

Mahogany Run Condo Association

NOTICE #27 – Friday, January 4, 2019

Dear Residents,

2018 is now in the history books! As we push on with the challenges of rebuilding this community we sincerely wish you all a grand and fruitful 2019 with continued success in the restoration of your homes, your businesses and just life in general. It has not been an easy road and the end not yet in sight, but we have come a long way since September 6, 2017. After the devastation of Hurricane Irma, the Management and Board met regularly and jumped into action to file insurance claims, hire public adjusters, clear roadways, board up as necessary, secure temporary means of communication including updates to residents/owners weekly, clean up fallen concrete and roof material, clear all fallen trees, secure armed security, get professional photography to record damages, began permit processes for repairs, hire architect and engineering firms, secured emergency equipment, provided temporary emergency services such as portable power and running water, remove damaged and moldy sheet rock, temporary repairs to buildings, roofs, etc, worked feverously with electricians and WAPA to get power restored, worked with VIYA to get all communication restored, secure contractors, etc.... Those are just a few of the emergency actions taken by the management and Board to begin the healing process. The work continues and yes, the road is long, but we are a strong community within a strong "VI" community! **#MRCAStrong-#VIStrong!**

Our Website is BACK!!!! Visit our site newly launched website at www.mahoganyruncoa.com Please contact us for access to the owners only section. We will send you the invitation by email and you set your own password. You can also now subscribe for automatic newsletters sent directly from the website.

Message from the MRCA BOD Dear Fellow Owners,

The last 15 months have been a challenge for the COA Board, the entire Community & Staff. We are seeing progress on the 13 Buildings which suffered significant damage and have signed a contract to start work on the next 28 Buildings sustaining roof damage with a start date of January 7th. Clearly we have more work to get our COA Community back to a "Normal" state. **To help the Board with setting priorities and future decisions, we want to solicit your input through a Survey.**

This is a notice to all Owners: "if you have an email address on file, you will receive an On-Line Survey from the Board on January 15, 2019." If the Office has more than one email address on file, only one email will receive the Survey.

You will have up to two weeks to complete the Survey.

The results of the Survey will be used by the Board to help with its Budgets and plans for fiscal year 2019. The results will also be reported back to our Community.

If you do not have an email address on file and want to participate in the Survey, please contact the office and provide your email address before January 15th.

The Survey is only 10 questions and should take less than 5 minutes to complete.

Thank you in Advance for you Help.

The 2018/19 MRCA Board

Summary of Scope of Work – Repair of 13 – Buildings with total loss top floors

The project consists of the alteration and repair of 13 – existing residential condominium buildings damaged during Hurricane Irma. The work entails the demolition of the remaining structural walls and roof structure on the top floor of each building. The top floor of each building will be reconstructed. The upper level superstructure will be a combination of reinforced concrete masonry unit walls and reinforced poured-in-place concrete frame members. The timber-framed roof deck sheathing will be coated with a liquid-membrane roofing system underlayment and new finish metal panel roofing and flashing systems. All exterior and interior walls will be painted. Additional structural repairs will include restoration of spalled concrete surfaces. Perimeter gutters and leaders will be replaced.

All levels will have new exterior doors and windows. Interior partitions will be replaced to generally conform to original conditions. Interior partitions on the upper level units will be new wood-stud framing faced with cement board and painted plaster finish; select middle and lower level units interior partition framing will remain and surfaced with new cement board and painted plaster finish. Interior doors and frames will be new wood units on all levels. Selected sections of tile flooring will be replaced in common areas. Individual unit owners will be responsible for restoration of interior finishes including wall and floor tile, final finish coat of paint, cabinetry and appliances.

The plumbing system on the upper levels will be replaced with new domestic water, waste and vent piping (rough-in only). The waste and vent piping rough-in on the middle and lower levels will be replaced as required. The domestic water distribution system including piping, hot water heaters; tub and shower control bodies and laundry supply and discharge hookups will be completely replaced on all levels. Individual owners will be responsible for replacement of plumbing fixtures and trim.

The electrical distribution system will be replaced from the riser within each unit including new apartment distribution panel, conduit, wiring and devices; except for select sections of conduit typically within concrete ceiling slabs on the middle and lower levels will be reused if possible to minimize cutting of existing structural members. Individual owners will be responsible for replacement of lighting fixtures and overhead fans.

The work will include temporary protection of interior finish surfaces to remain during the course of the renovation work and final clean-up. Unit owners will be responsible for removal and reinstallation of all furniture, fixtures, equipment and other possessions for storage off-site during the renovation.

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.

Status as of January 4, 2019 -

All windows and doors are on island and being staged for installation which is set to begin the week of January 7, 2019, beginning with lower levels of 23 & 24. Bldgs 23, 24, 26 & 30 have plywood sheathing installed and water proofing in process, plastering is 75% complete and upper floor tiles are being demolished. Electrical is being installed in the lower levels. Roof metal (galvalume) is scheduled to arrive on Monday, January 7th. Once these four buildings are complete, the same process will take place at 31, 32, 46, 61 & 65, then on to Golf Village. We are making progress!

Rebuild 13 Buildings Spending by Category Thru December, 2018

Architect and Engineering (Ferreras & Avitable) Incl. DPNR Inspections	\$225,623.70
Permits	\$ 21,110.13
Demolition	\$649,414.71
Builders Risk Insurance	\$ 86,355.00
Storage On Site	\$ 10,500.00
Finishing Credits	\$ 288,215.94

Construction Cost Incurred on “13” To Date \$2,554,577.50 of \$9.3 Million Project

Summary of Scope of Work – Repair of 28 – Buildings with roof and structural damage

The project consists of the alteration and repair of 28 – existing residential condominium buildings damaged during Hurricane Irma. The work entails the selective demolition of portions of the upper level building structure limited to the roof and supporting masonry superstructure. Damaged portions of the upper level masonry superstructure will be repaired and select masonry walls will be reinforced.

The existing timber-framed roof structure will be reinforced to meet current code loading requirements. The existing roof structure will be temporarily shored and existing timber-frame roof beams and headers will be removed and replaced with reinforced poured-in-place concrete frame members similar to repairs utilized in the restoration of the 13 – buildings currently under construction. Additionally the overall span of the existing roof segments will be reduced by installing additional steel-frame supporting beams to reinforce the existing timber-frame roof structure to meet current code loading requirements. The timber-framed roof sheathing will be covered with a fabric – waterproofing membrane system underlayment and new finish metal panel roofing and flashing systems will be installed Perimeter gutters and leaders will be replaced. All exterior and interior masonry wall repairs will be finished with plaster and prime painted. All new supporting concrete and steel roof framing membered will be prime painted.

All upper level units will be fitted with new exterior doors and windows.

Limited plumbing and electrical repairs will be included where required by selective demolition and installation of new structural members.

The work will include temporary protection of interior finish surfaces to remain during the course of the renovation work and final clean-up. Unit owners will be responsible for removal and reinstallation of all furniture, fixtures, equipment and other possessions for storage during the renovation.

The cost for repairing the 28 upper floors and structural repairs \$8,957,369.00. This does not include the engineering, and the architectural services.

Custom Builders with plans to start construction on January 7, 2019 and have scheduled the buildings as follows:

Repair Schedule on 28 buildings (Below is the anticipated start and completion schedule weather permitting)

Location	Scheduled start	Anticipated completion	Location	Scheduled start	Anticipated completion
25 Upper	Jan 7, 2019	April 5, 2019	29 Upper	Jan 21, 2019	April 19, 2019
64 Upper	Feb 4, 2019	May 6, 2019	66 Upper	Feb 18, 2019	May 13, 2019
68 Upper	March 4, 2019	May 28, 2014	43 Upper	March 18, 2019	June 14, 2019
44 Upper	April 01, 2019	June 28, 2018	45 Upper	April 15, 2019	July 12, 2019
49 Upper	April 29, 2019	July 26, 2019	309 Upper	May 13, 2019	August 12, 2019
67 Upper	May 27, 2019	August 26, 2019	60 Upper	June 10, 2019	September 9, 2019
69 Upper	June 24, 2019	Sept 23, 2019	71 Upper	July 8, 2019	October 7, 2019
62 Upper	July 22, 2019	October 21, 2019	47 Upper	August 5, 2019	Nov 04, 2019
48 Upper	August 19, 2019	November 18, 2019	56 Upper	Sept 2, 2019	December 2, 2019
59 Upper	Sept 17, 2019	December 16, 2019	53 Upper	September 30	December 30, 2019
313 Upper	Oct 14, 2019	January 13, 2020	314 Upper	October 27, 2019	January 27, 2020
316 Upper	Nov 11, 2019	February 10, 2020	323 Upper	Nov 25, 2019	February 24, 2020
324 Upper	Dec 9, 2019	March 09, 2020	322 Upper	Dec 23, 2019	March 23, 2020
16 Upper	January 7, 2020	April 6, 2020	510 Upper	Jan 22, 2020	April 20, 2020

All upper floors are required to be vacated and all personal items and furnishings removed and stored. Please contact us at MRCA regarding storage facilities (20ft Storage containers will be made available) During the construction, the carports will be unavailable due to the scaffolding around the property and the intrusive repairs.

(Category C) Many buildings require window and door replacement. It appears that an additional 30 or so, condominiums also suffered blown out and/or damaged beyond repair windows and/or doors as a result of the hurricane(s).

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 (maximizing the value of our insurance proceeds). Further evaluations will include others that were compromised to the point that they are not safe due to the weakened state caused by the storm(s). 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 replacement such as those.

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 2019 Annual Meeting Announcement!!!

Scheduled for March 23, 2019 at 10:00 AM at the UVI ACC Building Conference room. Annual meeting info including will be furnished soon!

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

- The temporary office is located at 316M.
- MRCA Office hours is Monday to Friday 8:30 to 5:00 and some weekend hours as necessary.
- Office phone lines 340-777-6880 Office Fax line 340-777-6886
- Cell phone lines: **340-643-2716 and 340-643-2718.**
- Website www.mahoganyruncoa.com
- 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** board@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.**
- Only household garbage should be placed in the receptacles, **NO EXCEPTIONS.**

Board Info:

- MRCA's Board Meets at least biweekly mostly on (on Thursday evenings and occasional Saturday Mornings, in person and some emergency teleconference sessions when needed). Urgent issues warranting immediate discussion is also done via email. The next meeting is tentatively scheduled for Saturday, January 12, 2019 at 9:am. Owners are welcome to join and address the board at the regularly scheduled 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

Extermination -

- Schedules are as follows:
 - Buildings 7-32 Monday January 14th
 - Buildings 40-49, 54-69 Tuesday January 15th
 - Buildings 50-53, 71-73, 308-324, 501-516 Wednesday January 16th

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 affect the bottom line, taints the budget and adversely affect the associations ability to perform.

Delinquent accounts (liens will be published on our website)

Taryn Johnson	40 Lower	\$5,369.70	lien filed	Small claims in process
Dennis & Nancy Kissman	59 Upper	\$11,624.88	lien filed	Small claims in process
R Schluessel & Cynthia Conti	40 Upper	\$7,234.72	Lien filed	payment plan
George Kendrick	60 Middle	\$8,454.58	lien filed	Small claims in process
Cynthia Brandt	41 Upper	\$6,659.07	lien filed	Small claims in process
CMS Holding LLC	316 Lower	\$11,740.29	lien filed	Small claims in process
Julien Williams	44 Middle	\$6,525.45	Lien filed	Small claims in process
Duane Donavon	47 Lower	\$20,260.40	Consent judgement/preparing to execute	
Elizabeth Zimmerman	506 Upper	\$16,202.13	lien filed	payment plan

The delinquent accounts above 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 attempts ranging from water disconnection to liens and lawsuits. As warned in the last update, we have processed liens, scheduled some water disconnections and are preparing small claims paperwork. You still have time to act. All costs involved in collections will be billed to appropriate accounts accordingly.

If you have not yet paid December's fees, you too are now delinquent and will face the same consequences if it continues. Failure to pay will ensure that you are added to the listing above, and you will be in jeopardy of additional unfavorable consequences such as liens and water disconnection.

Thank you so much for your understanding as we strive to bring Mahogany Run Condo Association back to it's normal state. We sincerely appreciate your continued patience!



Angela Callwood & Charles Stevens