

# Mahogany Run Condo Association

## NOTICE #25 – Friday, November 2, 2018

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Dear Residents,

As we reflect on the recent months and look forward to Thanksgiving, let us remember that Gratitude is our most direct line to peace and acceptance. If we take the time, no matter how crazy and troubled we feel, we will always find something to be thankful and grateful for. The more we seek gratitude, the more we will realize how much we have to be thankful for and the more we will find the joy that can exist in our lives. We are much relieved that the historically “bad weather” months have been uneventful and that this hurricane season ends on December 1, 2018. We can exhale and relax a little more. In terms of recovery we are still pushing on with the repairs and progress is as follows:

**Category (A)** (includes the 13 total loss upper floors and the condos below them)

### **A-PHASE I**

23 Rafters completed, interior/exterior walls are being plastered. Wall framing, spalling repairs, in 23L & 23 M

**Contractor anticipated rough in completion date Building 23 - November 22, 2018.**

24 exterior & interior walls being plastered, roof sheeting/plywood being installed wall framing in 24M

**Contractor anticipated rough in completion date Building 24 – December 13, 2018**

26 on-going roof rafters install in 26. Wall framing in 26L and 26M

**Contractor anticipated rough in completion date Building 26 – January 21, 2019**

30 On-going roof rafter installation. Wall framing in 30L.

**Contractor anticipated rough in completion date Building 30 – January 7, 2019**

### **A PHASE II**

31 Beams and columns poured/complete. Wall framing at 31L

**Contractor anticipated rough in completion date Building 31 – February 11, 2019**

32 Beams and columns poured/complete. Wall framing on 32L will begin Monday 11/5.

**Contractor anticipated rough in completion date Building 32 – February 4, 2019**

61 Preparing and Forming up for beams and columns

**Contractor anticipated rough in completion date Building 61 – March 25, 2019**

65 Forming up for beams and columns

**Contractor anticipated rough in completion date Building 65 – April 15, 2019**

46 all masonry walls complete and poured. Scheduling for beams and columns TBA

**Contractor anticipated rough in completion date Building 46 – May 6, 2019**

### **A PHASE III**

310 block installation complete and poured. Interior demo on 310 M and 310 L complete.

**Contractor anticipated rough in completion date Building 310 – April 22, 2019**

311 block installation complete and poured. Interior demo on 311 M and 311 L complete.

**Contractor anticipated rough in completion date Building 311 – May 6, 2019**

312 block installation and pouring will be completed by 11/2. Interior demo on 312 M and 312 L complete.

**Contractor anticipated rough in completion date Building 312 – June 24, 2019**

Building Prepped and steel preparation. Blockwork begins 11/ 5. 315 Demo on 315M completed. 315L in process.

**Contractor anticipated rough in completion date Building 315 – June 10, 2019**

The windows and doors have been ordered and are in route to St. Thomas. We are awaiting a delivery date. In addition to the rebuild of the thirteen buildings, Custom Builders and the contracted engineering team have investigated for spalling. As expected, there is some spalling in some of the interior units, most is below the buildings in the columns and foundations. Custom Builders will be addressing these areas during the rebuild.

### **Contractor target completion dates by building**

Building 23 – November 22, 2018

Building 24 – December 13, 2018

Building 30 – January 7, 2019

Building 26 – January 21, 2019

Building 31 – February 11, 2019

Building 32 – February 4, 2019

Building 61 – March 25, 2019

Building 65 – April 15, 2019

Building 46 – May 6, 2019

Building 310 – April 22, 2019

Building 311 – May 6, 2019

Building 312 – June 24, 2019

Building 315 – June 10, 2019

Clean punch/demobilization August 6, 2019

**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 with invitations to bid on the work. We received proposals from two of the three contractors. We are now in process of reviewing those proposals and tightening up on the costs and the proposed repairs. Once we finalized we will be able to contract and begin work. As soon as we have a viable start date, we will let the respective owners know.

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

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hurricanes. We are still waiting for pricing on those openings. The plan is to replace windows with impact resistant glass.

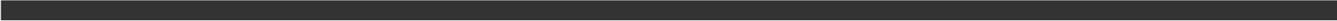
Further evaluations will include those that were compromised to the point that they are not safe or weakened by the storm. Damaged and/or Blown out windows and doors will be a priority over those that are in place and intact but may need to be replaced and may have been on a prior replacement list. We 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](mailto: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](mailto:info@mahoganyruncoa.com)
- For Work Orders              [llake-inniss@mahoganyruncoa.com](mailto:llake-inniss@mahoganyruncoa.com)
- For Accounting                [svanholten@mahoganyruncoa.com](mailto:svanholten@mahoganyruncoa.com)
- For Management              [acallwood@mahoganyruncoa.com](mailto:acallwood@mahoganyruncoa.com)
- For the Board                 [mcraboard@mahoganyruncoa.com](mailto:mcraboard@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, construction debris or appliances.**
- 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. Important issues warranting immediate discussion is also done via email. The next meeting is tentatively scheduled for Thursday, November 8. 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:**

- 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](mailto:mrcaboard@mahoganyruncoa.com)

**Extermination**



Schedules are as follows:

- Buildings 7-32 Monday November 12th
- Buildings 40-49, 54-69 Tuesday October 13th
- Buildings 50-53, 71-73, 308-324, 501-516 Wednesday October 14th

**Electrical** – Recently Golf village has been impacted by a series of outages. We now know that these were caused by a high voltage electrical switch which requires servicing, including replacement of parts such as insulators, fuses, bolts, and terminations. We will be addressing this shortly and will announce accordingly,

**Common Charges/Dues**

- November’s statements were sent out on November 2, 2018 and payments are due on or before November 30, 2018.
- 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.
- Please **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](mailto: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.
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**\*\*\* Delinquent accounts \*\*\***

*Taryn Johnson	40 Lower	*Dennis & Nancy Kissman	59 Upper
*R Schluessel & Cynthia Conti	40 Upper	*George Kendrick	60 Middle
*Cynthia Brandt	41 Upper	*CMS Holding LLC	316 Lower
*Julien Williams	44 Middle	*Wolf Clan Ventures	505 Lower
*Duane Donavon	47 Lower	*Elizabeth Zimmerman	506 Upper

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.



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*We have much to be thankful for and in celebration of this year's thanksgiving annual thanksgiving staff luncheon will be on Wednesday November 21, 2018*



**Thursday, November 22 & Friday, November 23**

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

*Angela Callwood & Charles Stevens*