

The Role of a Condominium's Association in Adapting, Complying, and Self-Reducing Anxiety in Response to COVID-19 Precautionary Measures

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Abstract: Our article is part of a micro-inquiry into the small reality of co-ownership to formulate hypotheses on the evaluation of behaviors (non-pharmaceutical precautionary measures) in addition to pharmaceutical actions put in place by the authorities against future pandemics. Our article takes its first steps in the fact that one of the most common ways to fight the COVID-19 virus is to avoid close contact between people. Indeed, our condominium meetings have been canceled at the first COVID-19 vague (in late February 2020), and social distancing as well as the use of masks and hand sanitizer in the concierge are measures still adopted at the end of 2022. External people (parents, visitors in general, and patients from the three health offices housed in the condominium) have been reduced, and certain businesses, such as bed and breakfasts, which were operating until 2019, had been closed following the first vague of COVID-19 pandemics. The general condominium association has been centralized under the conscious direction of the doorman led by the administrator of the condominium and a support lawyer. Stray animals at the foot of the condominium and fed by a couple of residents have been reduced to the strict minimum. On a sample of 39 people questioned and from an age range between 17 and 93 years, actually residing in the condominium and excluding those members of families who do not actually reside there, we inquired how the risk of COVID-19 infection has decreased over the past year (December 2021-December 2022). The useful variables to determine the correlations between the precautionary behaviors adopted by the co-owners and a possible reduction in the risk of infection are: 1) size of the family (self-observed); 2) level of education (self-observed); 3) professional status (self-observed); 4) salary (self-observed); 5) travel history (self-observed); 6) annual charity (self-observed estimate); 7) confidence in sustainability (interviews via mobile chat); 8) doses of vaccines already taken to the time of the survey (interviews via mobile chat); and 9) depressive symptoms (interviews via mobile chat). Our survey targets to highlight how residents' safety in the case of one of the most recent periods of COVID-19 pandemics—i. e. the starting winter season 2022–2023—is somehow safeguarded by cooperative games because of condominiums rules' fulfillment as well as by socio-judicial precautionary measures taken by the ruling association.

Keywords: Perception of COVID-19 risk, impact on precautionary behaviours, condominium residents, cooperative games, rates of risk-taking behaviours.

1. INTRODUCTION

As it is known, a condominium is a form of real estate ownership comprising multi-unit dwellings where a person owns an individual unit, but the common portions are held in common. It follows all members share the costs and maintenance of common areas, such as the building rooftop, hallway, lobby, elevators, driveway, and other amenities when they are present. It is therefore a different organization compared to an individual house detached from the others and inserted in an exclusive context of ownership. The statement of co-ownership and the act of unity let you understand what you own and what you can do in a conventional

condominium, whose collective powers are generally detained by an association. The condominium appears then, from a juridical form of view as a nuclear organization is empowered of handling both ordinary official formalities and risky decision-making, as well as the smoothing of disputes can arise within the same condominium and towards other law entities in the surroundings. The condominium may engage itself even against upper authorities, such as that of a Local Commune. Then, in our paper, the condominium association emerges as crucial for regulation of residents' safety. Our discussion in the next paragraphs will highlight how residents' safety in the case of one of the most recent periods of COVID-19 pandemics—i.e. starting winter season 2022–2023—is somehow safeguarded by cooperative games because of condominiums rules' fulfillment, as well as by socio-

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juridical precautionary measures taken by the ruling association. The necessary documentation and processing of practices in these examples are conveyed through the decision-making of the administrator of the condominium. In our case is one people collaborating with one supporting lawyer.

1.1. Forms of Co-Ownership at the Condominium

Over the years, the consequences of diverging views have sometimes been the object of public litigations. You can sometimes feel yourself unjustly involved and/or inappropriate to the litigations established within and because of the condominium interests' fulfillment. Information flows deriving from actual and prospective condominium's rules and restrictions, and it is considered in this paper as a rather daily issue about the condominium's ruling. Arguing events can equally take residents on a particular distress. Litigations may be in fact long-term, time-consuming, and potentially arising irritable mood, defiant behavior, or vindictiveness during phases of interaction with other co-owners and/or external stakeholders. Bearing this in our mind, we have constructed a sample of 39 people living in the condominium from an age range between 17 and 93 years residing in the condominium and excluding the members of these families who do not actually reside here, and questioned respondents on how the risk of COVID-19 infection has decreased in their perception over the past year (December 2021-December 2022). The opportunity is therefore to challenge also the way in which both the institutional authorities and the media manage a greater or lesser fear of phenomena which cannot affect the individual but which, if they occur, are then not unexpected, as they have a particularly localized utilitarian preparation background to succeed in contrasting them.

At the Condominium, the residents have elected a condominium administrator to lead the association and make decisions on their behalf. Also, while all owners of a unit are members of the association, this does not give each member legal authority to act on behalf of the condominium; nor can you expect yourself that your own mental image of the condominium will somehow prevail on that of others. Condo co-owners are responsible for paying condo fees, which will be used to maintain the common elements and provide other condo services like landscaping and trash removal. Respecting its opening period and over the years the apartments in the condominium have been located or sold out to new families, and many residents have

siblings have moved abroad in search of better job opportunities. So, residents' range is between 17 and 93 years old, mostly students, public employees, and /or free professionals in the law and engineering field, with a bulk of them already retired. A charity activity has been located in the condominium's basement in the last years, but at the time of the first COVID-19 vague, it was restrained by the administrator. Certain businesses, such as bed and breakfasts, which were operating until 2019, had been closed following the first vague of COVID-19 pandemics in early 2020. The health offices housed in the condominium until 2019 have been restrained and/or closed always because of the pandemics' precautionary measures, and stray animals at the foot of the main condominium's hall — fed quite daily by a couple of residents—have been reduced to the strict minimum.

1.2. The WHO (World Health Organization) Declaration of COVID-19 for the Condominium

In December 2019, a cluster of pneumonia with unknown aetiology appeared in Wuhan City, Hubei Province of China. Subsequent virus isolation from human patients and molecular analysis showed that the pathogen was a new coronavirus (CoV), first named 2019-nCoV, and subsequently renamed by the WHO (World Health Organization) as COVID-19. A study group of the International Committee on Taxonomy of Viruses (ICTV) subsequently proposed the name SARS-CoV-2. The WHO declared this outbreak a Public Health Emergency of International Concern (PHEIC) on January 30, 2020 [1] Sun, J.; He, W. T.; Wang, L.; Lai, A Therefore, since then precautionary countermeasures to the virus in the condominium have been:

- i. public and private areas should have appropriate ventilation,
- ii. a recommended disinfection for common areas, especially for frequently touched surfaces,
- iii. the use of medical face masks,
- iv. an appropriate hand hygiene through soap and water, or alcohol-based hand rub, and
- v. physical distancing among people.

The condominium's meetings have been canceled in late February 2020, and social distancing as well as the use of masks and hand sanitizer in the concierge are precautionary measures still adopted at the end of

2022. As a matter of fact, worldwide new procedural requirements for common interest communities have been issued about remote meeting or votes during COVID-19 pandemic [2] Connecticut General Assembly

The general organization has been centralized under the conscious direction of the doorman led by the administrator of the condominium and a supporting lawyer. The doorman has taken particular concern in ensuring the concierge and the hall are ventilated and not crowded indoors, also checking daily surfaces have not been contaminated by the virus. He also checks people inside the concierge keep a safe distance from others of about 1 meter, and wear protection masks. In absolute observance of public recommendations—established by the WHO Environment and Engineering Control Expert Advisory Panel (ECAP)—and with the aim at avoiding COVID-19 spreads factors overlap, the doorman checks several environmental features within and in the surroundings of condominium. Particularly, he checks (a) the concierge, and the hall are not weakened in their ventilation and hygiene from many people nearby, (b) close-contact settings as close-range conversations, also because of external visitors, are restrained to the minimum, and that (c) the condominium's HVAC (heating, ventilation and air-conditioning) systems are regularly inspected and cleaned.

Finally, he also checks that residents stay home when feeling unwell and respect quarantine when necessary. To this last specific duty, he prompted his knowledge of the medical services all over the town, letting them know to the residents, especially in the period around May 2021 when the region was one of the few designated yellow zones by the Italian Health Ministry and mandatory restrictions such as flight/train travels' reduction and general precautionary measures get tougher [3] Italian Health Ministry. Urgent measures

1.3. The Adherence By Residents to The Vaccination Campaign

The COVID-19 vaccination campaign in the condominium has encountered all the same impeachments as worldwide. The '3 Cs model' about vaccines' confidence, complacency, and convenience, has posed very important questions also in condominiums about the trust people hold on:

- i. their effectiveness and safety,
- ii. the health services and health professionals providing them, and

- iii. the motivations of policymakers who took decisions on the needed vaccination.

Once again, people have been faced with challenges for which we are often completely unprepared, and where the physical and logical maximization of the individual's safety is strongly associated with the minimization of panic. As suggested by police procedural interrogations downplaying the severity of an action may help people to better calibrate others' action's expectations [4] Luke T.J., Alceste F. The mechanisms of minimization:

Seen the difficulty in the understandability of central systemic mechanisms no one knows may ask for "all" people's contribution to huge emergencies such as a pandemic, the XX century German Sociologist Niklas Luhmann has directed us to think of a hypothetical dividends' gaming table. There everyone is called upon to contribute to the collective gaming table, with the underlying risk of losing all the money. As highlighted by [5] Teng, C.-C.; Li, S.; Yang, J.J. economic strategies are subject to particular variability among interest communities, such as family firms. External mechanisms, institutional stakeholders, and other social actors play certainly a role, but dividends are strongly influenced by the ideal settings characterize the family's association. Control mechanisms are often "resistant" or "sensitive" to pressures come firstly and mostly from how the family manages her behaviours in comparison to those the others.

The experience of more than a century has alerted us that access to resources and benefits to counteract risks are becoming a crystal-winged chimera, especially when our usual unsustainability of behaviours will reach a tipping point whose meaning is no return. Luhmann always discusses connections and references among interest communities, finding benefits in participating in the "ideal dividends" of our human company on a hypothetical gaming table. Let us observe global roulette's turning wheel! The player does not know on which roulette number the ball will finally stop; however, following other players' collective trends on the gaming table, he tries to make his own attempts in the hope of a winning turn.

Taking part in the global gaming table means setting up an intelligent search for commands that work better than others. You must deactivate both what is irrelevant, and which can be harmful to your own resilience on the gaming table. That could cost you a loss of all your assets. Central mechanisms may often

introduce performance measures that apparently benefit players and/or impose painful sanctions on the agents' gaming [6] Mizrahi, S. (2017). Performance. It is therefore essential to clear our model includes a crucial role for the condominium's association in staying even biased for high-imposition choices following high-uncertainty sanctions' risk by the side of the central local authorities.

Our results especially thanks to self-observation methods during the last years indicate that a conditioned reinforcement sanction in relation to properties operated by the local government increase the compliance to accept rule imposition by the condominiums association because of the unrewarding choice of 'going your own way.'

By inhibiting the ordinary law rule that doing something bad may be harshly punished, some central mechanisms activate and deactivate rules when required to trigger an on-off switch of the risks more precisely than previously possible.

1.4. Condominium's Residents and Expectations of Others

It is thus a kind of cooperative game in which we usually comprehend the expectations we expect others to expect. A mistake on the gaming table, a disappointment of expectations of others, can lead to high social costs (for example, an argument in the case, quoted by Luhmann, of the husband who disappoints his wife; she expects him to expect from her a cold dinner). Luhmann argues information can absorb what the German author calls the "surprise effect" of decisions (especially in law judgments). Sometimes, we would not accept a decision—in our example where the roulette 's ball will finally stop—especially when it disappoints our expectations [7] King, M., Schütz, A.

In addition, since "predicting the future" is not possible, we can at least try to take informed decisions. Optimal behaviors' viewpoint suggests that in our case, residents in the condominium behave cooperatively to lessen external risks' intrusion like the virus [8] Ramkissoon H. According to Luhmann, a system can react to the disappointment of expectations mainly in two ways: either by correcting the disappointed expectations in order to adapt to the new reality (cognitive strategy) or by refusing to learn the expectations and holding even in cases where it is disappointing (regulatory approach) [9] Viskovatoff, A.

Cognitive strategy and legislation are functionally equivalent, which means that both take place, albeit in a different way, with the same function to neutralize the dangers arising from the "disappointment of expectations." This interchangeability results in an important advantage for the social system, in which way it depends on the importance and meaning of the disappointed, or it may give priority to the needs of cognitive adaptation to the reality or the laws of the resilience of expectations.

It is clear, however, that in order to define the concept of law in this particular context, the strategy of greater importance is the law. According to Luhmann, law defines functionalist ruling structures such as those expectations which are "stabilized to withstand changes in the factual situation." The rules, i.e., help to resist their own factual denial, and then make a certain expectation continue insofar to guide behavior even in the case of a possible disappointment. To get correct information we must before understanding systems: Luhmann explains a system is any structure of interconnected components created to perform some desired function. Sophisticated functional relationship illustrating the inputs/outputs in the system and its related responses can also generate a model itself of the system: also, when these factors (parameters; variables; inputs/outputs; initial conditions; targets) are properly identified, the function comes to be the system itself, because it carries out its resiliency [10] Dinga, E., Tănăsescu, C.-R., Ionescu, G.-M. Luhmann tries further to explain issues on knowing systems information through "autopoiesis," a term borrowed by the physiologist H. Maturana. "Feedback" and "Feedforward" mean reacting to something that has already happened and something that is only anticipated, respectively, as regards an internal complexity, from the basis of a reality on which elements are embedded. It also follows from that that the necessary or sufficient complexity of a system is not predetermined at the level of its constitutive "elements," [11] Louie, A.H. but it can be instead determined by each individual level of formation of the system in relation to the relevant environment is emerging in the meanwhile [12] Paetau, M.

2. THE CONDOMINIUM SAMPLE: LUHMANN'S METHOD

We will then consider the vaccination campaign as a series of "bargained" facilitators to effective coverage from pandemics for the population. Contextual influences, as well as communication and media, or

influential leaders, and immunization programs, have been strongly managed by individual and group influences approaching immunization as a social norm was needed and not harmful [13] Chen TY, Piltch-Loeb R, Harriman NW, Testa M, Savoia E. Its 100% reliability was mainly grounded in the country on the upper role was traditionally appointed to the profession of medicine doctors, as well as to other healthcare professionals, considered as best awarded fundamentals of society [14] Calcopietro M.

A condominium-based cross-sectional study design was carried out among residents living in the condominium, from November up to December 2022. The town where the condominium is hypothetically located is a middle-town of Sicily, with a total population of about 500,000 inhabitants. It is not far from the two main airports on the island, which are Catania Fontanarossa Airport (about 200 km) and Palermo Punta Raisi Airport (about 150 km). Major businesses for the town are characterized by tourism activities such as luxury hotels and shops, also than from a bulk represented by professional bureaus both in the public and private sector. The town has a small, currently under expansion university, and perspective employment opportunities for the young are usually found in Small and Medium-Enterprises (MSMEs) as well as in professional activities. The economic situation is sharply worsened around the national negative economic trends of the 2010s, but it is slightly recovering in the last two years.

We interviewed all the residents in the condominium and both minors than very old people were included in our sample. Those belonging to families living in the condominium, but not residing in the town for at least three months were not included. The first resident was recruited according to the first floor and an interview was conducted until the last one at the last floor. We then collected a sample of 39 people from an age range between 17 and 93 years, actually residing in the condominium, and questioned them on how the risk of COVID-19 infection has decreased over the past year (December 2021-December 2022).

The useful variables we have used to determine the correlations between the behaviors adopted by the co-owners because of the precautionary measures against the COVID-19 and a possible reduction in the risk of infection are: 1) size of the family (self-observed); 2) level of education (self-observed); 3) professional status (self-observed); 4) salary (self-observed); 5) travel history (self-observed); 6) annual charity (self-

observed estimate); 7) confidence in sustainability (interviews via mobile chat); 8) doses of vaccines already taken to the time of the survey (interviews via mobile chat); and 9) depressive symptoms (interviews via mobile chat).

3. COMPONENTS FOR MEASUREMENT AND PERCEPTION OF RISK AT COVID-19

Studies have shown that cases of COVID-19, especially during the third wave of COVID-19 between December 2021 and December 2022, have been minor in the south and in the islands of Italy. Certainly, Sicilians are more disposed to live in multi-generational families with crowded conditions, although the trend is starting to shift towards single-parent families with one or two children at most. Sicilians are also more willing to follow the rules than in the past, although knowledge about their perceived risk of COVID-19 is currently limited [15] Amodio, E.; Genovese, D.; Fallucca, A.; Ferro, P.; Sparacia, B.; D'Azzo, L.; Fertitta, A.;

The primary outcome variable of our study was a cumulative measure related to general sustainability of health status (GShs) which was composed by the confidence residents held in sustainability with yes/no values obtained through open-ended questions before submitted. Residents were asked about environmental topics in the surroundings of the condominium, such as delivering garbage to the doorman, maintenance of common elements, and the provision of other condo services such as decorating the Christmas tree.

Our residents were interviewed with open-ended questions, primarily conducted via condo mobile chats and near-daily open interviews with the condo doorman. Questions aimed to assess other three main independent components: a) demographic and socio-economic status (DSEs) of residents, b) propensity for charity and travel (PfCT) and c) COVID-19 risk perception (cov-RP).

PfCT components measuring subjective annual charity (from 0.1 cent to 150 euros pro individual ≤ 75 = low-medium annual charity; ≥ 76 = medium-high annual charity) and respondents' travel history over the two last years, were self-assessed by the researcher living in the condominium and were then assigned for the travel history a value 0, 1, where 0 indicates "relevant" and 1 indicates "not relevant" respectively. For some questions administered to the sample see Table 1 below.

Table 1:

Components	Items	Mode of questions	Open answers	Self-observed Methods apply	Yes (%)	No (%)
General sustainability of health status (GSHs)	Do you feel satisfied with the town surroundings around the condominium?	Closed		✓		
	Do you agree with the condominium administration?	Closed		✓		
	Do you feel stressed with the condominium tax imposition?	Closed		✓		
	Have you taken all the three vaccine doses against COVID-19 recommended by the Health Ministry?	Open				
	Will you prefer to change your condominium residence with an individual house unit?	Closed				
	Do you find useful the provision of condo services like landscaping and trash removal by the doorman?	Closed			✓	
Demographic and socio-economic status (DSEs)	What is your age?	Open				
	What is your gender?	Open				
	How many components in your family?	Open				
	What is your education level?	Open				
	What is your occupation?	Open				
	How do you consider your own salary?	Open				
Propensity for charity and travel (PfCT)	How many times have you taken an airlight in the last year?	Open		✓		
	How many calls have you done to hotels in another town to get information?	Open		✓		
	How many charity transfer payments have you done in the last year?	Open		✓		
COVID-19 risk perception (cov-RP)	Do you wear facemask in the condominium common spaces such as the concierge?	Closed				
	Do you frequently do hand washing during the day?	Closed				
	Do you respect social distancing?	Closed		✓		
	Would you stay home when feeling cold?	Closed		✓		
	Do you avoid hand shaking?	Closed		✓		
	Do you daily take hand sanitizer in your handbag?	Closed				

Hypothetical dummies have been then created with a mix of logics and math's symbols, and indicate that for all condo-owners there exist a subset of not-exclusive nominal data element of the 4 main components. Then we have transformed these data in series with growth in columns base 10 and deleted the blank values, then we added the first A data with

second B data plus the C data and D data. From this transformation we have added until to obtain the 39 sampled values and restarted our sampling from the subject was upper to the mean of values. Also the sample has been divided in three groups of 10 subjects (last nine were excluded) and calculated anova and regression.

Other elements to detect the GShs of the co-owners measured how they felt integrated into the universe of the co-ownership, and were related to the decisions of the condominium administrator in their name, as well as to ordinary administration issues such as paying condo fees and providing condo services like landscaping and trash removal. Based on the Hamilton Scale, GShs measured also the depressive symptoms’ component of residents using a scale of 1 to 3, with 1 indicating mild, 2 indicating moderate, and 3 indicating severe.

4. MEASUREMENT AND PERCEPTION OF RISK AT COVID-19

4.1. Hypotheses

The results showed that residents having a medium-high annual charity and a higher travel history observe more COVID-19 precautionary rules and therefore, these two variables are strongly associated with a higher perception of COVID-19 risk, also independently of family size, level of education, employment status, and/or salary of residents. From our sample, it is also inferred that variables of compliance in general with sustainability criteria such as “being highly vaccinated” or “having greater concern about the livability of the environment around the condominium”—in particularly associated with from-mild-to-moderate depressive symptoms—contribute to

greater compliance with precautionary rules and therefore to a higher perception of the risk of COVID-19. GShs also included the doses of vaccines already taken by residents to the date of our survey. All measures were obtained not only from open interviews carried out during meetings via mobile chat, as in the case of doses of vaccines, but confidence in sustainability. but also from estimates made on the basis of the habitual cohabitation of the researcher belonging in particular in the last 14 years to the co-ownership (self-observation methods). See the below descriptive statistics at Table 2.

Almost daily open talks with the condominium doorman were central to our methods of self-observation. At the end of our investigation, a microanalytic citizen sketch emerges, from which, using advanced statistics such as MI (multiple imputation), it is possible to infer a broader framework of an entire community includes the psychological orientation towards non-pharmaceutical measures such as confinements as well as towards pharmaceutical measures put in place against pandemics up to date.

H0, the proposed null hypothesis is ‘there is no difference in the sample between people with higher travel history and higher annual charity and those with lower travel history and lower annual charity in relation to the perception of risk of COVID-19.’ As an alternative hypothesis, H1, it is proposed that ‘residents

Table 2:

	GShs		DSEs		PfCT		cov-RP
Mean	23.37	Mean	27.5	Mean	39.99	Mean	96.84
Standard Error	5.02	Standard Error	6.07	Standard Error	5.77	Standard Error	16.47
Median	8.34	Median	9	Median	33.11	Median	61.5
Standard Deviation	27.54	Standard Deviation	33.2	Standard Deviation	31.59	Standard Deviation	90.24
Sample Variance	758.4	Sample Variance	1104	Sample Variance	998.11	Sample Variance	8144
Skewness	1.45	Skewness	1.02	Skewness	2.53	Skewness	1.39
Range	97.98	Range	96.2	Range	160.81	Range	357.66
Minimum	0.02	Minimum	0.8	Minimum	8	Minimum	2.33
Maximum	98	Maximum	97	Maximum	168.81	Maximum	360
Sum	701	Sum	826	Sum	1199.7	Sum	2905.3
Count	30	Count	30	Count	30	Count	30
Largest(1)	98	Largest(1)	97	Largest(1)	168.81	Largest(1)	360
Smallest(1)	0.02	Smallest(1)	0.8	Smallest(1)	8	Smallest(1)	2.33
Confidence Level(0,95%)	10.28	Confidence Level(0,95%)	12.4	Confidence Level(0,95%)	11.797	Confidence Level(0,95%)	33.70

with higher travel history and higher annual charity observe more COVID-19 precautionary rules' and therefore these two variables are strongly associated with higher perceived risk of COVID-19, also independently of family size, level of education, employment status, and/or salary of residents.

As an alternative hypothesis, H2, it is also proposed that 'residents showed higher compliance in general with sustainability criteria such as "being highly vaccinated" or "having greater concern about the livability of the environment around the condominium"—in particularly associated with from-mild-to-moderate depressive symptoms—have a higher perception of COVID-19 risk.' The f-ratio value is 13.00913. The p-value is $< .00001$, and the result is significant at $p < .05$.

5. CONCLUSIONS

This research is interesting because it conveys attention on the many forms cooperation across sections of society may assume and the underlying mechanisms to which more or less, we are always more disposed during our life travel. The researchers had a passionate interest in traveling abroad and then the over-weighting of the "past travel-relevant history" of condo-owners may have somehow biased outcomes in the survey. In addition, confinement insofar as a precautionary measure against COVID-19 upsurge, it has been hardly accepted by the real respondents to the survey; that is, the researcher lives in the condominium. Then, it is easy to infer our exploration is mainly based on self-observations of how pro-condominium behaviors, place attachment as a GSs construct, and the relationships among condo-owners have promoted behaviors compliance for broader societal benefits. The geographic region of reference, for the researcher lives in the condominium and her notable amount of indescribability suggest for the avoidance of getting into trouble without enough reason to do that. It is bearing this in mind our research explores in an absolute innovative manner condo life in times of pandemics, and the sustainable resilience also rules and restrictions, sometimes arbitrary, may grant to ordinary residents and citizens.

CONFLICT OF INTEREST

The authors declare that the research was conducted in the absence of any commercial or financial relationships that could be construed as a potential conflict of interest.

AUTHOR CONTRIBUTIONS

All the three authors R.F., S.C., and J.L. have equally contributed to the writing and reviewing of this research.

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