

# Mahogany Run Condo Association

## NOTICE #28 – Tuesday, February 5, 2019

Dear Residents,

Seventeen months and twenty-eight updates later, how time seem to be flying by! We sincerely appreciate the patience that most of our owners have shown during the rebuilding period. On behalf of the Management and Staff, we are heart warmed by the encouragement and gratitude shown by the ownership as they return to visit the property months after the devastation. It has not been an easy road. Our days are long and hard, but your comments and compliments mean so much to us and encourages us to push along even harder. For those who offer a bit of constructive criticism, we appreciate this as well. After all, none of us are perfect and there is ALWAYS room for improvement. For the owners who have been out of there homes since September 6, 2017, you are not forgotten. We are working hard and pressing the contractors so that we can get you back home. We miss each and everyone of you and we understand the struggle it has been and continue to be. Rest assured that we will do everything within our power to bring you home soon!!!

### **Important Message from the MRCA Board Secretary**

Dear Fellow Owners,

Recently, the MRCA Board have been discussing the feasibility of online voting.

Section 6. Majority Vote of the By-Laws of the Mahogany Run Condominium Association reads as follows:

*The vote of a majority of unit owners "at a meeting" at which an owner shall be present shall be binding upon all unit owners for all purposes except where in the Declaration of these By-Laws or for law, a higher percentage vote is required.*

Quorums are not achieved without a majority of owners being present, in person or via proxy at annual meetings. This requirement for physical presence or proxy has resulted in annual meetings conducted without a majority of owners, limiting options and the ability of owners to truly impact their community.

In order to increase owner participation at meetings, ensuring all have a true say in the actions of the Board of Directors and the community, we would like to propose the Association move to online voting. This, of course, requires most owners support such a change.

Your attendance is required in order to make this change. If you cannot attend the 2019 meeting, please email your completed proxy to [boardsecretary@mahoganyruncoa.com](mailto:boardsecretary@mahoganyruncoa.com)

Thank you,

Sharlene Harris

MRCA 2018-19 Board Secretary

## Status – 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.

All roof metal (Galvalume) is on island and installation is scheduled to begin on building 26 on Tuesday February 5<sup>th</sup>.

All exterior windows and doors for this project have been ordered and paid for. All windows and doors for the first four buildings (23,24,26, 30) are on island and installation on going. The windows for the second five buildings (31,32,46,61,65) are on island. Windows for the Golf Village buildings scheduled to arrive this week.

- 23 Interior wall framing, electric & plumbing rough on going, sliders 80% complete, roof rafters & sheathing complete
  - 24 Interior wall framing electrical & plumbing rough 80% sliders 60%, roof rafters & sheathing complete
  - 26 Interior wall framing electrical & plumbing rough done, roof rafters & sheathing complete, metal begins 2/5
  - 30 Interior wall framing, on-going, roof rafters & sheathing complete and ready for metal
  - 31 Rafters complete, Plywood sheathing scheduled for installation this week
  - 32 All rafters complete, ready for plywood Sheathing
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46 All rafters complete, plywood Sheathing done and roof coating membrane installation underway

61, 65 All rafters complete, ready for plywood Sheathing

310, 311, 312, 315 All masonry blocks complete, Installation of concrete beams and columns underway.

### Some Changes -

Balconies on the rebuild units will be higher to meet the code requirements

Louver windows will be changed to a 2ft fixed wall and a casement window above

Windows will no longer accommodate window unit ACs

doors in Hallways leading to 2<sup>nd</sup> bedroom will be replaced with a 3ft wall and window

Upper floor kitchen swing door will be replaced with a 1ft wall and casement window

All windows and framing will be hurricane impact rated

Side doors on 2<sup>nd</sup> bath balcony side, will be replaced with wall and small window

Balconies with opening on the right with pipes, will be enclosed with concrete

Front door will be a brown mahogany colored door

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 – Repair of 28 – Buildings with roof and structural damage(Updated 2/1/18)**

The project consists of the alteration and repair of 28 – existing residential condominium buildings damaged during Hurricane Irma.

**Repair Schedule on 28 buildings (Below is the anticipated start) 3-month target completion date**

Location	Scheduled start	Status	Location	Scheduled start	Status
25 Upper	Jan 7, 2019	Started 1/7/19	29 Upper	Jan 21, 2019	Started 1/21/19
64 Upper	Feb 4,2019	Started 2/4/19	62 Upper	Feb 18, 2019	
66/67 Upper	March 4, 2019		43/44 Upper	April 1, 2019	
45 Upper	April 15, 2019		49 Upper	April 29, 2019	
309 Upper	May 13, 2019		68 Upper	May 27, 2019	
60 Upper	June 10, 2019		69 Upper	June 24, 2019	
71 Upper	July 8, 2019		Catch up	July 22, 2019	
47 Upper	August 5, 2019		48 Upper	August 19, 2019	
56 Upper	Sept 2, 2019		59 Upper	Sept 17, 2019	
53 Upper	September 30		313 Upper	Oct 14, 2019	
314 Upper	October 29, 2019		316 Upper	Nov 11, 2019	
323 Upper	Nov 25, 2019		324 Upper	Dec 9, 2019	
322 Upper	Dec 23, 2019		16 Upper	January 7, 2020	
510 Upper	Jan 22, 2020				

**Some Changes -**

Louver windows will be changed to a 2ft fixed wall and a casement window above

Windows will no longer accommodate window unit ACs

Doors in Hallways leading to 2<sup>nd</sup> bedroom will be replaced with a 3ft wall and window

Upper floor kitchen swing door will be replaced with French door (single door)

All windows and framing will be hurricane impact rated

Side doors on 2<sup>nd</sup> bath balcony side, will be replaced with wall and small window

Balconies with opening on the right with pipes, will be enclosed with concrete

Front door will be a brown mahogany colored door

All upper floors are required to be vacated and all personal items, appliances and furnishings removed and stored. Please contact us at MRCA regarding storage facilities (20ft Storage containers will be made available) During the construction, the carpports 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).

We had two contractors measure the openings to provide comparable quotes. We are working on finalizing this order so that these windows can be installed. We hope to have the order placed shortly. However additional measurements may be required. Please continue to be patient a little longer. We are getting there slowly but surely!

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 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.

### CERTAIN MAJOR HURRICANE RELATED EXPENSES

- Alex N Sill Company MRCA's Insurance Adjuster 5%:
  - \$1,250,000
- Post Hurricane Cistern cleaning & Repairs (Required by Law (ALL BLDGS))
  - \$243,750
- Post Hurricane Recovery
  - \$740,548 Includes \$46,500 for Sanderling Pool
- Landscaping and Tree Trimming, including special equipment Boschulte Landscaping & Herritage Tree Trimming
  - \$240,766
- Initial Round of Mold Remediation
  - \$555,644

The above reflect some of the post hurricane expenses incurred other than the rebuilding and major projects

## **MRCA 2019 Annual Meeting!!!**

**Scheduled for March 23, 2019 at 10:00 AM at the UVI ACC Building Conference room. Annual meeting info including budget and dues schedule will be furnished soon! Be sure to submit your proxy if you cannot make the meeting. If you are interested in joining the board, please email your brief bio for consideration. Both documents can be emailed to [boardsecretary@mahoganyruncoa.com](mailto:boardsecretary@mahoganyruncoa.com)**

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

- Our 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](http://www.mahoganyruncoa.com)
- For General inquiries      [info@mahoganyruncoa.com](mailto:info@mahoganyruncoa.com)
- For Work Orders              [llake-inniss@mahoganyruncoa.com](mailto:llake-inniss@mahoganyruncoa.com)
- For Accounting                [psmith@mahoganyruncoa.com](mailto:psmith@mahoganyruncoa.com)
- For Management              [acallwood@mahoganyruncoa.com](mailto:acallwood@mahoganyruncoa.com)
- **For the Board**                [board@mahoganyruncoa.com](mailto: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 either 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 Board met on Saturday January 26 and did a site visit and walk through of the current projects. Thomas Avitabile (architect) and Jerome Boschulte (Custom Builders) were also present.
- After being backlogged since the hurricane and having to search for a new external auditor, we now have completed our 2016 audit and the 2017 is almost done as well. These documents will be placed on the website under the "owners only" section.

**Thank you for your participation in the recent board survey. The results of the survey are attached in a separate document. Deeper analysis will come later.**

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**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)

Our Website is BACK!!!! Visit our recently re-launched website at [www.mahoganyruncoa.com](http://www.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 February 11th  
Tuesday February 12th  
Wednesday February 13th

## **Common Charges/Dues**

- Statements are sent by the 3<sup>rd</sup> 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](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.
- 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 The Website)**

<b><u>Owner</u></b>	<b><u>Condo</u></b>	<b><u>Due</u></b>	<b><u>Action</u></b>	<b><u>Status</u></b>
Taryn Johnson	40 Lower	\$7001.28	lien filed	Small claims in process
R Schluessel & Cynthia Conti	40 Upper	\$5,822.96	Lien filed	payment plan
Cynthia Brandt	41 Upper	\$6,659.07	lien filed	Small claims in process
Julien Williams	44 Middle	\$7,565.45	Lien filed	Small claims in process
Duane Donavon	47 Lower	\$21,077.07	Consent judgement/preparing to execute	
Dennis & Nancy Kissman	59 Upper	\$11,624.88	lien filed	Small claims in process
George Kendrick	60 Middle	\$9,512.24	lien filed	Small claims in process
Frank & Suzanne Tye	308 Lower	\$3,796.98	Lien T/B/A	over 90
CMS Holding LLC	316 Lower	\$8420.00	lien filed	payment plan
Elizabeth Zimmerman	506 Upper	\$15,811.44	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 January's fees, you too are now delinquent and will face the same consequences if that situation is not resolved. 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, water disconnection and small claims suits.

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*Office closed on Monday, February 18, 2019  
In observance of Presidents Day*



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

*Angela Callwood & Charles Stevens*



**Disclaimer:** Ads in this newsletter and MRCA website are solely independent and are not endorsed by Mahogany Run Condo Association.



Plan ahead and give your Family and home that added protection.  
Order your Hurricane Shutters before the Hurricane season .



**PROFESSIONAL HURRICANE SHUTTER INSTALLATION FOR MAXIMUM PROTECTION.**

**MIAMI DADE CERTIFIED \* ACCORDIONS \* ROLLDOWNS \* PANELS \*  
INSECT & SOLAR SCREENS \* AWNINGS \* ROLLDOWN DESIGN SHADES \*  
HURRICANE IMPACT WINDOWS.**

Support@kornestonerestoration.com

Support # 340.474.9504

**\*\*\*\*\* FREE ESTIMATES \*\*\*\*\* SERVICE CHECK ON EXISTING SHUTTERS \*\*\*\*\***