



Terra Verde HOA COVID -19 Notice - May 19, 2020

As most US states embark on, often expansive, re-opening programmes, we hope that this is a clear indication that we are through the worst of the Covid-19 pandemic and that Florida's own lockdown relaxation to full roll-out of the Governor's Phase 1, will go smoothly.

With restaurants, shops and hairdressers already operating at lower capacity and now the partial opening of gyms and cinemas, we are beginning to see early signs of a return to some form of normality, although until visitors to the sunshine state are welcomed back, things will remain pretty quiet, at least in our local area around Kissimmee.

While the suspension of vacation rentals remains in place today, the latest news is that each County has been invited to submit their case for re-commencing rentals to the Florida Department of Business & Professional Regulation (DBPR) for approval. Given the importance of this sector to Osceola County, their request went in promptly last Friday and we now await the outcome. This and the advent of Phase 2 of the Governor's "Roadmap to Recovery", will inform our decision as to when to re-open our amenities at Terra Verde.

In the meantime, thanks go to our staff, who continue to look after our resort and will now be stepping up their efforts to implement a comprehensive plan to ensure our common areas are as clean and as safe as they can be, with particular attention to enabling social distancing as we inevitably get busier over coming weeks and months.

On the financial front, as anticipated, a significant minority of owners are now delinquent on their Q2 HOA fees, meaning they have neither paid their dues nor made contact with our staff to make arrangements to pay over time. Fortunately, we can carry this c.\$30k cashflow shortfall for a short period of time but this will cause problems if it were to be carried through into Q3 and so, regrettably, we will have to restart our normal late payment collection procedures from the end of next week. A big thank you, however, to the vast majority of homeowners who, recognising the need to keep things ticking over, have settled promptly. If you are not one of these, please make contact with our GM to discuss payment options as soon as possible.

As always, if you have any concerns or questions for the HOA Board, either on any of the above, or anything else, please address them to our GM, Conrad Ferguson, who will bring them forward for consideration and response.

A further update will be issued next week. In the meantime, please stay safe,

Your Terra Verde Masters HOA Board