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April 16, 2020

VIA EMAIL (stevenbaumesq@gmail.com) ONLY

Steven D. Baum, Esq.
201 Old Country Road, Suite 205
Melville, NY 11747

Re: Blue Ridge Homeowners Association, Inc. w/ SRD Caterers Inc.

Dear Steve:

In response to your letters dated April 11 and April 15, 2020 and as a follow-up to our telephone conversation of this afternoon, please note the following:

1. The HOA Board of Directors did indeed have the Clubhouse, including the café, deep-cleaned by a professional cleaning company located in North Babylon called Germ Free Pro. The contact person at that firm is Bruce Grossman and his telephone number is 516-721-1012. He should be able to provide details about what cleaning materials and methods were used.
2. The Board had the Clubhouse cleaned in order to remove any coronavirus germs. The Board does not plan on opening the Clubhouse until it has determined, in cooperation with local, NY State and federal agencies, that it is safe to allow residents to use the facility.
3. Regarding your client's interest in re-opening the café as a take-out facility, the rest room facilities in the Clubhouse are not located in the café or in its proximity. The employees' use of the Clubhouse rest room facilities would therefore also include their access to and use of the Clubhouse hallways, all of which would render futile the Board's disinfection of the Clubhouse. The Board is not willing to allow the café employees access to the Clubhouse and its rest room facilities until the Clubhouse is open to the community.
4. It is my understanding that the New York State and Suffolk County Sanitary Codes mandate that rest room facilities be provided for employee use at a restaurant. I do not believe that having the employees utilize off-site facilities would satisfy the Sanitary Codes. In order to comply with both State and County law, it appears that it would be in the best interests of the Board and SRD Caterers to not open the café at this time.

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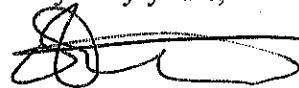
Blue Ridge Homeowners Association, Inc. w/ SRD Caterers, Inc.

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Under these circumstances, it is my expectation that your client will refrain from taking any unilateral steps to re-open the café. If you or your client have any suggestions for overcoming the lack of access to employee rest room facilities, please let me know. These issues will be resolved quicker and cheaper by discussing them rather than litigating them.

Finally, as previously discussed, in order for the café to re-open, there will need to be a food manager at the facility with a Food Manager's Certificate on display at all time.

Very truly yours,

A handwritten signature in black ink, appearing to be 'E. Taylor', written over a horizontal line.

Edward M. Taylor