



Insurance - Quick Reference  
Revisited May, 2009

The passing of Hurricane Hanna has prompted a number of inquires involving leaks into some owners apartments thus prompting this reminder as to procedures that owners should take in addressing leaks or any insurance claims.

- 1- A "unit" is defined by the Articles as having the boundaries of;
  - From the outer face of the sliding doors - to the outer face of the front door and the centre of any outer wall.
  - From the centre of the left outer wall to the centre of the right outer wall.The balcony area, air conditioning/storage, being an assigned area to the unit.
- 2- In the case where sliding doors have been **pushed out** thus increasing the living area, the Owner of the pushed out unit assumes (in the event of a leak) the responsibility of the repairs to the balcony above.  
**In the event of a leak in that pushed out area, the insurance company will NOT insure.**  
**The owner of the pushed out unit must make arrangements and pay for any remedies for the balcony above to protect the increased living area or the alternative remedy is to return the sliding doors to the original location.**
- 3- **In a standard unit**, if a leak occurs from the balcony, water heater, faucet or drain from above, the Coral Beach "**Structural Interior Insurance**" will cover the repairs. But before any repairs are done the source of the leak must be determined. If it is from the balcony above, **the owner (above) must address the leak source** or under the emergency act, Coral Beach can expedite repairs and charge back to that owner.  
**In short each owner must maintain, caulk and or prevent water from settling on the balconies and from entering the building.**  
**In the event that there is ceiling damage from above, Star Insurance should be called so that a claim may be registered so that an adjuster can make a determination. This call can be made by either the Owner or the Owner's Property Manager.**
- 4- Coral Beach's "**Structural Interior Insurance**" covers the walls, ceiling, floors, bath vanities, toilet, bathtub, sinks, kitchen cabinets, fridge, stove attached lights.  
Each owner should have "**Content Insurance**" to insure their furniture and personal belongings. Most importantly this ensures that an Owner is **not held personally liable for damages**. The two insurances should make for totally inclusive worry free coverage.
- 5- All owners should have **annual maintenance performed on their air conditioner**, in particular the condensate drain and the "**p**" trap. The clogging up of these drains has caused water damage to apartments as well as to units below. It has become a sticky point with the insurance company where coverage has been denied and deemed negligent under the Structural Interior portion of the insurance.

Board of Directors

**Pay rate for damage as per Star Insurance - (Next 2 sheets)**



## One Bedroom

<b>Demolitions</b>	<b>Unit</b>	<b>Rate</b>	<b>Total</b>
Take out all internal walls, cabinets, hot water heater and a/c	64 hours	\$ 20.00 hour	\$ 1,280.00
Debris Removal			\$ 726.22
<b>Repairs</b>			
Re-line all external walls	832 sq ft	\$ 4.50 sq ft	\$ 3,744.00
Form internal walls, inc. studs	680 sq ft	\$ 7.50 sq ft	\$ 5,100.00
Ceilings	450 sq ft	\$ 3.00 sq ft	\$ 1,350.00
Carpeting	680 sq ft	\$ 3.00 sq ft	\$ 2,040.00
Kitchen Vinyl Tiles	80 sq ft	\$ 4.00 sq ft	\$ 320.00
Bathroom Mosaic Tiles	32 sq ft	\$ 8.00 sq ft	\$ 256.00
Painting Walls	1720 sq ft	\$ 1.25 sq ft	\$ 2,150.00
Bathroom Fixtures	allow		\$ 1,000.00
Cabinetry in bathroom	5 Ln ft	\$ 150.00 Ln ft	\$ 750.00
Internal Doors	2 ea	\$ 100.00 ea	\$ 200.00
Louvered Doors	item		\$ 300.00
Mirrors	20 sq ft	\$ 15.00 sq ft	\$ 300.00
Hot Water Heater	item		\$ 450.00
External Door	2 ea	\$ 450.00 ea	\$ 900.00
Kitchen Cabinets	14 Ln ft	\$ 250.00 Ln ft	\$ 3,500.00
Dropped Ceiling in kitchen	66 sq ft	\$ 3.00 sq ft	\$ 198.00
Fridge 17.6 cu ft	item		\$ 799.00
Stove	item		\$ 700.00
Extraction Fan	item		\$ 125.00
Tiled Splashback in kitchen	32 sq ft	\$ 7.50 sq ft	\$ 240.00
12 ft sliding door	96 sq ft	\$ 30.00 sq ft	\$ 2,880.00
8 ft sliding door	64 sq ft	\$ 30.00 sq ft	\$ 1,920.00
A/C 2 ton	2 ton	\$ 800.00 ton	\$ 1,600.00
Electrics inc. fittings	680 sq ft	\$ 4.00 sq ft	\$ 2,720.00
			<u>\$ 35,548.22</u>
Add 15% prelims/overhead/profit			<u>\$ 5,332.23</u>
			<u><b>\$ 40,880.45</b></u>
Say total re-firb of one bedroom apt.			<u><b>\$ 42,000.00</b></u>



## Studio

<b>Demolitions</b>	<b>Unit</b>	<b>Rate</b>	<b>Total</b>
Take out all internal walls, cabinets, hot water heater and a/c	64 hours	\$ 20.00 hour	\$ 1,280.00
Debris Removal			\$ 726.22
<b>Repairs</b>			
Re-line all external walls	712 sq ft	\$ 4.50 sq ft	\$ 3,204.00
Form internal walls, inc. studs	256 sq ft	\$ 7.50 sq ft	\$ 1,920.00
Ceilings	450 sq ft	\$ 3.00 sq ft	\$ 1,350.00
Carpeting	297 sq ft	\$ 3.00 sq ft	\$ 891.00
Kitchen Vinyl Tiles	66 sq ft	\$ 4.00 sq ft	\$ 264.00
Bathroom Mosaic Tiles	32 sq ft	\$ 8.00 sq ft	\$ 256.00
Painting Walls	1224 sq ft	\$ 1.25 sq ft	\$ 1,530.00
Bathroom Fixtures	allow		\$ 1,000.00
Cabinetry in bathroom	5 Ln ft	\$ 150.00 Ln ft	\$ 750.00
Internal Doors	2 ea	\$ 100.00 ea	\$ 200.00
Louvered Doors	item		\$ 100.00
Mirrors	20 sq ft	\$ 15.00 sq ft	\$ 300.00
Mirrored Sliding Doors	48 sq ft	\$ 15.00 sq ft	\$ 720.00
Hot Water Heater	item		\$ 450.00
External Door	item		\$ 450.00
Kitchen Cabinets	10 Ln ft	\$ 250.00 Ln ft	\$ 2,500.00
Dropped Ceiling in kitchen	66 sq ft	\$ 3.00 sq ft	\$ 198.00
Fridge 17.6 cu ft	item		\$ 799.00
Stove	item		\$ 350.00
Extraction Fan	item		\$ 125.00
Tiled Splashback in kitchen	20 sq ft	\$ 7.50 sq ft	\$ 150.00
12 ft sliding door	96 sq ft	\$ 30.00 sq ft	\$ 2,880.00
A/C 1200 BTU	item		\$ 500.00
Electrics inc. fittings	450 sq ft	\$ 4.00 sq ft	\$ 1,800.00
			<u>\$ 24,693.22</u>
Add 15% prelims/overhead/profit			<u>\$ 3,703.98</u>
			<u><b>\$ 28,397.20</b></u>
Say total re-firb of studio apt.			<u><b>\$ 30,000.00</b></u>