

Resident Notification of Confirmed COVID-19 Diagnosis

Upon notification that a resident has received a lab-confirmed diagnosis of COVID-19, there are two primary schools of thought regarding what should be communicated to the other residents in the building.

- #1. Notify all residents that there is a lab-confirmed infection in the building—**without providing any personal identifiable information, such as name or address.**
- #2. Notify all residents that there is a lab-confirmed infection in the building **on a specific floor/section.** And notify residents on that specific floor/section of the **actual unit where the infection has been confirmed**—without providing the name of the resident.

Boards should consult their association counsel before choosing a specific course of action.

Course #1 – Vague Notification (Preferred):

- This course of action protects the privacy of the infected resident, while still communicating relevant information to other residents. All residents in the building should be extremely careful and follow the CDC recommendations—regardless of which unit/floor the infected person resides within.
- This course seems to be more conservative and preferred based on our understanding of the CDC Guidelines, ADA Stipulations, and Local Health Department Recommendations. There is a possibility that another resident could claim withholding of important/relevant information, but this seems unlikely if a vague notification is sent to the entire community.

Scenario #2 – Specific Notification:

- This course of action provides more details to the residents near the infection (*on the same floor or in adjacent sections of the building*), which may encourage additional caution and vigilance; however, the possibility for accusations of invasion of privacy by the infected resident is much higher with this strategy; also conclusive if only one resident in the unit...
- If a board chooses this strategy, we would recommend providing the infected resident with the Privacy Authorization form on page 2 to protect the association as much as possible.

Potential front desk response to residents asking for the identity of the infected resident:

Out of a respect for privacy, we cannot disclose the requested information. We can assure you, however, that the health and safety of all the residents and team members at this building is our highest priority. The General Manager has thoroughly prepared for this exact scenario and is working closely with the local health department. The General Manager will keep you apprised of any and all relevant information. Thank you for your understanding.

COVID-19 Management Authorization

I, _____, have notified the Association Manager that I have received a lab-confirmed diagnosis of COVID-19.

I understand that the CDC direction is to stay isolated for at least 7 days since my first symptoms, and that the local health department may provide additional directions.

I understand that this authorization form will be filed with the management documents.

I understand that the management team will work to respect my privacy & identity, while also using good judgment to take precautionary & preventative steps to protect other residents and the team so that the infection does not spread any further.

I understand that the Association has requested me to:

- Notify the management team of any need to leave my unit and when I will return. If possible, a 30-minute notice will be helpful. The team can take steps, if possible, to arrange for an isolated elevator for use; and, if possible, to disinfect and sanitize any portions of the building that might be affected in the path of travel.
- Schedule with management team to leave garbage bags outside my door, if possible.
- Coordinate with the management team for deliveries, packages and groceries that I may have arranged. The management team can take steps, if possible, to deliver items to the door and leave outside the door, which I can retrieve after the team has left the area.

Printed Name & Unit Number

Signature

Date

COVID-19 Notification Authorization

For the sake of the common good and the health of my neighbors, I hereby grant authorization for the management team to:

- Notify the residents & owners of units **in the building** that there has been a lab-confirmed diagnosis of COVID-19 **on the** _____ **floor**, understanding that my name will not be disclosed to residents & owners.
- Notify the residents & owners of **the** _____ **floor** that there has been a lab-confirmed diagnosis of COVID-19 in **unit** _____, understanding that my name will not be disclosed to residents & owners.

Printed Name & Unit Number

Signature

_____ Date