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May 20, 2020

VIA ELECTRONIC MAIL

Silverlakes Community Association, Inc.
c/o Pines Property Management
Attn: Robert Moses
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Pembroke Pines, FL 33332
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Re: COVID-19 Virus Recommendations and Guidelines – PHASE 1 RE-OPENING

Dear Board of Directors:

As the rate of new COVID-19 virus cases has decreased, and the protective measures taken by the public appear to be curtailing the spread of the virus, and in conjunction with Governor DeSantis' Executive Order 20-122, Broward County has issued Emergency Order 20-10 ([https://www.broward.org/CoronaVirus/Documents/2020-0514-Emergency%20Order%2020-10%20\(003\).pdf](https://www.broward.org/CoronaVirus/Documents/2020-0514-Emergency%20Order%2020-10%20(003).pdf)), promoting Broward County to Phase 1 of Re-Open Florida. In addition, the city of Pembroke Pines has repealed the Emergency "Safer at Home" Order issued on March 28, 2020.

Although the orders issued by Broward County and Pembroke Pines seem to encourage the re-opening of Association amenities, there still exists significant risk of illness or death, and re-opening these amenities are still heavily restricted:

- For ALL amenities to be re-opened, there must be continued adherence to the CDC guidelines regarding social distancing, maintaining facial covering requirements as explained in Emergency Order 20-07, and no gatherings of more than 10 people in spaces where social distancing cannot occur. In addition, additional staff must be present to ensure these guidelines are complied with.
- Community Rooms, Fitness Centers, and Gyms may reopen; HOWEVER:
 - Occupancy is limited to no more than 50% capacity;

- Occupancy is limited to residents only, no guests are permitted;
 - All machines/equipment/tables must be closed/rearranged to ensure social distancing guidelines are maintained among users;
 - Any gatherings/multi-player games in community rooms may only include members of the same household;
 - All community rooms/fitness centers/gyms must be thoroughly cleaned, disinfected, and sanitized prior to opening, and cleaned daily;
 - Each machine must be wiped down with disinfecting wipes after each use, wipes to be provided by the Association;
 - Each user of the gym must sanitize their hands when entering and prior to using each piece of equipment, sanitizer to be provided by the Association;
 - Hot tubs/saunas/steam rooms/showers remain closed.
- Community Pools can reopen, again with significant restrictions:
 - All seating and tables shall be set up to maintain social distancing requirements (at least 6 feet between groups at their closest point);
 - Social distancing requirements do not apply to members of the same household;
 - Occupancy shall be reduced to 50% capacity;
 - Occupancy is limited to residents only, no guests are permitted;
 - The pool areas shall be staffed by an attendant or attendants to ensure compliance with these guidelines.
 - No groups larger than 10 people;
 - Seating and/or lounging areas at pool decks shall be restricted to comply with these guidelines.
 - However, if staff is not available to properly restrict occupancy, furnishings for these areas shall be removed;
 - The pool area shall be supervised during operating hours to ensure compliance with the above restrictions, and that all pool and pool deck equipment (including, but not limited to chairs, railings, gates, tables, and showers) are sanitized on a regular basis and, at a minimum, between users;
 - Pools must meet disinfectant standards per CDC & Florida Administrative Code 64E-9.004;
 - Employees working in close proximity to pools/pool decks shall follow facial covering requirements per Emergency Order 20-07;
 - Hot tubs/saunas/steam rooms/indoor showers remain closed, indoor showers can remain open if they are the only shower available to rinse prior to entering pool.

We understand that your members are anxious to return to normal activities as soon as possible. However, re-opening these facilities requires adherence to extensive restrictions, in particular the cleaning and disinfecting mandates, and the staffing requirements for restrooms and pool areas. In addition, insurance carriers have notified us that coverage is not available for judgments as a result of virus transmission while using these amenities, potentially exposing

Associations to tort liability if these requirements are not strictly followed and a resident is infected. Therefore, we are recommending Associations keep their facilities, including, but not limited to, pools, tennis courts, basketball courts, park areas, gyms, fitness centers, community rooms, and indoor facilities closed until these restrictions are either relaxed or lifted to allow for the resumption of “normal” activities.

We continue to be fully operational and available to assist you through this difficult time. Thank you very much for your prompt attention to this urgent matter.

Regards,

/s/ **Scot Peschansky**

Scot Peschansky, Esq.