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September 29, 2020

VIA ELECTRONIC MAIL

Silverlakes Community Association, Inc.
c/o Pines Property Management
Attn: Robert Moses
6941 SW 196 Ave Suite 27
Pembroke Pines, FL 33332
robert@pinespropertymanagement.com

Re: COVID-19 Virus Recommendations and Guidelines – PHASE 3 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 20-52, Broward County has issued Emergency Order 20-25, promoting Broward County to Phase 3 of Re-Open Florida.

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:

Per Section 2. Businesses and Establishments Not Permitted to Operate

E. All hot tubs, steam rooms, saunas, and Jacuzzis, unless located in or on a single-family residential lot, a single townhouse unit, or any part of a duplex lot."

Therefore, any of the above-mentioned amenities must remain closed.

Per Section 3. Amendments to Attachments to Broward county Emergency Order 20-21

C. Attachment 6 (Community Rooms, Fitness Centers, and Gyms in Housing Developments) to Broward County Emergency Order 20-21, is replaced in its entirety with Attachment 6 hereto to amend the requirements for multi-player games and to require community rooms acting as functions spaces to comply with

No community room, fitness center, or gym is required to be opened if the housing development does not wish to do so or believes it cannot do so safely and in full compliance with the requirements of this Emergency Order; any decision by a particular housing development is also subject to any applicable internal rules or regulations of that entity. Housing developments may impose more stringent restrictions beyond those required by a Broward County Emergency Order.

A. Capacity Requirements.

1. Maximum 50% occupancy. Social distancing requirements do not apply to members of the same household or family.

2. Community rooms, fitness centers, and gyms shall be limited to residents of the housing development, their families, and their guests. However, to the extent a community room is being used as a function space for events, such community room may be open to people other than residents, their families, and their guests, provided that there is compliance with Attachment 20.

3. Exercise machines, equipment and tables must be rearranged and/or closed for use to ensure at least six feet (6') of distance between patrons using such machines, equipment, or tables. Social distancing guidelines provided by the CDC shall be adhered to at all times.

4. No multi-player games (e.g., mahjong, poker, etc.) are permitted in the community rooms between persons who do not reside in the same household, unless all participants wear facial coverings irrespective of social distancing.

B. Sanitation and Safety Requirements.

1. Before reopening, the community room, fitness center, or gym (as applicable) must be thoroughly deep cleaned, disinfected, and sanitized. After opening, community rooms, fitness centers, and gyms must be deep cleaned daily.

2. Housing developments shall provide disinfecting wipes, and patrons shall be required to wipe down each machine they used after each use.

3. Hand sanitizer shall be available at the facility. Patrons must be informed that they must sanitize their hands when entering the gym and prior to utilizing each piece of equipment.

C. Gym and Fitness Center Amenities.

1. Hot tubs, saunas, steam rooms, and shower facilities shall remain closed.

E. Attachment 9 (Boating and Marine Activities) to Broward County Emergency Order 20-21 is replaced in its entirety with Attachment 9 hereto to reduce the social distancing requirement between persons at fishing piers and fish cleaning stations, to specify the capacity limits of airboat touring vessels, and to remove the prohibition on beaching, anchoring, and landing on open shorelines.

A. Marinas, Boat Docks, Ramps, and Other Launching Venues.

1. Only one boat per launch ramp at a time is permitted.

2. Municipalities shall set the times during each day that boat ramps may be open. If no such times are set by the applicable municipality, then ramps may operate from 6 a.m.-7 p.m. daily.

3. No gathering of more than ten (10) people is permitted at any time including during boat launch, during on-water time, and when removing the boat from the water, subject to further restrictions as provided below.

4. In accordance with CDC Guidelines, in addition to practicing social distancing, launching venue staff, as well as customers, shall utilize personal protective equipment including, but not limited to, facial coverings and gloves in connection with use of marinas, boat docks, ramps, and other launching venues, in accordance with Broward County Emergency Order 20-21, as amended.

B. On-Water Activity.

1. Boats must remain at least fifty feet (50') apart at all times.

2. Rafting up of boats, which includes but is not limited to the roping or tying together of boats or vessels, is prohibited.

3. Beaching, landing, or anchoring of vessels on sandbars and islands is prohibited.

4. Maximum Capacity on Boats (except charter vessels and airboat touring vessels, which are addressed in Sections E and F below, respectively):

1. Boats 25' or less: 4 adult passengers maximum (plus children 17 and under). Maximum of 6 people on the boat.
2. Boats 26' - 36': 6 adult passengers maximum (plus children 17 and under). Maximum of 8 people on the boat.
3. Boats 37' - 60': 8 adult passengers maximum (plus children 17 and under). Maximum of 10 people on the boat.
4. Boats over 60': 10 passengers maximum, inclusive of adults and children, but not including crew members.

F. Attachment 11 (Pool Decks, Pools, and Other Recreational Amenities in Housing Developments) to Broward County Emergency Order 20-21 is replaced in its entirety with Attachment 11 hereto to allow residents to have guests with them in Housing Development amenities and to eliminate the requirement that the housing development either remove pool and pool deck furniture or have designated staff monitoring compliance with the County's Emergency Orders.

Housing developments may impose more stringent requirements beyond those required by a Broward County Emergency Order.

Pool decks or pools in multifamily housing developments, condominium developments, condominium hotels, or single-family homeowner associations (collectively, "housing developments") may operate, subject to the following requirements:

1. Such pools and pool decks are used only by current residents of the housing development, their families, and their guests.
2. Six feet (6') foot social distancing CDC guidelines are adhered to;
3. Pool deck and pool occupancy are limited to no greater than fifty percent (50%) capacity; and
4. The housing development ensures that pool chairs, railings, gates, tables, showers, and other equipment at the pool and pool deck are sanitized on a regular basis.

Except as otherwise expressly allowed by any applicable Broward County Emergency Order, any use of these pool decks or pool areas that deviates from the CDC Guidelines or these requirements remains prohibited.

We understand that your members are anxious to return to normal activities as soon as possible. However, re-opening these facilities still 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.