

Echo Lake Community Association
c/o Carlyle Management Company
23945 Mercantile Road, Suite B
Beachwood, Ohio 44122

May 20, 2020

Re: Impact of COVID Pandemic on Echo Lake Amenities

Dear Echo Lake Member:

The Echo Lake Community Association Board of Trustees is sending this communication to provide information about how the COVID pandemic and the guidelines set forth by the State of Ohio will impact the availability of our amenities to residents.

Historically, opening day for our swimming pool has been on the Saturday of Memorial Day weekend. The Board of Trustees has been paying close attention to Ohio Department of Health Director Orders to see what would be required to open our facilities. The information has been very fluid, updates from the state have been frequent. An order was enacted on May 14th that dictates pools may not be opened prior to May 26th.

Even prior to the announcement of that date, the Board of Trustees had already concluded that the complexity of the requirements outlined by the Ohio Department of Health to open playgrounds, swimming pools and other amenities were too onerous and costly to implement. Additionally, the Board has a fiduciary responsibility to protect Association assets. After reviewing our insurance coverage with our insurance carrier and with legal counsel confirmed that in the event someone pursues COVID-related legal action against the Association or the Board, the insurance likely excludes coverage for communicable disease. This would likely require the Association to fund legal costs and any damage claims through special assessments to our membership.

Taking all of these factors into consideration, the Board reluctantly concluded it is not feasible at this time to reopen anything other than the tennis court, which appears to be lower risk due to the fact that the game of tennis, by nature of how the game is played, factors in social distancing. It should be noted that you may see the cover come off the swimming pool, but it is only so the Board can contract with the pool services company to do appropriate maintenance to the pool over the summer to protect its integrity for future seasons.

The Board will continue to closely monitor any changes to requirements or guidelines coming from the Ohio Department of Health and if they significantly lift restrictions, or other factors change that significantly reduce our risk, we will leave open the possibility that we might open the swimming pool and other amenities later this summer.

The Board will be discussing the pool contract, the cabana cleaning contract, and other contracts with our providers to determine how our operating costs can be reduced this year. The amount of money we ultimately save on our contracts could vary considerably depending on whether we open the pool for partial season, or not at all. Once the pool season is concluded, the Board will determine the amount of

savings for the season and we hope to calculate a credit that will be applied to the 2021 dues for all members to account for the cost savings associated with not opening amenities during the 2020 season.

We ask for everyone's patience as we all work together to promote safe practices for our community to protect the health and welfare for everyone. If you have questions or concerns about the Board's planned approach for the management of our amenities to comply with Ohio Department of Health requirements, please contact Tim Wolfe, our Managing Agent from Carlyle Management.

Sincerely,
Echo Lake Community Association, Inc.

Tim Wolfe
Carlyle Management Co.
Community Association Managing Agent