

KAHLUA BEACH CLUB
UPDATED POLICIES AND RULES REGARDING CORONAVIRUS PANDEMIC
JUNE 2, 2020

As you all know, the Board of Directors was forced to close Kahlua Beach Club on March 28, 2020 in accordance with federal, state, and local regulations. In response to changes of those federal, state and local regulations though, Kahlua was able to reopen on May 16, 2020 with certain restrictions for the safety of our staff, owners, renters and guests. We know everyone would have liked to resume “normal” operations right away, but unfortunately, the issues associated with the spread of COVID-19, the dangerous health related issues of contracting COVID-19, and the impact that such decisions could have had on Kahlua prevented us from doing so. Nevertheless, as the applicable federal, state, and local restrictions evolve, the Board can adjust our restrictions accordingly. The policies and rules set forth below become effective immediately, but are subject to change at any time, with or without notice. Furthermore, the staff is authorized to modify or restrict access to certain amenities if these policies and rules are not being followed or if governmental regulations change.

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. 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 restrictions and conditions will apply to the common areas and amenities listed below:

- Swimming pool: Subject to all applicable rules and those set forth herein, limited use of the swimming pool will be permitted. The maximum bathing load is reduced to nine (9) individuals. Please be courteous if people are waiting to use the pool and follow all applicable guidelines related to social distancing.
- Hot Tub: Subject to all applicable rules and those set forth herein, limited use of the hot tub will be permitted. The maximum bathing load is reduced to four (4) individuals. Please be courteous if people are waiting to use the hot tub and follow all applicable guidelines related to social distancing.
- Pool deck: The pool deck will be open once necessary supplies of sanitizer or other disinfecting solutions is available¹ with the following conditions and restrictions: chairs will be placed out by the staff at least six (6) feet apart; staff will sanitize the chairs once per day; all users must wipe down the chairs thoroughly before and after use; and all applicable social distancing guidelines must be followed.
- Grills: The grills will be made available once necessary supplies of sanitizer or other disinfecting solutions is available. All users must wipe down the grills before and after use. In addition, use of the grills is limited to the occupants of one unit at a time. The Kahlua provided utensils will not be available.

¹ We have already ordered disinfecting solution and expect it to be available momentarily.

- Shuffleboard sticks and disks: The shuffleboard sticks and disks will be made available once necessary supplies of sanitizer or other disinfecting solutions is available. All users must wipe down the sticks and disks before and after use. Only one shuffleboard court may be used at any time and users are required to follow applicable social distancing guidelines.
- Bicycles: The bicycles will be made available once necessary supplies of sanitizer or other disinfecting solutions is available. All users must wipe down the bicycles before and after use.
- Pop machine: The pop machine will not be available.
- Ice machine: The ice machine will not be available.
- Lobby (including the computer room, kitchen and restroom): These areas will remain closed.
- Washing Machines and Dryers: 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.

The office will also remain closed, but staff will continue to be available on a limited basis. The staff will utilize contactless procedures for check-in/check-out and delivering supplies to the rooms. Only critically necessary repairs will be made in the units when a unit is occupied. 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, absolutely no visitors of residents at Kahlua will be permitted on any portion of the property.

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 continue to reopen Kahlua.

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 is 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 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. Please also keep in mind that these decisions and current restrictions are subject to change, without notice, at any time.

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.

The Board of Directors and Staff