owners need this coverage, as the association's property insurance policy does not cover certain property within the units (see page three).

### **Potential Loss Example**

*Water damage originating from the common area results in damage to two (2) residential units. Who is responsible for what?*

While it is commonly thought that the association is always responsible for damages originating from the common area, this is not the case as these loss incidents are typically sudden and unforeseeable. As a result, the association's responsibility would be to address the component that failed, and each impacted owner would need to file claims on their individual insurance policies.

If the damages are high enough to the association-insured property within the units, the personal insurance carriers would contact the association to request a claim be opened on the association insurance policy. Otherwise, the personal insurance policies would address all damages within the residential units in accordance with the association's CC&Rs.

It is immensely important that all owners verify coverage with their personal insurance carriers, as adding coverage for water damage originating from outside the unit is inexpensive and provides great financial protection in the event of a loss.

All owners are welcome and encouraged to provide this document to their personal insurance companies to ensure that there are no gaps in coverage between the association and personal insurance policies. Should there be any questions on the community's coverage, all owners and their insurance brokers/companies are welcome to contact our office and we are here to assist.