

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

06-05-2020

Here are the more important stories we had this past and upcoming weeks:

Fitness Center – A little bit of good news. Starting Tomorrow, June 6th, at 7 am the Fitness Center will be reopening. However, the reopening will be governed by rules and restrictions that all must be followed. We wish to take a moment and recognize the hard work of the members of the Buildings Committee who for the past couple of weeks were working on a plan for reopening the Fitness Center during the COVID-19 era. Following the recommendation to adopt this plan, the Board of Directors reviewed, altered, and approved the final restrictions/guidelines version as presented below:

INITIAL REOPENING PLAN FOR THE LAKERIDGE FALLS ASSOCIATION FITNESS CENTER WITHIN THE CLUBHOUSE DURING COVID-19

This plan includes extensive social distancing protocol as stated in international, national and local guidelines that currently recommend people stay 6' or roughly 2 meters apart. We will follow the essential directives that the decision to reopen complies with the most up-to-date information from the national, regional, state and local authorities with regards to restrictions.

All residents prior to any events or participation understand that we strongly encourage you to review the Federal, State and Local. You agree to participate at your own risk and to follow the COVID-19 guidelines established within the LRF facility.

Reservations are encouraged, made by signing up using the form on the LRF Website, under the Forms tab. Times available are 7:00 am to 8:00 pm in hourly intervals on the hour. You need to clean both before and after using each machine during your time slot, using the wipes provided or your own. Users with reservations have priority over walk-ins.

1. We are limiting the number of people in the fitness center at any given time to five (5) in order to allow for social distancing. Closed circuit cameras will be on as usual and we encourage residents to remind others if they are over-capacity.
2. Users should maintain the recommended social distancing of 6 feet from others at all times.
3. A facemask or other face covering is required.
4. Everyone must use hand-sanitizing gel at front entry or their own upon arrival.
5. Everyone must wipe down all contact parts of machines before and after each use as well as anything else they come in contact with, such as the cubbies or stretching table.
6. Social distancing on Treadmills and other cardio machines is necessary, so you can use only every other machine at any given time. Free weights will not be available during this time and will be marked accordingly. Chairs, the floor mat, and balls are unavailable.

7. We are not allowing personal trainers at this time.
8. If supplies become low, please notify the office staff via email or phone – please do not go to the offices unless you have made an appointment.
9. Water fountains are out of order; bring your water bottles with lids.
10. Restrooms are available.

The responsibility of safely using the fitness center is on every user. Please DO NOT use the facility if you are having any symptoms of COVID or have had exposure to anyone with COVID to ensure the safety of everyone.

These restrictions will be reviewed at least every two weeks, and changed based on changing guidelines.

We wish to take a moment and thank all residents for their patient and understanding during this time and more importantly their cooperation in following the restrictions/guidelines. Remember, you would need your FOB in order to gain access to the clubhouse.

Pool – Now for the less good news. Smiley Pool Service, LakeRidge Falls' pool/spa maintenance company, presented the quote for the required repair on Monday. The quote was then reviewed and thereafter approved by the Pool Committee and Board of Directors. Of course, Smiley made sure to place an order for the parts without delay. It took a couple more days for the parts to arrive. Therefore, Smiley started working on replacing the check valves yesterday. After cutting out the filters and other pipes, Smiley was able to reach the checks valves. At this point, they found a couple of things. First, they were able to confirm the issue is indeed a faulty check valve. Secondly, they discovered the two check valves are threaded, rather than glued, into the pipes. This was a bittersweet discovery. Sweet because the replacement turned out to be less complex than they planned for. Bitter because now they had to order threaded checks valves.

To make a long story short, they placed an order for these parts and hope it will arrive by Monday. Smiley advised then that they would need no more than a day to replace and rebuild the system. Once complete, they concluded, they hope to have the pool sanitized, balanced, and heated by Wednesday. Of course, this is only an estimate, but rest assured that the Board of Directors, the Pool Committee, and management will do whatever it takes to make sure this timeline is met. We of course will keep you posted as things unfold. In the meantime, we wish to apologize for the temporary inconvenience and thank you in advance for your understanding of this matter.

Waterfall – Back to some good news. This week, we received a final report from Karins Engineering regarding the condition of the waterfall. But before we continue, here is a short recap of the issue. Back in April, we reported that the waterfall was overflowing causing a large sum of water to wash towards the lake located south of the waterfall. As a result, a portion of the soil underneath the south part of the waterfall basin eroded as well as some areas leading to the lake. Due to the extent of the erosion below the waterfall basin, the Board of Directors sought the advice of a structural engineering company, Karins Engineering. It took longer than hoped for, but, as mentioned above, Karins Engineering finally submitted their findings and recommendations this week. The good news is that no major structural damages were noted. Of course, both the Roads & Grounds Committee and Board of Directors are studying the report as we speak. We hope that actions will be taken within a week or two to execute the recommendations outlined in the report.

Non-Emergencies – A couple of weeks ago, we had asked that all residents to please report potential criminal activities or trespassing incidents to the Manatee County Sheriff's Office directly before reporting them to the gatehouse. What we failed to do, however, is to provide the Manatee County Sheriff's Office non-emergency number, which is **941-747-3011**. This number is best used for suspicious activities or behaviors that do not involve an immediate threat/danger/act of crime. In other words, you should call this number when you are aware of a circumstance that is not normal to day-to-day life in LakeRidge Falls. For example, someone who is soliciting, a group of teenagers who are roaming the streets

of the community, and/or unfamiliar people who fish in the Association ponds. With this in mind, please don't hesitate to call **911** in a true emergency situation which is when immediate assistance is warranted because of an injury or danger. As always, thank you for your attention to this matter.

Have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM
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