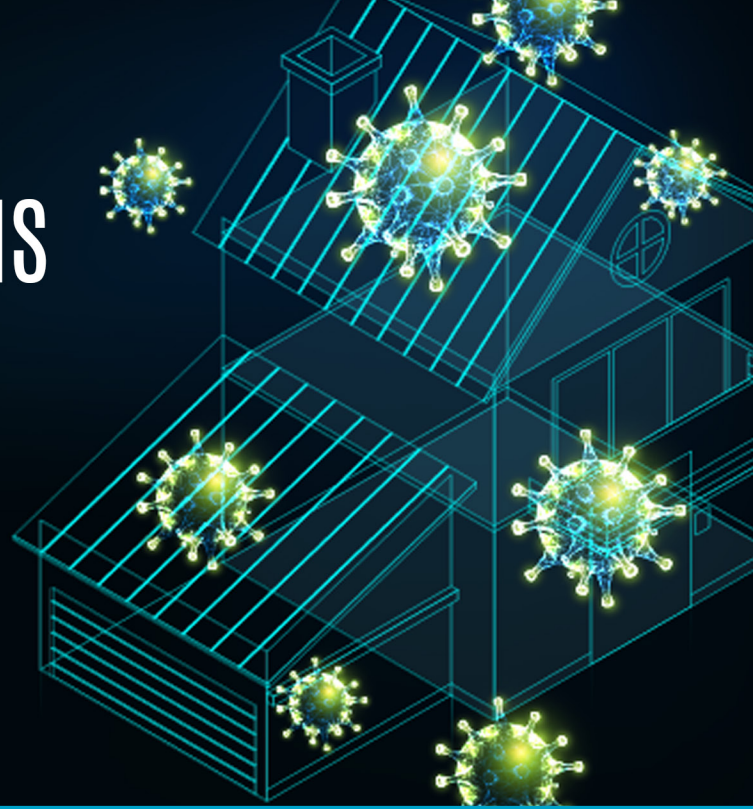


# COMMUNITY ASSOCIATIONS CARE DURING THE COVID-19 CRISIS



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## COMMUNITY ASSOCIATIONS, INCLUDING CONDOMINIUMS AND HOMEOWNERS' ASSOCIATIONS, MUST TAKE CARE DURING THE COVID-19 CRISIS TO PROTECT THE INTERESTS OF THEIR OWNERS AND RESIDENTS.

The Centers for Disease Control and Prevention provides an online guide for communities to help develop an emergency operation plan to respond to COVID-19: <https://www.cdc.gov/coronavirus/2019-ncov/community/index.html>.

The CDC also addresses stigma and the importance of maintaining privacy and confidentiality: <https://www.cdc.gov/coronavirus/2019-ncov/symptoms-testing/reducing-stigma.html>.

Stigmatization is common during disease outbreaks, and can lead to stress that has a negative effect on our ability to withstand and recover from adversity. It can also lead to fear, anger, and legal liability.

Community associations must protect medical records and health information from disclosure. Community associations are typically prohibited by statute from disclosing medical records of personnel, owners, and residents. As fiduciaries, members of a board of directors cannot allow the disclosure of confidential information, including health information.

Additionally, community associations and board members must take care to avoid bias and discrimination against persons suffering from COVID-19 or any other medical condition. Federal and state laws prohibit discrimination in housing.

“If you become aware of a positive case within your community, do not publicize personal identifying information. Rather, encourage persons exposed to COVID-19 to contact their healthcare provider for medical advice. You may also notify your local health department and contact the CDC for guidance regarding appropriate measures.”

Please take care to protect personal confidences and stay informed as we respond as a community to this evolving public health emergency. As always, contact your general counsel for legal advice on this topic.