How to use this: Pull out your current policy's declarations pages and coverage forms, and give yourself about ten minutes. Check the box next to anything you can confirm. Anything you can't confirm isn't a problem — it's simply a good question to bring to your insurance advisor. The goal is to walk in informed.

A DIRECTORS & OFFICERS — PROTECTS THE BOARD PERSONALLY

- ☐ **D&O** protects board members' personal assets (decisions, discrimination / fair-housing, fund management).
- ☐ Limit reflects the association's size and budget.

B MASTER PROPERTY POLICY & UNIT RESPONSIBILITY

- ☐ I know what the recorded Declaration requires (bare walls / single entity / all-in).
- ☐ Property insured at accurate replacement value; **ordinance or law** considered.
- ☐ Unit owners required to carry HO-6, verified where possible.

C FIDELITY / CRIME

- ☐ **Fidelity / crime bond** covering everyone who handles association funds.
- ☐ Dual-authorization controls on reserve and operating accounts.

D GENERAL LIABILITY & AMENITIES

- ☐ **General liability** for common areas and amenities (pool, clubhouse, playground) with adequate limits.
- ☐ Contractors required to carry insurance and name the association additional insured.

E RESERVES & CONDITION

- ☐ Reserve study current; deferred maintenance addressed (a leading declination driver).

F LIMITS & REVIEW

- ☐ **Umbrella**; reviewed at least annually.

G QUESTIONS WORTH ASKING YOUR BROKER

- "Does our D&O actually protect board members' personal assets?"
- "Does our Declaration require bare walls, single entity, or all-in — and are we insured to it?"
- "Do we have a fidelity/crime bond covering everyone who handles funds?"
- "Do we require unit owners to carry HO-6?"
- "Is our reserve study current?"

H IMPORTANT — PLEASE READ

This checklist is a free educational tool from Cory Washington & Co. to help you review your own coverage and have a more informed conversation with a licensed insurance professional. It is general information only — not insurance, legal, or financial advice, and not a recommendation to buy, change, or cancel any policy. Coverage terms, availability, limits, and requirements vary by policy, carrier, and state, and only the language in your actual policy governs what is and isn’t covered. Checking or leaving blank any item above does not indicate that you are adequately insured or under-insured. Using this checklist does not create a client, agency, or fiduciary relationship. Always consult a licensed professional about your specific situation.