



HOA Special Meeting

May 19, 2020; 4:00pm

President: Michele Valencia
Vice President/Treasurer: Mark Pfister
Secretary: Ashton Green
Director at Large: Bob Taylor
Director at Large: Bill Klinger
Director at Large: Jason Lowe
Director at Large: Julie Hutto

Guest: Brian Annino, Resident and Attorney

Managing Agent: Nick Desenberg, All-In-One (AIO)

All attendees are participating in a virtual meeting in adherence with gathering restrictions related to COVID-19

Call to Order, and Purpose of Meeting

Michele Valencia

- Confirm Quorum of 4/7 Board Members for decision capacity
- Discussion and related decisions pertaining to Pool Season

Important Considerations for the Board to Discuss

- What is the financial expense to comply with the guidelines? Can the Association afford it?
 - a. Requirements, frequency, and additional costs for cleaning and disinfection of handrails, structures, pool furniture, water fountains, bathrooms, etc.?
 - b. Current cleaning schedule for the bathrooms is 2-3 times weekly
- How much liability and risk is the Board willing to take on to open the pool/amenities?
 - a. What protection will the Hold Harmless Indemnity Agreement provide?
 - b. Can the HOA still be sued?
 - c. Can Board Members individually still be sued and/or charged with a misdemeanor for violation of the May 12 Executive Order?
- Insurance will not cover defense or damages even if these guidelines are followed.
- Should waivers be required before allowing access to pool/amenities?
 - a. Residents and any guests would need a waiver.
- How will the Association monitor and enforce the requirements set forth by the GA Dept of Public Health and the Governors Executive Orders?
 - a. How can we enforce social distancing?
 - b. Physical barriers?
 - c. Mandated signage? Do we need to get these printed and posted immediately in the playground area even if we don't open the pool until later, or at all?
- Should we delay opening until after this order expires June 1st unless extended?
 - a. How soon will we know if the Exec Order is extended, or amended beyond May 31st?
 - b. Is there any indication of changes expected for June/July?
- What if someone becomes sick? Who do we notify and how do we handle community exposure?

MEETING NOTES:

5/19/2020 - 4pm - Special Meeting for Pool Season related to COVID-19

Members/Guests Present:

Michele Valencia, Pres
Mark Pfister, VP/Treas
Ashton Green, Secr
Bob Taylor, DaL
Bill Klinger, DaL
Jason Lowe, DaL
Julie Hutto, DaL
Nick Desenberg, AIO
Brian Annino, Guest Atty

Quorum: 7 of 7 Board Members present

- What is the financial expense to comply with the guidelines? Can the Association afford it?
 - a. Requirements, frequency, and additional costs for cleaning and disinfection of handrails, structures, pool furniture, water fountains, bathrooms, etc.?
 - i. Before opening, once during the day - \$50-\$85 per
 - ii. This could change post May 31
 - iii. Professional cleaning would be better, but local would be allowed
 - iv. Removing pool furniture or asking others to bring their own chairs, etc...
 1. Pool company can remove a portion of the furniture then not allow to be moved
 - b. Current cleaning schedule for the bathrooms is 2-3 times weekly
 - i. Adjust to 2/day - once before opening and once during afternoon
- How much liability and risk is the Board willing to take on to open the pool/amenities?
 - a. What protection will the Hold Harmless Indemnity Agreement provide?
 - i. Protection but no guarantee
 - ii. Most (95%) of the communities with AIO are going to open end of May or early in June
 - b. Can the HOA still be sued?
 - i. Yes, but would have to prove negligence - unlikely
 - c. Can Board Members individually still be sued and/or charged with a misdemeanor for violation of the May 12 Executive Order?
 - i. Wait until tolerance is loosened - 1st week of June
- Insurance will not cover defense or damages even if these guidelines are followed.
- Should waivers be required before allowing access to pool/amenities?
 - a. Residents and any guests would need a waiver.
 - i. Yes, and posted signs for trespassing with a fine - Nick to provide example from neighboring community
 - ii. Pool cards activated based on dues paid AND waiver on file with AIO
- How will the Association monitor and enforce the requirements set forth by the GA Dept of Public Health and the Governors Executive Orders?
 - a. How can we enforce social distancing?
 - i. Mark off 6 ft sections around pool and position furniture for singles and groups - not to be moved
 - b. Physical barriers?
 - i. No floats, toys, balls, etc...
 - ii. Masks recommended when not in water
 - iii. Michele will draft restrictions discussed and send via email to board for approval
 - c. Mandated signage? Do we need to get these printed and posted immediately in the playground area even if we don't open the pool until later, or at all?
 - i. Nick to have signs printed
- Should we delay opening until after this order expires June 1st unless extended?
 - a. How soon will we know if the Exec Order is extended, or amended beyond May 31st?
 - i. Should know by last week of May - tentative plan for open 1st week of June, or June 1st depending on when we can get everything ready.
 - ii. June 1st is Monday and could be "Soft Opening" before the weekend gets too busy
 - b. Is there any indication of changes expected for June/July?
 - i. Unknown, but not expected to tighten
- What if someone becomes sick? Who do we notify and how do we handle community exposure?
 - We can always close the pool if there is illness or abuse of restrictions