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1. Quorum requirements conflicts are resolved by:
  - a. state statute
  - b. the board of directors
  - c. a vote of those present at a meeting
  - d. appointment of a person as a proxy - ANSWER-A.
2. Fidelity insurance provides coverage to ensure that the:
  - a. board will meet its fiduciary obligations.
  - b. manager will faithfully follow all document provisions.
  - c. association will be covered for shortfalls in the reserve accounts.
  - d. association will recover any funds lost through employee dishonesty. - ANSWER-D
3. Which type of management is the process of operating, maintaining, repairing, and replacing common property?
  - a. Human Resources
  - b. Facilities
  - c. Financial
  - d. Risk - ANSWER-B
4. The higher a document's place in the hierarchy, the:
  - a. harder it is to implement
  - b. greater its power with the board
  - c. more it is regulated legally
  - d. greater its legal weight in a court of law - ANSWER-D
5. Based on which type of requirements would you choose a contractor over the association to complete work?
  - a. low urgency, costs adequate tools available
  - b. high urgency, low supervision and training possibly needed
  - c. requires supervision, expertise required and low urgency
  - d. low Costs, high urgency and borrowed tools - ANSWER-C
6. Who is required to be present for an annual association membership meeting to conduct business?
  - a. the treasurer and the secretary
  - b. a quorum of the board of directors
  - c. all members of the board of directors
  - d. a quorum of the members - ANSWER-D
7. Which of the following would a condominium unit member's personal insurance policy cover when it is the primary insurance policy?

# Cmca Examination Study Guide

**Shasha Hu**



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