



## CENTURY PARC #2

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June 22, 2020

Re: Use of Amenities – COVID-19 Closures

Dear Residents,

Due to the current state of affairs concerning COVID-19, the pool and other amenities located at the Clubhouse shall temporarily remain closed. This extended measure was not arrived at lightly. We are looking at ways to open the common areas as soon as possible. However, based on consultation with the Association's attorney and upon review of Miami-Dade County's protocols for servicing and sanitation, we are currently unable to adequately protect workforce, residents and visitors within our current budget constraints.

Additionally, Miami-Dade County has recently experienced record increases in daily infections of Covid-19. Under the circumstances, opening these common areas could expose the Association to health and liability issues. Simply put, it is in the best interest for the health and safety of our residents that these common areas remain closed for the time being.

Some residents have inquired about whether the Association may lower the assessments based on the closure of amenities. Unfortunately, the answer is no. First, the closure of the amenities does not eliminate certain fixed costs required to maintain common areas, such as insurance premiums. Second, no unit owner may be excused from payment of his or her share of the common expenses of the condominium unless all unit owners are likewise excluded from payment. See Section 8.1(j) of the Declaration of Condominium and Section 718.116(9)(a), Florida State. Finally, the economic situation has already caused an increase in certain units being sent to collections due to non-payment, which has impacted the Association's finances.

We will continue to closely monitor the situation and provide status updates. Thank you for your cooperation and understanding. Stay safe and healthy.

Sincerely,

Fernando Garrote, LCAM