

**SPRINGFIELD PARK PLACE CONDOMINIUM
ASSOCIATION, INC.**
*Open Meeting
Tort Immunity Refresher
February 23, 2021*

Present- Mark Stanziale, President
Eugene Bell, Vice President
James Bhasin, Treasurer
Karen Pfeifer, Director
Joe Diamant, Pool Director
Kristine Chocallo, Community Manager, FirstService Residential
Mike Polulak, Counsel, McGovern Legal

Meeting Held Via Zoom

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- I. **Call to Order** – 6:00 PM- Called to order by Mark Stanziale

 - II. **Tort Immunity** - Mike Polulak presented to the residents the reasoning behind the Tort Immunity Agreement along with the details of the amendment. The Board has started to plan for the opening of the 2021 pool season. New Jersey Governor Murphy has not relaxed the regulations on opening pools or amenities. These regulations include a very detailed list of actions the association would have to take to keep the pool open. COVID-19 has created a new level of risk associated with potential claims and lawsuits against Springfield Park Place. The risk posed by COVID-19 or any other claims by unit owners is a risk that affects each unit owner in this community. While there is no perfect protection, the law does offer associations the ability to amend their By-Laws to protect the Association from claims made by unit owners for injuries they sustain in the community. This does not insulate the Association from claims of gross or willful negligence. The tort is an essential step for opening the pool. The floor was opened to questions from the homeowners.

 - III. **Adjournment-** Meeting closed at 6:58PM

Respectfully submitted by: Kristine Chocallo, Community Manager