



To all Rivendell Residents,

The board would like to provide everyone with a status update regarding the pool opening. After pursuing multiple options, the board has decided to select our current RCA Attorney, Rick Weller to prepare an independent operational plan and risk assessment, regarding the opening of our community amenities and pool. We have asked attorney Weller to consider and provide the best possible input and guidance as prescribed by the Center for Disease Control/CDC and current government guidelines which our community must adhere to. We have asked him to recommend the necessary policing, hygiene, and physical changes that we must implement to avoid or minimize potential risk on behalf of our homeowners. This would need to be in place before we would be able to re-open the pool.

We have also requested Attorney Weller to review our current insurance coverage to inform us on the potential financial risk that the community and each of its homeowners could be liable for, in case of an unforeseen lawsuit. Please be informed that no insurance company currently offers any liability protection from a potential Covid-19 claim, whether frivolous or not and that all residents would equally share in the costs of a settlement. Each home could be liable for a up to 2,000.00 special assessment per 1,000,000.00 in potential settlement awards. There is no current case law that refers to this yet. However, wrongful death suits could run in the several million dollars and more...

Unfortunately, we are all bearing witness to the unfortunate virus explosion surrounding us. The number of new cases is breaking records day after day and hospital admittances at Sarasota Memorial Hospital are reaching new highs. In Osprey, we have gone from 8 cases to 20 in the last 30 days.

We have recently received information that there are several positive cases in our community. We should continue to practice social distancing, proper hygiene and all the recommended precautions that the government has outlined to help prevent the spread of this virus.

In light of the current conditions, we will be maintaining our decision to keep the pool closed until we are all able to understand the additional operational requirements, potential insurance costs, and the liability and financial risks for the entire community.

We will continue to keep you updated and will be sharing Attorney Weller's report with you, as soon as we receive it.

Stay Safe,

The Board of Directors.