

KAHLUA BEACH CLUB
CONDITIONAL OPENING STATEMENT
DURING CORONAVIRUS PANDEMIC
May 10, 2020

The Board of Directors and staff at Kahlua Beach Club have been carefully monitoring the coronavirus pandemic and its impact on our operations. In response to the issues associated with the spread of COVID-19 and the dangerous health related issues of contracting COVID-19, and in accordance with federal, state and local regulations, Kahlua was closed on March 28, 2020. Now, however, in response to recent changes to federal, state and local regulations, Kahlua is capable of opening and the Board voted on May 8, 2020 to approve the opening of Kahlua on May 16, 2020. However, the opening of Kahlua is subject to the restrictions and conditions outlined below and those which may be adopted from time to time, as well as, further changes to federal, state and local regulations. Accordingly, this decision is subject to change, without notice, at any time.

Based on the advice and recommendations of federal, state and local leaders, as well as, our own professional advisors, the Board has adopted a cautious approach to reopening Kahlua and expects full compliance with these restrictions because our top priority is the safety and well-being of our staff, owners, guests, renters and others who visit Kahlua. So, as we attempt to create an environment which will help limit the spread of COVID-19 and reduce the likelihood of contracting COVID-19, we are restricting access to certain areas, prohibiting the use of certain amenities and limiting the use of others. More specifically, until further notice, the following common areas and amenities will not be available:

- lobby (including the computer room, kitchen and restroom)
- swimming pool
- hot tub
- bicycles
- grills and grill area
- shuffle board sticks and disks (however, you may use the shuffle board courts if you bring your own sticks and disks)
- pop machine
- ice machine

In addition, the office will be closed. However, staff will be available on a limited basis. The staff is working diligently to create a contactless check-in and check-out process, and only critically necessary repairs will be made in the units when a unit is occupied. Also, housekeeping will not be available for stayovers. In such instances, owners, guests or renters may place used linens and towels outside of their unit and housekeeping will provide clean replacements.

We expect that any contact with the staff and housekeeping should be conducted using proper social distancing guidelines and recommendations. Staff will be wearing masks and using other personal protective equipment when social distancing is difficult or impossible. We strongly encourage all owners, guests, renters and others to do the same.

Regular social gatherings, such as coffee/breakfast on Tuesdays, will not be held or permitted. RAL will also not be on-site each week, as is customary.

Except in the case of an emergency, no visitors of residents at Kahlua will be permitted on any portion of the property without prior authorization from Debbie or Jolanta.

Despite the swimming pool and hot tub being closed, the pool deck will be open. However, there will not be any lounge chairs or tables. Owners, guests, renters and others are permitted to use the pool deck as long as they comply with social distancing guidelines and recommendations. Please remember, chairs and lounges from the units and balconies should not be removed from the units or balconies at any time.

The washing machines and dryers will be available, but users are urged to take necessary precautions such as hand washing or sanitizing before and after using the machines.

We recognize that the restrictions, limitations and changes to our “normal” operations is an inconvenience to everyone. Nevertheless, the Board believes these measures are necessary for the health, safety and welfare of our staff, owners, guests, renters and others. Therefore, if you chose to come, we fully expect your full cooperation in abiding by all rules and regulations in place as we slowly and cautiously reopen. A successful reopening process will impact favorably on gradually making additional amenities available.

Use of Kahlua is a Personal Decision

As always, your use of a Kahlua week reflects your personal decision to use the week. During this unprecedented pandemic, some people may choose to stay at Kahlua, and some may not. Your decision depends on many factors including your personal health and condition. If you are uncertain, please consult your family members or your personal physician since some individuals may be more susceptible to COVID-19 than others.

You have an obligation to be fully aware of State of Florida and Town of Fort Myers Beach regulations governing COVID-19 and you need to be alert to any regulations covering visitors who may be arriving from areas Florida considers to be virus "hot spots". For example, travel from some designated areas is restricted and some requires self-quarantining upon arrival in Florida.

If You Chose to Come

In addition to other measures being taken by Board and staff, enhanced efforts will be made to periodically clean common surfaces such as railings, chairs, elevator controls and the like. However, it will be incumbent on all users to take the initiative to exercise their own judgement in touching such surfaces and to utilize care when doing so. Frequent hand washing or sanitizing is strongly recommended. Hand sanitizer aids have been ordered and once we receive them, they will be strategically placed around the property for your convenience and use.

Please also know that restaurants and entertainment venues may not be available or could be available with restrictions of their own. These operations will most likely be opening and expanding carefully over time, just like Kahlua. Grocery stores, such as Publix, are open although occasional shortages may occur.

As you are all aware, the virus can be transmitted by asymptomatic people so there is no sure way to know whether those individuals you come into contact with during your Kahlua visit are free of the virus. This is particularly important to keep in mind when visiting a grocery store, restaurant, car rental agency or any other off-site venues of any type. Upon returning to Kahlua when you leave the property, please make sure you follow good sanitation practices, such as hand washing.

If you chose to come, we are requiring everyone to carefully read, sign and return a Declaration, Waiver and Release to Kahlua prior to their arrival. This commitment on your part represents an effort by Kahlua to keep both you, and others, as safe as possible.

Thank you for being an owner at Kahlua and for your helpful participation in what is a unique and unprecedented period for all of us. We appreciate your patience, understanding and willingness to comply with our efforts to ensure the safety and wellness of our staff and all Kahlua owners, guests, renters and other users.

Nate Allen
President