
# Trellis Community Associations

## DID YOU KNOW?

Community associations face a wide range of risks, from board members being personally sued for governance decisions, to employment related claims from staff or vendors, and even theft or embezzlement of association funds. Directors & Officers (D&O), Employment Practices Liability (EPLI), and Crime insurance work together to protect your board, your budget, and your reputation.

## Preferred Risk Profile

Condominium, cooperative, homeowners, timeshare, condo/hotel, commercial/professional, or similar association. Limits up to $5M

- Less than or equal to 1000 units
- Construction fully completed
- Average unit value less than or equal to $2 million
- Less than or equal to 5 employees (property management company employees are not counted in this total)
- Less than 20% of unit owners in arrears on dues
- Less than 30% of units controlled by any single individual or entity
- No prior Claims
- Non-profit associations (no public or for profit)

### Management Liability Highlights

- Full prior acts coverage, with pending or prior date
- Duty to defend
- Broad definition of Insured, including property management
- companies and their employees providing property
- management services
- First and third party Employment Practices Liability coverage
- Breach of Contract Defense Expenses
- Coverage for libel, slander, and defamation
- Defense Expenses for Claims for non-monetary damages
- 80/20 hammer clause in favor of the Insured
- No failure to maintain insurance exclusion
- Punitive, exemplary, and multiple damages (where insurable
- by law)
- Additional Defense Expense limit dedicated to covering
- defense costs
- Defense Expenses for architectural review board decisions
- Optional coverages include: Additional Defense Expense Limit of Liability, Wage and Hour Defense Expenses, Workplace Violence Expenses, Immigration Claim Defense Expenses, and Reputation Expense

### Crime Coverage Highlights

- Coverage for Employee Theft
- Property Management Company Employee Theft (if elected)
- Social Engineering Fraud
- Written on loss discovered basis
- Other coverages:
  - Premises
  - In Transit
  - Forgery
  - Computer Fraud
  - Funds Transfer Fraud
  - Money Orders & Counterfeit Currency Fraud
  - Credit Card Fraud
  - Client Coverage
  - Personal Accounts Protection
  - Telecommunication Fraud
  - Expense

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