

## **Motion - SKCA Resolution - July 18<sup>th</sup>, 2021**

### **Resolution Title:**

#### **Swann Keys Civic Association, Community Center and Club House Use & Insurance Requirements**

Per the recommendation of David C Hutt, Attorney, Morris James, LLP dated June 22, 2021 in an email to the President of Swann Keys Civic Association, Inc. (hereto and after referred to as SKCA), no athletic activities or sports are to be played in our Club House or Community Center at any time due to the nature of those facilities and the risk associated with such.

*Furthermore*, and supporting the position of the SKCA Attorney, per the recommendations of Dean R. Rubino, CIC, Senior Account Executive, The Insurance Market, Inc. and agent for Cincinnati Insurance, the Liability Insurance Company for SKCA, in a letter to the President of the Association, dated, June, 23, 2021, No sports of any type including but not limited to Pickleball, Badminton, and Corn Hole are not be played in the Community Center or Club House. This opinion is based on Cincinnati Insurances, Loss Control Guidelines. This does not include social activities, meetings, yoga, exercise / dance classes (were running, jumping or fast stops is prohibited), social dance or parties. Running, jumping, rapid starts and stops of participants is strictly prohibited during any and all activities.

*Furthermore*, any outside group (non Swann Keys Owner or Resident) or Organization requesting to use or rent the Club House or Community Center must provide a General Liability Policy listing the association as an "Additional Named Insured". The subject entity must also provide documentation of a signed Waiver of Liability and Hold Harmless Agreement in favor of SKCA for all members, participants and outside vendors. And that Organization agrees to follow the Resolution regarding activities and use.

*Furthermore*, any vendors, contractors, or companies providing services associated with the use of the Community Center and/or Club House must provide the SKCA with a General Liability policy listing the association as an "Additional Named Insured".

*Furthermore*, the Swann Keys Ladies Auxiliary, Inc. and Swann Keys Sports Club, Inc. are to provide the SKCA with a General Liability policy listing SKCA as an "Additional Named Insured". All Outside Groups, not renting the facility, must be sponsored by the SKCA, Ladies Auxiliary or the Sports Club. Organized parties or use of the facilities are considered Rental Use and are subject to a SKCA Rental Agreement unless they have a Sponsor Organization and are approved by the SKCA Board of Directors.

*Furthermore*, Memorial Services for SKCA Members in the Club House and Community Center are permitted without payment or Rental Agreement for deceased members and must be scheduled in advance with the SKCA House Chairperson.

*Furthermore*, the Club House is open to SKCA Members, Guests, Clubs and Residents for casual use such as card playing, pool, non-sports games, small group meetings, casual social gatherings. Any organized scheduled event not sponsored by the SKCA Board, Ladies Auxiliary or Sports Club, requires the approval of the SKCA, Board of Directors. The normal hours of Club House Operation are 9:00 am until 10:00pm. The Club House is environment controlled, the doors of the facility are not to be propped open at any time while heating and air conditioning is active. Controls for the heating and air conditioning are to be locked at all times and only accessible to the SKCA House Chair, Maintenance Person and Security Chair. Children under the age of 12 must be accompanied by an adult.

*Furthermore*, per the Articles of Incorporation of the Swann Keys Sports Club and Ladies Auxiliary, all scheduled events must be approved by the SKCA Board of Directors.

The Swann Keys Civic Association, Board of Directors, hereby adopts this Resolution without bias, discrimination and in the spirit of the SKCA Articles of Incorporation.

This matter shall be considered the final decision of the SKCA Board of Directors and closed at this time. July 18, 2021

APPROVED SKCA Board of Directors, July 18<sup>th</sup>, 2021 - 11 Approved, 2 Rejected, 1 No Vote