# Date

***PLEASE SUPPORT S3584/A4979***

Dear \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_:

I am writing to request your support of S3584 (Greenstein) and A4979 (Mazzeo/Armato) which would protect common interest community associations and their volunteer board members from ***causes of action for damages arising from a COVID-19 exposure or transmission on the premises of their planned real estate development. This immunity would not apply to acts or omissions constituting a crime, actual fraud, actual malice, gross negligence, recklessness, or willful misconduct.***

Please consider and support this legislation for the following reasons:

1. This legislation is vital because our associations are non-profit and our volunteer board members may be sued personally for COVID-19 claims.
2. It will give volunteer board members an important tool to provide comfort when considering how and when to safely re-open their amenities.
3. Last year the vast majority of community associations across our state did not open their recreational amenities due largely for fear of uninsured COVID-19 claims resulting in residents of community associations being denied access to their recreational amenities.
4. It is unique from other pending immunity bills because it is narrowly focused to protect planned real estate developments and their volunteer board members and will allow for the safe reopening of their amenities.
5. It is industry specific and serves **all** common interest communities.

Thank you for your anticipated support for this important legislation that would benefit the nearly 1.5 million people who live and work in common interest communities in New Jersey.