

Mahogany Run Condo Association

NOTICE #26 – Wednesday, December 5, 2018



Dear Residents,

We cannot believe 2018 is almost history! What a year we have had. Rebuilding has not been easy for the association, individual owners nor for the Virgin Islands people. It has been fifteen months since Irma and Maria and we still do not know how long this journey will last. All we can do is continue to push forward towards complete recovery and eventually we will get there!

FYI.....After last night's Board meeting and open forum session it was apparent that some information, we thought was common knowledge was not known to many. In an attempt to be more transparent and to share information with all owners, we are going to include more information in these updates going forward.

Insurance – MRCA's insurance POLICY in 2017 had a limit of 43 million with a wind storm limit of 25 million. MRCA filed a claim immediately following Irma and contracted Alex Sill as our adjusters. Alex Sill did their inspections and submitted a claim of approximately 35 million to the underwriters. Since then we have collected a total of 25 million (the maximum we could get under windstorm claim).

The Board has been carefully analyzing expenditures and prioritizing spending in order to ensure that the major repairs gets taken care of first, then figuring out a way to take care of lessor damages that may or may not get covered by insurance proceeds. Realizing that destroyed condos, roof lifting and blown out windows and doors must be the priorities, the board has solicited bids, reviewed and revisited proposals for cost saving area, and removed wishes and kept needs so that the funds can be maximized to the fullest potential.

To date we have spent \$7,724,031.03 including the initial clean up, general repairs, mold remediation, initial armed security, electrical repairs, some payments towards costs involved in the 13 total loss buildings & the 28 roof and structure repairs.

The cost for rebuilding the 13 upper floors and rehabilitation the units below is \$9,383,780.00 with an additional cost of \$188,000 for addressing spalling repairs in those buildings. This does not include the engineering, and the architectural services.

The cost for repairing the 28 upper floors and structural repairs including cutting into and installing bond beams and support columns every three feet is \$8,957,369.00. This does not include the engineering, and the architectural services.

We are working on quotes for the blown-out window and door replacements. Once we get that we will have a much better understanding of where we stand financially and be better able to determine how to handle the other areas needing to be addressed, such as louvered windows, leaks etc.

During the hurricanes, the pools were both badly damaged including the sheds and or the roof structures. The Board made a decision to get one pool to a "usable state" and chose Sanderling because it is the most utilized. Although the pool was reopened, there is still major work to be done at the pool deck and pavilion, but those will be addressed in order of priority.

After the storm we engaged a landscaping company to do an initial clean up, remove downed trees, trip, prune etc. We got permission from the golf course to begin at the guard gate but would only allow us to trim the hedges and cut the grass. Large trees and debris were off limit. Since then they trimmed the large trees and removed the debris. However, cutting the grass and trimming the entrance seems to be a challenge for them as they only have two employees remaining. Occasionally we have asked permission to trim the hedges up front and cut the grass and have

done it at the COA's sole expense..... YES...that area including the guard shack is the property of the golf course. The work done on the guard house was done by MRCA staff. Recently we have been in contact with the HOA about the area and they have indicated that they want to assist in maintaining the entrance.

FYI... the condo association does not own Mahogany Run North, however our staff cut and trim it on a regular basis from the entrance to Golf Village and on up the hill.

Many signs were downed during the storms, our team put the ones that were in decent condition and now is in process of replacing the signs with more durable material.

The lighting on the property was badly damaged and staff made some repairs since then. Charles and his crew are now in process of replacing all the lighting in order to restore the property lights to pre-storm condition.

After the storms of 2017, Custom Builders was contracted to remove the fallen & leaning concrete walls and roof metal on the 13 total loss condos. Since then, CB have been contracted to do other projects for the association. The 28 buildings with roof and structural repairs were put out to bid, but Custom Builders was selected to complete the project based on the proposal and other factors.

Update on the rehabilitation:

[Category \(A\)](#) (includes the 13 total loss upper floors and the condos below them)

A-PHASE I

23, 24, 26, 30

Working on the interiors below and roof framing and sheathing on the top floors. Expected windows and roof metal mid-December. Spalling repairs completed.

A PHASE II

31, 32, 46, 61 & 65

Working on beams and columns began roof rafter installation, preparing for roof sheathing. Working on the interiors below.

A PHASE III

310, 311, 312, 315 masonry walls completed all Interior demo completed except for 315 Lower. Anticipate starting beams and columns December 12.

[CATEGORY B](#) Roof and Structural Repairs– This includes twenty-eight roofs at several locations. Inspections revealed roof damage including some lifting and some structurally damaged masonry walls. These buildings are 16, 25, 29, 43, 44, 45, 47, 48, 49, 53, 56, 59, 60, 62, 64, 66, 67, 68, 69, 71, 309, 313, 314, 316, 322, 323, 324 & 510. While three of them are attached by the roofs to three of the total loss buildings in Category A.

This project was sent out to three major contractors Benton Construction, GEC, and Custom Builders, with invitations to bid on the work. We received proposals from two of the three contractors GEC and Custom Builders. CB came in

slightly lower than GEC. The Board reviewed the proposals and went back to the two and asked if there were any cost saving areas in the scope of work. Both came back with cost savings such as standard sized windows & doors instead of custom and ice and water shield instead of vulkem. Again, Custom Builders came in lower than GEC and in our conversations with the two, it was apparent that Custom Builders was more familiar with Mahogany Run Condos and was a better fit, not to mention that they were already here. Subsequently, MRCA has signed the construction agreement with Custom Builders with plans to start construction on January 7, 2019.

Custom Builders plan is work on two buildings per month for 90 days and plan to deliver two buildings per month beginning April, 2019 and each month after that. If all goes well, the project should be completed by July of 2020.

DPNR has approved the plans for the repairs and the permit is now in the possession of MRCA.

These buildings were studied by the architect and engineer who were tasked with giving us the best option for repairing, strengthening and making these buildings roof & structure as robust as possible, considering available financial resources. This project will entail extensive roof repair which could and may include removal and replacement of the entire roof in some instances. We will not know the specific extent until the existing metal is removed for better visibility. However, we know that the general scope in the plans include (but is not limited to) the following:

1. replacing wooden headers with solidly casted concrete bond beams with steel rebar
2. opening walls and casting masonry columns with steel rebar to strengthen outer walls in strategic locations of each building
3. Attaching to perimeter walls
4. installing hurricane straps to all rafters
5. Installing new impact resistant glass and frames doors and windows
6. supporting the new sliders by installing under new concrete beams and installing casted columns with steel rebar on both sides of walls to support beam and support sliding glass door frames

This is just a portion of the scope detail and as you can imagine, it would be impractical, unrealistic and unsafe for anyone to be living in a condo while this work is in process. Therefore, we know that it will be mandatory for all upper floor residents to temporarily vacate these condos for this project. We will provide as much lead time as possible prior to the start of this project.

The work will mostly affect the upper condos. Although we don't believe it would be necessary at this time, we are not 100% certain whether the middle and lower condos of these buildings will also require relocation. However, if it is deemed necessary, we will let you know as soon as possible.

(Category C) Many buildings require window and door replacement. Although we have no definitive timeline at this time as we are still researching vendor and contractor options, our goal is to replace all blown out sliders with impact resistant units, and all blown out louvered windows to be replaced with impact resistant 5 ft to 6 ft casement window with impact 2 ft fixed glass at the bottom. It appears that approximately 30 condominiums suffered blown out windows and/or doors during the storm. We recently did an assessment and over 90 openings including sliding doors, windows and fixed glass needs to be replaced as a result of the damages caused by the storm. Some are currently boarded up and some are using temporary glass found lying around the property. Additionally, approximately 64 upper level swing doors will need to be replaced due to blown out glass louvers and/or weakened/damaged frames due to the hurricanes. We are still waiting for pricing on those openings. The plan is to replace windows with impact resistant glass.

Further evaluations will include those that were compromised to the point that they are not safe or weakened by the storm. Damaged and/or Blown out windows and doors will be a priority over those that are in place and intact but may need to be replaced and may have been on a prior replacement list. We have suspended the separate assessment that would have covered such things.

Even if you were on the list for window and door replacement pre-hurricane Irma, there is no guarantee that it will be done this year and definitely not until all the blown-out sliders are replaced and installed as well as the others that were severely impacted and compromised.

- Have a rental available? - Any owners with available condos, please provide us information, such as size, rent, & contact info so that we may assist our owners needing to relocate by referring them to you.
- Need to rent space? – Some unit owners have already indicated that they may have rental space available. Please contact the MRCA office at info@mahoganyruncoa.com if you are looking for space to rent. You may also call the office at 340-643-2718.

MRCA Administration WE NOW HAVE LAND LINES RESTORED WITH ORIGINAL MRCA NUMBERS

- The temporary office is located at 316M. Please excuse us while we work towards getting better organized
- MRCA Office hours is Monday to Friday 8:30 to 5:00 and some weekend hours as necessary.
- We are happy to announce that our regular office phone lines and our internet have been restored.
- Office phone lines 340-777-6880 Office Fax line 340-777-6886
- Cell phone lines: **340-643-2716 and 340-643-2718.**
- Our internet has been restored, but still somewhat sketchy
- For General inquiries info@mahoganyruncoa.com
- For Work Orders llake-inniss@mahoganyruncoa.com
- For Accounting svanholten@mahoganyruncoa.com
- For Management acallwood@mahoganyruncoa.com
- For the Board mrcaboard@mahoganyruncoa.com

Trash

- We have resumed trash pick-up on Mondays, Wednesdays and Fridays. However, if you can drop off any items at the Mandahl waste management site (especially on Holidays), it would assist us in keeping the community clean.
- **Please do not place items such as furniture, plumbing, construction debris or appliances at the bins.**

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- Only household garbage should be placed in the receptacles, **NO EXCEPTIONS.**

Next Board Meeting:

- MRCA's Board Meets every two weeks (on Thursday evenings, in person and weekly or by teleconference if deemed necessary or on Saturdays). Important issues warranting immediate discussion is also done via email. The next meeting is tentatively scheduled for Saturday, December 14. Owners are welcome to join and address the board at the regularly scheduled Thursday meetings during the open forum session. Please announce your intent and purpose for addressing the Board so that you may be added to the agenda.

MRCA 2018-2019 Board Members are:

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|----------------|------------------|
| President | Susan Spann, |
| Vice President | Hugh Pete Mabe, |
| Treasurer | John Calnan, |
| Secretary | Sharlene Harris, |
| Co-Secretary | Charlene Jones |

Other Board members are Del Hewitt, Ed Shields, Michael Lotterman, & Michael Fitzsimmons.

The Board can be emailed at mrcaboard@mahoganyruncoa.com

Extermination



Schedules are as follows:



- Buildings 7-32
- Buildings 40-49, 54-69
- Buildings 50-53, 71-73, 308-324, 501-516

Monday December 10th
Tuesday December 11th
Wednesday December 12th

Electrical – Tennis Village electrical service source is currently being relocated to a more accessible area, making easier for servicing and repairs, limiting the length of down time in the event of an outage. The original location has been deteriorating over time and severely impacted by the 2017 storms, making the area almost impossible to get to and appears to be worsening. This project should be completed by the end of the year.

Golf village electrical switch requires servicing, including replacement of parts such as insulators, fuses, bolts, and terminations. We will be addressing this shortly and will announce accordingly to any affected residents.

Common Charges/Dues

- Statements are sent by the 3rd business day of each month and payments are due on or before the last business day of the month.
- **Payments** – please be sure to include your **unit # and your signature** on your checks and to make payments by 5:00pm on the last business day of each month. Payments dropped off after the close of day and the last day of the month is considered late.
- Do not leave checks at the Security Guard gates. Please drop them in the office in the drop box @ 316Middle.
- If your account is delinquent, please contact management about a payment plan to get you back to current.
- For your convenience you may make your payments through ACH Debit. Contact the MRCA office at info@mahoganyruncoa.com for application forms.
- If you are delinquent, please contact us about a payment plan. MRCA is now imposing all penalties if the delinquent policy including water disconnection, liens and small claims suits.
- Persons not paying their dues hit the bottom lines, taints the budget and adversely affect the associations ability to perform.

***** Delinquent accounts *****

| | | | |
|--------------------------------|-----------|-------------|-----------------------------|
| * Taryn Johnson | 40 Lower | \$5,369.70 | notice of delinquency sent |
| * R Schluessel & Cynthia Conti | 40 Upper | \$7,788.29 | Payment plan* |
| * Cynthia Brandt | 41 Upper | \$5,455.27 | notice of delinquency sent |
| * Dennis & Nancy Kissman | 59 Upper | \$10,491.35 | file small claims suit |
| * George Kendrick | 60 Middle | \$7,383.95 | notice of delinquency sent |
| * CMS Holding LLC | 316 Lower | \$10,858.56 | preparing small claims suit |
| * Elizabeth Zimmerman | 506 Upper | \$14,617.18 | Payment plan* |

The delinquent accounts are at least 90 days past due. If you have not set up a viable payment plan with the MRCA office, please do so now. Failure to do so will lead to collection actions ranging from water disconnection to liens and lawsuits. If we do not hear from you within the next ten business days, we will begin the process of these actions beginning with liens and water disconnection and progress accordingly.

If you have not yet paid November's fees, you are now delinquent and will be added to the listing if still not paid by the end of December.



Merry Christmas To All!

From: The Staff & management of the Mahogany Run Condo Association

Angela & Charles

Peggy, Lorraine, Margo

Cornelius, Rita, Leonard, David,

Charlie, Dana, Alistar, Robert, Basil,

Vancito, Skeete, Walford, Bob, Harold, Morley

Zack, Mario, Alfred, Henry, Clement, Phillip

Larry, Baron, Marlon, Juan, Jaime, Roy, Errette



Tuesday, December 25th & Wednesday, November 26th

Monday, December 31st & Tuesday January 1st

Again.....Thank you for your continued patience and understanding while we work together to rebuilding your community.

Angela Callwood & Charles Stevens