



## **Terra Verde HOA COVID -19 Notice - May 6, 2020**

Dear Homeowner,

We sincerely hope that this message finds you and your families well. At time of writing, we are pleased to say still no cases reported on Terra Verde and we very much hope that this will continue to be the case.

As the Governor's "safer at home" Executive Order (EO) expires and we move into Phase 1 of the "Safe. Smart . Step-By-Step" plan for Florida's recovery, owners are encouraged to familiarise themselves with the plan and the latest directives under EO 20-112, which sets out what is required from every resident and business at this time. These are available online at [flgov.com](http://flgov.com) and links to them will also be posted on the Terra Verde website.

For the present, our clubhouse amenities remain closed and we shall be reviewing how we may gradually re-open as the Governor's recommendations change over coming weeks. Owners are reminded that the ban on new rentals remains in force at this time.

On the financial front, we have received approval of our application for participation in the Payroll Protection Programme and now await our bank's instructions for us to access the funds. The forgiveness of this government loan is conditional upon us a) utilising the monies for wages and utilities only and b) retaining our full complement of staff for a period of eight weeks from drawdown. This suits our purpose perfectly, as our small team are being kept busy in their daily duties but also in carrying out tasks, which are ideally dealt with in quieter times. Also, our internal task force, charged with detailed planning and risk assessment of our eventual re-opening, will place greater demands on the team, in terms of extra cleaning and sanitizing, keeping furniture at safe distances etc.

Fee collection remains steady, with just under 80% collected this quarter to date and a small number paying by instalments. We still await contact from about 50 owners, who we hope will soon either settle their dues, or agree a payment plan with our GM. It is obviously vital that our cashflow is not seriously interrupted if we are to maintain the security and general services necessary to retain the integrity of our resort.

Those unable to call-in to our Board meeting last Saturday won't be surprised to hear that one topic dominated proceedings. Minutes will be posted on our website later this week but what has become very clear to the Board is that different groups of owners have opposing priorities during this difficult period, with owners currently resident onsite, keen to prevent newcomers entering, while owners not resident are either looking to lend their empty homes to friends or family, or seeking to rent their properties to help defray costs, either to essential workers or to others. Our attempts to accommodate all have proved challenging and problematical but the governor's roadmap does seem to offer a clearer path forward for us, hopefully very soon.

Attention across central Florida is now turning to re-opening, albeit on a steady and phased basis and we look forward to playing our part in this as events unfold. To assist with our thinking, we have compared notes with similar resorts to ours in the locale, to try to co-ordinate our efforts and additionally, we are consulting legal and insurance professionals to ensure, as far as possible, that we don't misstep during this crucial phase of the crisis, while bringing back, as soon as possible, the joy of our beautiful resort for our owners and guests alike.

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