



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 diminution 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.		