

**WYNNEFIELD AT SOMERSET
CONDOMINIUM ASSOCIATION, INC.
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June 16, 2020

Dear Residents,

The Board of Trustees has had numerous meetings with their trusted professionals to discuss the amenities of this community. As you know, we have to make difficult decisions for the health and safety of the homeowners in this community, and their families, while acting in a fiscally responsible manner.

While pools have been cleared to open, we also need to remember that the pool cannot open like it has in the past. In order to maintain the safety of people using our facility, and to remain in compliance, we would need to enforce social distancing, sanitizing, and occupancy management. The task of assigning time slots to residents, blocking off 6 foot areas, attempting to continually sanitize all of the surfaces surrounding the pool and other recreational areas, as well as enforce all the regulations put in place would require the services of additional qualified personnel, which would be cost prohibitive.

Additionally, there is potential liability to the Association and all of the homeowners, as insurance carriers will not provide defense or coverage with respect to COVID-19 related claims. This means that if there was a COVID 19 claim made against the Association, the Association would have to pay their attorney for all legal costs incurred, settlements, etc. This would be funded via assessments to the homeowners.

Therefore, after much consideration, a decision was made to keep the pool and all other amenities in the community closed for the entire 2020 season. This decision was not made lightly or without due diligence and consideration of the State Regulations, and with the guidance of the Association's professionals. We would not want to add additional risk to any one of our residents by opening an amenity that may contribute to the spread of the COVID -19 virus.

We believe that this decision is in the best interests of the health and safety of our residents. We ask that each resident please consider the needs of each other and are hopeful that as members of this community you will support this difficult decision.

Wynnefield at Somerset Condominium Association Board of Trustees