

WOODLAND LAKES II HOME OWNERS ASSOCIATION, INC.

Dear Owners, Tenants, and other Residents:

As hopefully you are aware, the Association, as an emergency measure, temporarily closed the pool and playground area. The reasons the Board undertook such emergency measure(s) should be self-evident. Nevertheless, the following shall list, at least in part, the reasons for such action(s) and decision(s):

1. our Governor has decreed a State of Emergency for the State of Florida;
2. the Federal Government, the Governor for the State of Florida, as well as various local governments have issued stay at home orders regarding COVID-19 (i.e., the Coronavirus);
3. COVID-19 (i.e., the Coronavirus) presents a significant threat to the health, safety and welfare of our owners, tenants and residents;
4. the Board wants to proactively protect our owners, tenants and residents;
5. the Board of Directors recognizes the danger presented by individuals congregating in our common area(s);
6. closing such common area(s) should preclude people from congregating in those areas and help maintain social distancing; and
7. closing such common area(s) is a prudent, if not imperative action to ensure the health, safety and welfare of our owners, residents and occupants.

Given the above, the Board ordered the closure of such common area(s) and requests that all of our owners, tenants and residents comply with such closure(s), at least until further notified. Please be advised that such common area(s) will be reopened by the Board at such time as it determines that the threat presented by the Coronavirus has been reasonably mitigated and that reopening them should be reasonably safe. The Board will be following the CDC guidelines, the Governor of Florida's and Mayor of Orange County's directions as to when we can safely open the pool and playground areas. The Board will also have these areas sanitized before they are reopened.

Given the threat presented by the Coronavirus, as well as, the fact that the Board of Directors may need to periodically act immediately without the luxury of noticing and conducting a Board meeting, it is important for the owners to appreciate that while the Board always had some level emergency power(s), some of those power(s), ostensibly, have been

expanded and/or codified pursuant to the State of Florida Department of Business and Professional Regulation Emergency Order 2020-04 and Fla. Stat. 720.316(1).¹

We hope you appreciate that the Board of Directors may need to act immediately to preserve and protect your interest, the Association's property, and, of course, to address any threat to the health, safety and welfare of the owners, tenants and residents. Nevertheless, your Board will endeavor to keep you apprised of any and all such action(s), as well as, the basis and reason(s) therefore. We hope each of you appreciates that any and all such actions by the Board of Directors have been and will be implemented for your benefit and to fulfill our fiduciary duty. As such, even in those circumstances where the Board believes that it must immediately act and/or that it cannot or should not wait to notice and hold a formal Board meeting, the Board, where practical, will endeavor to obtain the input of the other Board Members, before acting. Of course, depending on the issues that may arise, even this delay may not be able to be countenanced. As such, the Association's president or other designated person may need to proceed unilaterally.

While the coronavirus pandemic has adversely affected all of us, your Association and the Board need to continue functioning as we have duties and responsibilities that need to be fulfilled. Likewise, the Association needs to generate the necessary funds to properly operate and pay its expenses². Therefore, it is imperative that each of you continue paying your assessments to preserve and protect your property values, as well as the quality of our community.

Thank you,

The Board of Directors of
Woodland Lakes II Homeowners Association, Inc.

¹ It is not the intent of this letter to try to delineate all of the Board's emergency powers. Additionally, the level and extent of such emergency powers may increase depending on the particular facts and circumstances facing the Association at any particular time.

² Note the Association's expenses, generally, do not diminish due to Owners non-payment.