

Mahogany Run Condo Association

Newsletter – TUESDAY APRIL 6, 2021

Dear Residents,

We just got through the annual meeting, new budget and are now organizing the 2021 Board. We trust you had a safe and enjoyable Easter break. By now so many have been vaccinated and according to experts should be able to safely celebrate with others who are fully vaccinated as well. We pray for your safety and hope that everyone is keeping up with recommended guidelines and celebrating safely with their loved ones.

Speaking of loved ones, the reality is that we are still in the midst of a pandemic. We who are fully vaccinated should encourage others to do the same. It appears that getting the majority of the community vaccinated is the only way to defeat this deadly virus and variants. According to the CDC the vaccines are effective at protecting us from getting sick and may even prevent us from catching the virus. Based on what we know about COVID-19 vaccines, people who have been fully vaccinated can start to do some things that they had stopped doing because of the pandemic. “HOPE”

We are still learning how vaccines will affect the spread of COVID-19. After we have been fully vaccinated against COVID-19, we still have to take precautions like wearing a mask, staying 6 feet apart from others, and avoiding crowds and poorly ventilated spaces – in public places until we know more. We are considered fully vaccinated after our second in a two-dose series of Pfizer or Moderna vaccines or two weeks after a single-dose of Johnson & Johnson’s Janssen vaccine (hopefully this will be available in the territory soon).

The U.S. Virgin Islands Department of Health is currently offering free Covid-19 vaccinations in the Virgin Islands. for all individuals. Visit the VI Department of Health covid website or this link <https://www.covid19.usvi.care/vaccines> to book an appoint with the St. Thomas district, now being administered at the UVI Sports and Fitness complex. For those with questions or concerns, please contact the VIDOH Community Health STT (340)774-7477.

Dr. Carolyn Jones MD PC @ 340-774-2331 is offering free vaccines to the general public, whether or not you are a current patient of her private practice.

Other facilities include Inter-Island pharmacies, 340-777-1400, Partners 4Kids, 340-774-5437, Red Hook Family Practice 340-775-2303, VI Urologic Center, Inc -340-774-9655, Yacht Haven Family Practice – 340-776-1511, Wilson Healthcare Consultants – 340-776-5507, St Thomas East End Medical – 340-775-3700, K-Mart Pharmacy- 340-777-3847, VI Ear, Nose & Throat – 340-774-8881.

As of today, the current number of active COVID-19 cases in the VI stands at fifty-eight, (29 of which are on St. Thomas). This represents an increase of eight over the last reporting (5 of which are in St. Thomas).

This month we use this section of the newsletter to encourage and stress the importance of the vaccines and the impact of COVID-19. As we attempt to contain it, the new variants are trying to take hold. The only way to fully defeat it is the vaccines. We have had time to see how the vaccine works. #This is for the benefit of the entire community. #Do not hesitate any longer! #Be a part of the solution. We are prayerful for full recovery in health, financial and lifestyle for the entire United States, including the Virgin Islands and Mahogany Run! Let’s do our part!

Wishing all good health, shots in arms and the beginning of a COVID-FREE community and world!

Angela Callwood, MRCA General Manager

BOARD NEWS

The Board met on March 18th for its monthly meeting. No open forum guests were registered, so the directors went right into it. The board focused primarily on the Annual scheduled for March 2nd reviewing and updating any relevant information to be shared with the membership.

On March 27, 2021, the Board held its 2nd annual meeting fully online using ZOOM. This was the third of what seems to be the new way to hold meetings since it allows persons to join from anywhere in the world. Unfortunately we did not have a quorum as attendance was at 44% including the attendance by written proxy.

The make-up of the Board will be published once the Board meets and organizes. The organizational meeting will be held on Thursday April 8, 2021.

Because of the lack of a quorum, the new Board would consist of the outgoing Board's recommended slate. However, there were five seats available and five candidates on the ballot. Agenda items at the Annual Meeting:

- Presentation of the 2021 property insurance renewal
- Presentation of 2020 Board Members and Staff
- Presentation of 2020 accomplishments
- Review of Financials
- Status of 2020 Assessment projects & Proposed 2021 Assessment projects
- MRCA Dues and comparisons with other associations

Issues/Questions that came up:

The PPP LOAN (which MRCA applied for was granted then later forgiven) under the cares act:

Q- How did MRCA get this loan.

A- We applied for it as directed by the Government and financial institutions.

Q- Wasn't this for businesses that could not meet payroll and aren't we potentially liable for the funds received.

A- It was offered to all businesses fitting the criteria and since it has been forgiven, we are not liable for the funds.

Q- Did the Board have the authority to apply for the loan without getting a vote of approval from the membership?

A- Yes, according to the by-laws the Board has the authority.

Q- In looking at the financials for 2020 it shows the liability greater than the cash on hand isn't that a problem.

A- No, the property insurance is usually financed and paid off monthly, so while it may show up as a liability in December, it is not paid in full in December as it is paid off over the budget year ending March 31.

Q- The financials are complicated and being a CPA they are hard for me to understand and so assume others can't either.

A- We will review. Noting however that reports contain the following and are open to suggestions for simplifying same.

Income

Actual income	budgeted income	difference (over/under)	Percentage of difference
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Expenses

Actual expenses	budgeted expenses	difference (over/under)	percentage of difference
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Q- Why don't the staff sweep my stairs?

A- We do not have the staff to be able to provide housekeeping. Occasionally the Groundsmen do blow the areas.

Q- how much does the new doors in the 13 and 28 project cost.

A- These were not purchased individually, but are part of the overall projects, all material provided by the contractor.

Other topics of discussion during the annual meeting:

Following the By-laws – The board will revisit the bylaws to address certain items ensuring that we are following the by-laws. Although the Board believes that the by-laws are basically followed, they will be discussing items such as short term rentals and availability of the associations records and books, financials, etc. The board wants to ensure that the document is being followed to the best of our ability and interpretation.

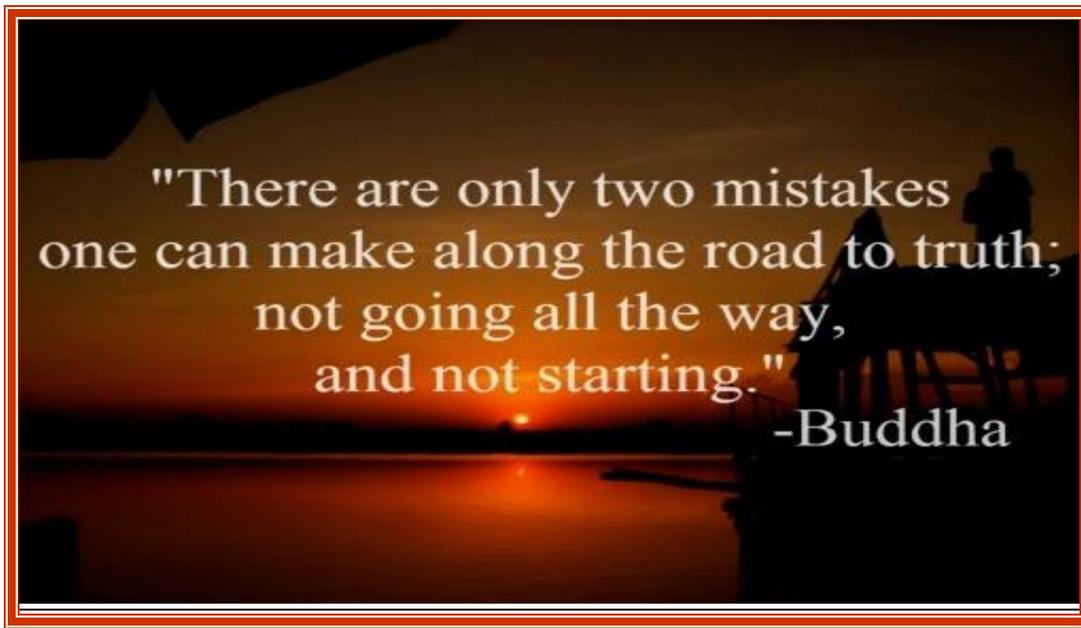
There was a suggestion for doing a **satisfaction survey**. We did one a couple of years back. We will look into doing another survey in the near future.

MRCA DUES SCHEDULE 4/2021 – 3/2022

2021 DUES	O&M	Assessment	Insurance	Sewer	ML/Infrastructure	Total
1 BR B	421.93	95.79	399.53	34.00	28.95	980.20
1 BR B/A	460.92	110.22	459.71	34.00	33.31	1,098.16
1 BR B/B EFF	269.23	39.29	163.86	34.00	11.87	518.25
1 BR C	451.42	106.71	445.04	34.00	32.25	1,069.41
1 BR D	424.22	96.64	403.07	34.00	29.21	987.14
2 BR A	572.66	151.57	632.16	68.00	45.81	1,470.20
2 BR B MIDDLE	567.09	149.51	623.56	68.00	45.18	1,453.35
2 BR B UPPER	570.70	150.84	629.13	68.00	45.59	1,464.25
2 BR D MIDDLE	571.02	150.97	629.63	68.00	45.62	1,465.24
2 BR D UPPER	574.63	152.30	635.19	68.00	46.03	1,476.15
3 BR E	759.44	220.69	920.42	102.00	66.69	2,069.25

2021 SPECIAL ASSESSMENT PROJECTS

PRIORITY PROJECTS	# OF AREAS CONDOS	ESTIMATED COST
ROOF LEAKS/DAMAGE	8	\$ 84,700.00
CONCRETE/SPALLING	9	\$ 169,300.00
WINDOWSDAMAGE/ROTTED ENTRIES/LEAKS	10	\$ 71,900.00
BALCONY TILES/CORRECT PITCH/WATER INTRUSION	6	\$ 36,700.00
ROTTED WEAKENED RAILINGS/SAFETY HAZZARD	6	\$24,000.00
	Special Assessment	\$386,600.00
INFRASTRUCTURE	Infrastructure Assessment	\$116,832.00
TOTAL		\$503,432.00



ACCOMPLISHMENTS IN 2020

1. Created a COI policy
2. Held an all owners meeting VIA ZOOM in addition to the regular annual meeting
3. Amended the By-laws to include online voting in conjunction with written ballots and filed with the LGO
4. Began the process of setting up the online voting process
5. Set up an unmoderated owner blog/forum on the website
6. Moved up the date for getting minutes on the website sooner (within) goal is within 3 days of being approved
7. Had two budget committee meetings to address the association's needs going forward.
8. Reopened dialogue with HOA regarding shared road repair project
9. Committed to increasing owner information on financials beginning with the August 8, 2020 meeting
10. Stepped up the audit process for 2019
11. Had joint committee meeting with the HOA for road paving for MR North
12. Agreed on the shared road repair for Mahogany Run North.
13. Resurfaced two sections at the Tennis Village
14. Completed the concrete swale at MR North
15. Completed resurfacing MR North.
16. Completed the resurfacing the portion of road going past Patio Villas towards Barbados Circle
17. Addressed the sewage challenges in all 86 buildings although not budgeted.
18. Under financial challenges took on additional structural issues that are now popping up.
19. Paid off the financed portion of the 2020-21 property insurance
20. Got the HOA to cooperate with the COA in getting delinquent owners caught up.
21. Had a joint meeting with some of the HOA Board Members
22. Began the budget & insurance process for 2021
23. 100% completion of the project "28"
24. Completed 100% of category C
25. RENEWED the 2021 Property insurance at a reduced cost.
26. Completed the budget and dues scheduled
27. Scheduled the 2021 annual meeting
28. Completed the 2019 audit, beginning 2020
29. Secured PPP loan forgiveness approval
30. Set up online voting using Election Buddy
31. Met and exceeded the goals for this year,
32. TO BE CONTINUED.....

This Board & Management is open to all suggestions from the membership, feel free to send in your suggestion, thoughts to mrcaboard@mahoganyruncoa.com or info@mahoganyruncoa.com for consideration.



SECURITY CORNER

Chickens – There seem to be an influx of chickens on the property. We are taking steps to curb that situation including engaging persons to trap and remove them. Again we have asked the COA and HOA residents to refrain from feeding any animals outside of the condos, since it attracts other any animal looking for food. We are also now seeing several rats on the property. Please do not feed any kind of animals on the COA property. We also reached out to the HOA regarding this issue. Hopefully they will help us remind their membership to respect the wishes of the COA.

YOU CAN HELP – AD-HOC COMMITTEES

- Architecture
- Communications
- Community Relations (HOA Liaison)
- Insurance
- Landscaping
- Nominating
- Security

Mahogany Run Contact Information:

Masks and social distancing mandatory!

MRCA Administration	310-Middle Golf Village
Office land lines:	340-777-6880 (office)
Cell phone lines:	340-643-2716 or 340-643-2718
Website:	www.mahoganyruncoa.com
For General inquiries:	info@mahoganyruncoa.com
For Work Orders:	llake-inniss@mahoganyruncoa.com
For Accounting:	psmith@mahoganyruncoa.com
For Management:	acallwood@mahoganyruncoa.com
For the Board:	mrcaboard@mahoganyruncoa.com

MRCA BOOKS & PAPERS

If you are a Mahogany Run Condo Association owner and would like to review the associations financials, including books and papers, feel free to contact the office and we will be happy to schedule a mutually convenient appointment. These are yours to review and we provide transparency to any and all available documents, or reports. The only requirements are that you wear a mask and that persons can visit the office one at a time.



Mahogany Run Construction times are as follows

Monday – Friday 8:30am – 4:30pm

Saturday – 9:00a.m – 3:30pm

Sunday – No renovation work

If you have not yet paid March's fees, you too are now delinquent & subject to late fees, and may be added to this list!

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

Owner	Condo	Past Due	Action	Status
R. Schluessel/C. Conti	40 Upper	\$16,275.29	Lien/Legal	Turned over to attorney
Julien Williams	44 Middle	\$43,679.38	legal	Bankruptcy/attorney
Lori Emery	46 Lower	\$10,439.49*	Legal on hold	Payment plan/***
Duane Donavon	47 Lower	\$22,293.53 *	Legal on hold	Payment plan/***
Dennis & Nancy Kissman	59 Upper	\$50,185.27	Legal	Turned over to attorney
George Kendrick	60 Middle	\$14,491.86*	Legal on hold	Payment plan/***
Glenford & Veronica Carty	61 Middle	\$5,340.05*	Legal on hold	Payment plan/***
Chandru Kaycee	65 Upper	\$26,300.80	Legal	Turned over to attorney
Elizabeth Zimmerman	506 UPPER	\$15,066.14	Legal	Turned over to attorney

Activity from the delinquent listing

NAME	CONDO	Payment Plan	Last payment	Plan status	Occupancy
Carty	61M	Current plus additional \$400 per month	March Paid	Current/active	NO
Donavon	47L	Current plus additional \$495.92 per month	March Paid	Current/active	YES
Emery	42L	Current plus additional \$300 per month	March Paid	Current/active	YES
Kendrick	60M	At least \$5,000 per month until current	March Paid	Current/active	NO
Zimmerman	506U	No response/bankruptcy/turned over to attorney	None	Default/Bal \$15,066.14	NO
Dennis Kissman	59M	No response/bankruptcy/turned over to attorney	None	NO Plan/Bal \$50,185.27	NO
Julien Williams	44M	No response/bankruptcy/turned over to attorney	None	No Plan/Bal \$43,679.38	NO
Kaycee	65U	No response/turned over to attorney	None	No Plan /Bal \$26,300.80	NO
Schluessel	40U	Bank/short sale/waiting for the IRB/Bank	None	No Plan/Bal \$16,275.29	NO

Effective ways to pay bills

- **Bill pay through you bank**
- **Direct Debit through our accounting office**
- **Mail a check**





If you have a Board approved service dog or an emotional support animal (ESA)

- **He or She must be on a leash when outside of your home, IT IS THE LAW.**
- **You must scoop all your poop place it in a bag, tie it and dump it.**
- **DO NOT THROW LOOSE DOG POOP INTO THE BINS**
- **Your pet must not be a disturbance to your neighbors.**
- **Your pet may not enter the condo association office**

DOGS

1. Poop – the Trash Haulers and some residents have reported that open animal poop is being thrown in the trash bins. When they remove the covers to remove trash or to dump household trash, the odor is unbearable. At times the trash haulers sometimes have to remove some of the bags to lighten the load and occasionally come in contact with the poop. As you can imagine, this would be quite unpleasant, and nobody should be subjected to this. No to mention this could be a health hazard.
2. Loose animals roaming the property- If you have a service dog or ESA, your animal should be on a leash. It is the law. We are now in contact with VIPD and the Humane Society for assistance in removing the stray animals from MRCA property. If you have a dog running around loose, it will be caught and removed.
3. Your ESA or service animal must be registered with the COA office and all updated documents/records submitted. If you walk your animal, it must be leashed and must be accompanied by you at all times.
4. Remember the **LAW** – It requires that all dogs be leashed when outside of a private unfenced residence.

Storage containers - The following owners still have containers on the property and are being charged \$250 per month by the storage company. Please make plans to remove these containers at your earliest convenience.

Poe - 315 L Heidcamp - 71U, Ferguson- 324 U, Casner - 510U

These storage units must be removed from the property. They are unsightly and impede traffic or take up much needed parking space. Please contact the association's office about removal.....

MRCA Monthly Extermination



Schedules are as follows:



April 2021

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

Monday, April 12th
Tuesday, April 13th
Wednesday, April 14th

May 2021

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

Monday, May 10th
Tuesday, May 11th
Wednesday, May 12th



Hurricane Shutters – the 2021 hurricane season begins on June 1st. Just two months!

- If you have not already done so, please arrange your storm shutter installation.
- If you have shutters be sure to service them.
- If your shutters are faulty, please have them repaired or replaced.

Painting – Our awesome staff are making their rounds painting the exterior of the buildings. We will do our best to contact you with as much lead time as possible to alert you. We apologize for any inconvenience and will try to get through this as quickly as possible. We will try to get through the buildings as quickly as possible. We are aware that they all need painting.



To the brave men and women, thank you for your service

In observation of Memorial Day, MRCOA office will be closed on Monday, May 31, 2021



When today is gone, it will never come again. We can never undo what we did yesterday. Let our time together be a blessing!

Be a friend! Take time to care! Let our words heal don't let them wound.

Always be kind & respectful to each other!

Angela Callwood, General Manager

Mahogany Run Condominium Association