



Woodlake Home Owners Association
4868 Club Lane
Old Hickory, TN 37138
www.woodlakehoa.net



March 11, 2021

Hi Woodlake Homeowners:

March is here and our Master Deed calls for an annual meeting in March; however, some residents have been vaccinated, most have not, including our Board Members and our Property Manager because of not meeting the age-health requirements to receive the vaccine.

We were unable to have a group meeting in 2020 due to the CV-19 Pandemic and instead held individual meetings with residents. Group meetings are important, and it was always our intention to have one in 2020 and 2021, but COVID changed business, life, and everything for every one of us. Things are not as they were, nor will they be until everyone has had the opportunity to be vaccinated. Many of us are still unable to return to our places of work because of safety and liability issues.

Please note the Master Deed requires only one community meeting per year, the annual meeting. We committed to quarterly meetings and held them until the pandemic hit us all. We will resume the quarterly meetings when it is safe to do so. There is no provision in the Master Deed concerning a pandemic, and we have made every decision for our community with each resident's health in mind.

At this time, we are not willing to put any of our Woodlake Homeowners at risk due to the following:

- **We have had recent serious illness in our community from COVID.**
- **We are unable to protect the community at a group meeting, and the Board does not want to take on the moral burden of having a non-essential meeting where a resident could contract COVID and become sick or even die.**
- **It is virtually impossible to keep people from getting close when gathered as a group, even outdoors.**
- **Many of our residents and our Property Manager have not been vaccinated due to the age and health restrictions.**
- **We are not covered for "physical distress, illness or disease" from virus, per our insurance policy as noted in the 'Exclusion of Loss Due to Virus or Bacteria' addendum. Our insurance broker has recommended delaying group gatherings.**

The board unanimously decided that we will conduct a meeting as we did last year by scheduling in person one-on-one meetings with residents of the same household. We will sanitize between each resident, maintain social distancing and wear masks to protect everyone. We will allow as much time as necessary to accommodate every single person who wants to meet and discuss issues. Anyone who does not wish to make an appointment may submit their questions in the forthcoming packet we will be sending out soon. All questions and answers will be compiled and made available to residents.

Please note, we will closely monitor the pandemic situation and resident vaccinations and will schedule a group meeting when the majority have had the opportunity to be vaccinated.

Thank you and **PLEASE** have a safe and healthy Spring!

John Carden, WL HOA President
Brenda Thomas, WL HOA Vice President
Terri McCall, WL HOA Secretary
Del Drake, WL HOA Treasurer