

**MAINLANDS OF TAMARAC BY THE GULF UNIT IV  
SPECIAL VIRTUAL BOARD OF DIRECTORS MEETING  
October 2, 2020**

**ROLL CALL:** Linda Byrd, Ann DaSilva, Linda Erceg, Jayne Fafard, Pete Greenbaum, Ken Krywanek, Ed Olmo and Property Manager, Joe Polkowski.

**RESIDENT ATTENDANCE** – Approximately 18 guests attended.

**CALL TO ORDER:** The meeting was called to order by the President, Linda Byrd, at 9:00 A.M on the virtual site of “gotomeeting.com”.

**PRESIDENT’S REPORT** – -Linda Byrd – Welcome – The reason for this special meeting - -  
-at the 9/22 business meeting one item was postponed for 10 days to give the board an opportunity to write a protocol and get an attorney position.  
-The motion that was previously postponed will be discussed and voted on today is the protocol for small unofficial groups using the clubhouse. This is needed because our clubhouse remains closed.  
-Our attorney made minor changes and wrote an acknowledgement and waiver to reduce association liability for this small group usage.  
-This protocol addresses inside usage of clubhouse. Several residents expressed a desire to use the parking lot for Halloween festivities.

**UNFINISHED BUSINESS** – Clubhouse – possible reopening. Linda Byrd reported the attorney said a one time waiver of liability should be signed by all residents who enter the clubhouse, The waiver follows:

**ACKNOWLEDGEMENT AND WAIVER OF LIABILITY**

**THIS ACKNOWLEDGEMENT AND WAIVER OF LIABILITY** is made and entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by (NAME) \_\_\_\_\_, record owner(s) of (ADDRESS) \_\_\_\_\_, in favor of Mainlands of Tamarac by the Gulf, Unit No. Four, Association, Inc., its agents, employees, and officers (“**Association**”), as follows:

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner(s) and his/her/their heirs and assigns, hereby release the Association of and from any and all claims, damages, actions or causes of action, arising out of Owners’ attendance at and use of the Association Clubhouse for a non-official activity (the “Use”)

Owner(s) further acknowledge that he/she/they are responsible for complying with the attached Covid-19-related protocols in connection with the Use.

IN WITNESS WHEREOF, Owner(s) have set his/her/their hands and seals, on the date indicated above.

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Signature

The Protocol for use of the Clubhouse to non-Official Group Activities is as follows:

**PROTOCOL FOR USE OF THE CLUBHOUSE TO NON-OFFICIAL GROUP ACTIVITIES**

1. Only residents of Unit Four (4) may attend small group activities.
2. No group larger than 30 people, which is less than 25% of capacity of 128, may use the Clubhouse.
3. Facial coverings, which must cover both the nose and mouth, must be worn inside the Clubhouse at all times.
4. Food related activities are prohibited inside the Clubhouse.
5. One person in the group must be assigned responsibility, to clean surfaces before and after use, and to ensure capacity limits are followed.
6. All CDC guidelines for social distancing must be followed.
7. No person with symptoms of any illness may enter the Clubhouse.
8. All entering must sign-in, and sign acknowledgment/waiver.
9. Disinfectant solutions and wipes recommended by CDC will be available to clean and spray surfaces.

Ann and Jayne approved an amendment to their motion for a new vote because of changed procedures. Vote as follows: Ann DaSilva, yes; Pete Greenbaum, yes; Ken Krywanek, yes; Jayne Fafard, yes; Linda Erceg, yes; Ed Olmo, abstained. Passed 6-yes with one abstaining.

**ADJOURNMENT** – Ann made a motion to adjourn, Jayne seconded, 10:05 p.m., unanimous.

Respectfully submitted,

Linda L. Erceg, Secretary

CC: BOD, Joe Polkowski, Office Manager, Bulletin Board, Secretary's Record Book  
Attachments: Agenda