

# NAPILI VILLAS, AOA

## 2025 - 2026 INSURANCE SUMMARY

Type of Policy/Carrier	Coverage																														
<b>COMMERCIAL PROPERTY</b> VARIOUS CARRIERS (LAYERED PROGRAM) Effective: 08/01/2025 – 08/01/2026 AM Best Rated: A XV, Non-Admitted	Special Peril Form Property Coverage/Replacement Cost Valuation Building Limits \$49,109,003 Ordinance or Law (Coverage A) Included Ordinance or Law (Coverage B & C) 10% of Bldg. Limit Sewer and Drains Backup \$250,000 Deductible: All Other Perils \$25,000 Water Damage \$50,000 Named Storm 3% / subject to \$100,000 Min. Wind Driven 3% / subject to \$100,000 Min. All Other Wind & Hail \$100,000 per occurrence																														
<b>COMMERCIAL GENERAL LIABILITY</b> FIRST F & C INSURANCE OF HI, INC. Effective: 08/01/2025 – 08/01/2026 AM Best Rated: A+ IX, Admitted	General Aggregate \$2,000,000 Products – Completed Operations Aggregate Included Each Occurrence \$1,000,000 Personal Injury & Advertising Injury \$1,000,000 Fire Damage Legal Liability \$100,000 Medical Payments \$5,000  Hired/Non-Owned Automobile Liability \$1,000,000																														
<b>UMBRELLA LIABILITY</b> FIRST INSURANCE COMPANY OF HI, LTD. Effective: 9/15/2025 – 08/01/2026 AM Best Rated: A+ IX, Admitted	Each Occurrence \$5,000,000 Aggregate \$5,000,000 Personal & Advertising Injury \$5,000,000 Self-Insured Retention \$0																														
<b>DIRECTORS &amp; OFFICERS LIABILITY</b> IRONSHORE SPECIALTY INSURANCE COMPANY Effective: 08/01/2025 – 08/01/2026 AM Best Rated: A XV, Admitted	Limit of Liability (Annual Aggregate) \$1,000,000 Retention \$50,000  Pending and Prior Date: 08/01/2010																														
<b>COMMERCIAL CRIME</b> TRAVELERS CASUALTY AND SURETY COMPANY Effective: 08/01/2023 – 08/01/2026 AM Best Rated: A++ XV, Admitted	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: center; width: 20%;">Limit</th> <th style="text-align: center; width: 20%;">Retention</th> </tr> </thead> <tbody> <tr><td>Employee Theft</td><td style="text-align: center;">\$300,000</td><td style="text-align: center;">\$2,500</td></tr> <tr><td>ERISA Fidelity</td><td style="text-align: center;">\$300,000</td><td style="text-align: center;">\$0</td></tr> <tr><td>Forgery or Alteration</td><td style="text-align: center;">\$300,000</td><td style="text-align: center;">\$2,500</td></tr> <tr><td>On Premises</td><td style="text-align: center;">\$300,000</td><td style="text-align: center;">\$2,500</td></tr> <tr><td>In Transit</td><td style="text-align: center;">\$300,000</td><td style="text-align: center;">\$2,500</td></tr> <tr><td>Money Orders and Counterfeit Money</td><td style="text-align: center;">\$300,000</td><td style="text-align: center;">\$2,500</td></tr> <tr><td>Computer Fraud</td><td style="text-align: center;">\$300,000</td><td style="text-align: center;">\$2,500</td></tr> <tr><td>Funds Transfer Fraud</td><td style="text-align: center;">\$300,000</td><td style="text-align: center;">\$2,500</td></tr> <tr><td>Claim Expense</td><td style="text-align: center;">\$5,000</td><td style="text-align: center;">\$0</td></tr> </tbody> </table>		Limit	Retention	Employee Theft	\$300,000	\$2,500	ERISA Fidelity	\$300,000	\$0	Forgery or Alteration	\$300,000	\$2,500	On Premises	\$300,000	\$2,500	In Transit	\$300,000	\$2,500	Money Orders and Counterfeit Money	\$300,000	\$2,500	Computer Fraud	\$300,000	\$2,500	Funds Transfer Fraud	\$300,000	\$2,500	Claim Expense	\$5,000	\$0
	Limit	Retention																													
Employee Theft	\$300,000	\$2,500																													
ERISA Fidelity	\$300,000	\$0																													
Forgery or Alteration	\$300,000	\$2,500																													
On Premises	\$300,000	\$2,500																													
In Transit	\$300,000	\$2,500																													
Money Orders and Counterfeit Money	\$300,000	\$2,500																													
Computer Fraud	\$300,000	\$2,500																													
Funds Transfer Fraud	\$300,000	\$2,500																													
Claim Expense	\$5,000	\$0																													

**FOR LENDER REQUESTS FOR MASTER POLICY PROOF OF INSURANCE OR CERTIFICATES:**

EMAIL: [AOACert@atlasinsurance.com](mailto:AOACert@atlasinsurance.com)

Atlas Insurance Agency  
 201 Merchant Street, Suite 1100  
 Honolulu, HI 96813

Della Nakamoto, Account Executive  
 Tel # 808-244-5561  
[dnakamoto@atlasinsurance.com](mailto:dnakamoto@atlasinsurance.com)

August 15, 2025

This summary of coverage is intended to facilitate your understanding of the insurance program we have proposed.  
 However, it is not intended to replace or supersede any original insurance contracts.

➤ **Buildings Covered**

Exterior and interior walls, floors, ceilings and common building elements, including elevators, **or** as defined by the Association's bylaws.

Fixtures including, but not limited to, refrigerators, cooking ranges, built-in appliances, cabinets, drapes, wall to wall carpeting in accordance with the as-built condominium plans and specifications (**of like, kind or quality of that originally installed**).

**Note:** If any of the original fixtures, cabinets, flooring, countertops, etc. were upgraded by the unit owner, the policy would only cover the replacement of the original fixture and not the upgraded fixture, cabinets, flooring, countertops, etc.

➤ **General Liability Covered**

Legal Liability for the Association, which results from Bodily Injury or Property Damage arising out of Premises and Operations, Products/Completed Operations or Personal Injury. Usually this involves common area injuries or losses

**Note:** Coverage is not provided for individual unit owners' personal liability. (It is the unit owner's responsibility to secure personal liability coverage)

**FOR LENDER REQUESTS FOR PROOF OF INSURANCE OR CERTIFICATES:**

EMAIL: [AOAOCERT@atlasinsurance.com](mailto:AOAOCERT@atlasinsurance.com)

or send to

Atlas Insurance Agency, Attn: AOA Group,  
201 Merchant Street, Suite 1100  
Honolulu, HI 96813

**FOR LENDER REQUESTS FOR MASTER POLICY PROOF OF INSURANCE OR CERTIFICATES:**

EMAIL: [AOAOCert@atlasinsurance.com](mailto:AOAOCert@atlasinsurance.com)

Atlas Insurance Agency  
201 Merchant Street, Suite 1100  
Honolulu, HI 96813

Della Nakamoto, Account Executive  
Tel # 808-244-5561  
[dnakamoto@atlasinsurance.com](mailto:dnakamoto@atlasinsurance.com)

August 15, 2025

This summary of coverage is intended to facilitate your understanding of the insurance program we have proposed.  
However, it is not intended to replace or supersede any original insurance contracts.