

# Community Manager Claims: Are You Covered?

| Claims / Allegations  | Yes | No |
|---|-----|----|
| As association member's guest slips and falls on the managed property sustaining bodily injury allegedly due to the manager's alleged negligent maintenance.                            |     |    |
| An association board alleges that the manager failed to procure or maintain the proper insurance.   |     |    |
| An association member claims the manager discriminates against that member's children in the enforcement of bike riding rules due to race.  |     |    |
| Manager allegedly improperly evicted an association member's tenant from the condominium.   |     |    |
| Lawsuit against a manager for alleged defamation by listing an association member in the monthly newsletter for being delinquent in paying assessments, when they were in face current. |     |    |
| Manager is sued by an association member, because the association's Board of Directors allegedly improperly denied a request for an architectural variance.                             |     |    |
| Association employee sues the independent manager for alleged sexual harassment by the managed association's president.   |     |    |
| Manager's employee sues the manager for wrongful termination and harassment by the managed association's president.   |     |    |
| Manager is sued for damage to a vehicle due to the allegation of improper calibration of the security gate.   |     |    |
| Group of association members demand that the manager remediate mold found in their units due to alleged negligent landscaping.  |     |    |
| Claim of minution of value of condominium units by association due to the manager's alleged failure to maintain the common areas.   |     |    |
| Lawsuit by association member for reduction in rents due to poor upkeep by the manager's sub-contracted janitorial services.  |     |    |
| Claim of discrimination in the leasing of managed property based on race; based on age; based on having children.   |     |    |
| Claim arising out of sale of real estate.   |     |    |