

# Mahogany Run Condo Association

## NOTICE #30 – Wednesday April 3, 2019

MY DEAR MRCA OWNERS, *(a heartfelt message from the outgoing Board President)*

*It is with sadness and regret that I was not be able to attend the MRCA Annual Owners Meeting. I had an emergency medical operation in Florida last December, and my recovery has been long and challenging. Gradually, with the grace of our blessed LORD, and the prayers of many people, I am starting to regain my strength and former vitality, but I am still in Florida-- healing under Doctors' care, and nurses and physical therapists' home visits.*

*It has been my absolute pleasure to serve as your 2018-2019 Board president and I am pleased & honored to pass the gavel on to Sharlene Harris. I am certain that she will make a wonderful Board president. I would like to thank all the Board members for their dedication and their long hours that they have unselfishly given in their efforts to restore our battered MRCA homes after suffering through two Category 5 Hurricanes in less than two weeks apart. Heartfelt thanks to Angela, Charles, Lorraine, Peggy and our entire MRCA staff--they have given their very best in these stressful times taking on much more responsibility without complaints. Last but not least, thanks to all our MRCA Owners who have helped us out with their talents, skills and steady support and encouragement when we really needed it to forge ahead. This has been a long and challenging recovery period for us all.*

*I am so grateful to be a part of this wonderful community of neighbors. I am looking forward to returning to my beloved home and friends.*

*With much affection and caring,*

*Susan Spann, President, 2018-2019*

### From the 2019-2010 MRCA Board

**Hurtful and racist rhetoric towards the staff** *MRCA Owners and Residents, as you know, the entire territory has been in recovery mode since the passage of Hurricanes Irma and Maria in September 2017. The MRCA staff has been working diligently since then, to return the community to its pre-storm appearance. Angela and the rest of the staff deserve our appreciation and respect. Please ensure your communications are professional and above reproach.*

*Recently, our office staff were the victims of racist and hurtful comments from a Mahogany Run Condo Owner. There is no place for that type of vitriol in the Virgin Islands, and, definitely not at Mahogany Run. We, the MRCA Board, vehemently denounce that type of rhetoric and insist that all owners and residents refrain from abusive and hostile actions towards our staff, and anyone in this community..... MRCA 2018-19 & 2019-20 Board of Directors*

The MRCA Annual Owners meeting was held on March 23, 2019. We are pleased to announce that we had a quorum. At that meeting, we had representatives from the and the contractor working on the category A (13) and B (28) to answer questions pertaining to those projects. This portion of the meeting took up most of the 3 plus hours that we were there. Unfortunately, we did not have the percentage necessary to make a change to on line voting. However, most of the owners who did vote, did so in favor of on-line voting. We will try again next year.

Ten people put their hats in the ring and offered to serve on the 2019-20 Board. We commend and thank all for their willingness to devote their time to the betterment of this community. Unfortunately, only four seats were available although we wish we could have them all. The owners who were elected by the membership who voted are:

Andy Capdeville, Cassandra Francis, Bill Quetel and Raul Wong. Ironically all four of these new Board members are in the category A (13) or Category B (28) buildings. We welcome these new members to the Board and thank and encourage all others to get involved by volunteering for a committee.

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The new Board met and organized on Tuesday April 2, 2019 as follows:

Sharlene Harris      President                      Bill Quetel                      Vice President

Charlene Jones      Secretary                      Cassandra Francis      Treasurer

Other Directors are:

Pete Mabe, Mike Lotterman, John Calnan, Andy Capdeville, and Raul Wong.

## COMMITTEES

Architectural – Chaired by Pete Mabe and Raul Wong

Landscaping – Chaired by Mike Lotterman and Charlene Jones

Communications & Website -Chaired by Sharlene Harris

Mahogany Run Partners Communication – Chaired by John Calnan

Insurance – Chaired by Bill Quetel

All committee chairs are looking for volunteers to assist in these areas. Please lend your expertise and your talents to assist in making Mahogany Run Condominium association an even better place to live.

## INSURANCE

PROPERTY HAZZARD INSURANCE      (Theodore Tunick Insurance Company)

- The Sub-Limit for Wind and Flood is a Firm \$25,000,000
- The Premium for the Policy, as Is, is \$961,278 and covers 73 of our 86 Buildings
- The Builders Risk Policy will be for a maximum of \$5,000,000 covering the 13 Buildings and covers six months from May 2019 thru September 2019.
- The premium for the Builders Risk is Estimated at \$50,000 for the Five Months.
- The Plan is to move Six Buildings to the Overall Valuation at the end of July and the remaining seven in September at a pro-rated premium estimated at \$60,000
- We are required to complete a revised Complete Property Valuation by September 30.

Other insurance policies include:

General Liability Insurance and commercial automobile - Through Tunick,

Crime Insurance and Directors and officers Insurance - Through Naush Hogan & Murray

Employee health care -Through United Health Care (All Savers plan)

**\*\*Mahogany Run Condominium Association has renewed the property insurance effective March 1, 2019. Please be reminded that the Association’s hazard policy only covers the common areas such as the roofs, structures, foundations, etc. Owners are encouraged to secure their own policies which would cover items such as contents and loss of use, although this is optional in most cases.**

If you have a mortgage and need evidence of insurance to satisfy your loan requirements, please email Loraine in the COA office at [llake-inniss@mahoganyruncoa.com](mailto:llake-inniss@mahoganyruncoa.com)

## **FINANCIALS**

### **Insurance Proceeds and expenditures Overview**

- Insurance Proceeds \$25,000,000
- Spent To Date \$11,588,055.25
- Balance \$13,411,944.75
- Committed:
  - The 13 Contract Balance \$ 4,630,559
  - Estimated for inspections on Category A \$ 156,000
  - The 28 Contract Balance \$ 7,652,101
  - Estimate on Inspections for Category B \$ 156,000
- Total \$12,594,660
- Balance after expenses above \$ 817,284.75
- Owed to Hurricane Fund for Insurance \$ 668,938
- Projects funded through hurricane proceeds:
  - Project Windows and Doors \$ 575,000
  - Spalling \$ 40,000
  - Supplies \$ 50,000
  - Roof Projects \$ 69,000
  - Electrical Upgrade \$ 60,000
  - Painting \$ 30,000
  - Maintenance Projects \$ 55,000
- Total Budgeted Expenditures \$879,000

Summary of Insurance Expenditures as of April 1, 2019	Amount spent to date
Code 1 - Initial/Clean-up	\$ 983,937.92
Code 2 - Building Repairs-General	\$ 476,646.22
Code 3 - Building Repairs "The 28"	\$ 1,369,262.12
Code 4 - Initial Round of Mold Remediation	\$ 555,644.06
Code 5 - Extra Expense Including Sill Expense	\$ 1,618,525.55
Code 6 - Armed Security	\$ 76,700.00
Code 7 - Insurance Photos	\$ 1,200.00
Code 8 - Generators	\$ 34,179.26
Code 9 - Hurricane Supplies	\$ 197,557.09
Code 10 -Payroll	\$ 127,158.93
Code 11 - 13 Buildings Demo & Rebuild	\$ 6,120,594.10
Code 12 - Phase 3 Window and Door Repairs	\$ -
Code 14 - DPNR Inspections	\$ 26,650.00
<b>Total:</b>	\$ 11,588,055.25

## [REBUILDING MAHOGANY RUN CONDOMINIUMS](#)

### Status of the "13" rebuild project (Category A)

**23 & 24** Roofing complete, flashing almost complete. 99% exterior windows & doors installed. installation of interior doors and closet doors, priming exterior of building, installing electrical receptacles and switches, installing breakers and panels.

**26, 30** All roof sheathing and metal complete, finishing exterior sliders 80-90% complete, installing interior cement Board, installing flashing on the roof.

**46** – Sheathing, vulkem, and insulation complete, installing windows and sliding glass doors 80% complete

**61, 65** All sheathing and vulkem & insulation installed, ready for roof metal

**31, 32** Sheathing & vulkem installed, framing interior, roof metal on Bldg. 31 scheduled for 4/8, window installation on 31 starts 4/8 32 will follow shortly thereafter

**310 & 311**-sheathing & volkem complete ready for insulation

**312** scheduled for concrete pouring of columns & beams for 4/5

**315** – Masonry completed, columns & beams scheduled for 4/29

**Custom Builders promised an estimated completion schedule for these buildings to be delivered by 4/8/19.**

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

Originally, it was estimated that these buildings would take three months from begin to completion. However, as they enter the different types of buildings, in particular the Bs and the Ds, they are finding additional work necessary to accomplish the goals. Due to the amount of work necessary, the schedule is being revised again. As soon as it is finalized it will be distributed appropriately. The list below are the actual scheduled buildings. The other ones will be following shortly.

Location	Scheduled start	Status	Location	Scheduled start	Status
25 Upper	Jan 7, 2019	In Process	29 Upper	Jan 21, 2019	In Process
64 Upper	Feb 4, 2019	In Process	62 Upper	Feb 18, 2019	In Process
66Upper	March 4, 2019	In Process	67Upper	March 4, 2019	In Process
43 Upper	April 1, 2019	In Process	44 Upper	April 1, 2019	In Process
45 Upper	April 29, 2019		314 Upper	May 13, 2019	
68 Upper	May 27, 2019		53 Upper	June 10, 2019	
16 Upper	June 24, 2019		69 Upper	July 22, 2019	
60 Upper	TBA		48 Upper	TBA	
71 Upper	TBA		59 Upper	TBA	
47 Upper	TBA		313 Upper	TBA	
56 Upper	TBA		316 Upper	TBA	
49 Upper	TBA		324 Upper	TBA	
323 Upper	TBA		48 Upper	TBA	
322 Upper	TBA		59 Upper	TBA	
510 Upper	TBA		313 Upper	TBA	

Note – As soon as we get updated scheduling from the contractors, we will advise accordingly. We apologize for the inconvenience. Please know that this is not within the control of the Board nor MRCA Management. We must let the contractors do their work efficiently and safely. In the long run, we will be better for it.

Walkthroughs with contractors and management are being scheduled accordingly.

**(Category C)**

Windows and Door replacement – we are still working on the details of this project. Although the Board has selected a window package that includes impact resistant units, we want to make sure that the areas surrounding them are also impact resistant robust surfaces.

Storm Shutters – Due to high amount of construction being done, the Board has decided to relax the deadline on storm shutters. However, the policy that all windows will have to be shuttered remains. The deadline will be announced as the completion of the major projects are near.

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## Extermination



**Schedules are as follows:**



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

Monday April 8th  
Tuesday April 9th  
Wednesday April 10th

### MRCA Administration

- 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**      **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      [mrcaboard@mahoganyruncoa.com](mailto:mrcaboard@mahoganyruncoa.com)

### **Board Info:**

MRCA's Board will meet least once per month usually the 2<sup>nd</sup> Thursday evening of each month and occasional Saturday Mornings for inspections and walk throughs of the construction projects. Additionally occasional, urgent in person or teleconference sessions when needed). Urgent issues warranting immediate discussion may also be done via email.

MRCA 2018-2019 Board Members are:

<b>President</b>	<b>Sharlene Harris</b>	<b>Vice President</b>	<b>Bill Quetel</b>
<b>Treasurer</b>	<b>Cassandra Francis</b>	<b>Secretary</b>	<b>Charlene Jones</b>

**Other Board members:** John Calnan, Pete Mabe, Michael Lotterman, Raul Wong

April's Statements were sent out on April 4. You will notice a slight increase in dues as indicated in this chart.

As of April 1, 2019, the dues schedule is as follows:

UNIT TYPE	O&M	SBA	INSURANCE	SEWER	TOTAL
1 BR B	396.45	8.30	297.86	34.00	736.62
1 BR B/A	433.09	9.38	342.73	34.00	819.20
1 BR B/B EFF	252.97	4.06	122.16	34.00	413.19
1 BR C	424.16	9.12	331.80	34.00	799.08
1 BR D	398.61	8.36	300.50	34.00	741.47
2 BR A	538.08	12.49	471.30	68.00	1,089.88
2 BR B MIDDLE	532.85	12.33	464.89	68.00	1,078.07
2 BR B UPPER	536.24	12.43	469.04	68.00	1,085.71
2 BR D MIDDLE	536.55	12.44	469.42	68.00	1,086.40
2 BR D UPPER	539.93	12.54	473.57	68.00	1,094.04
3 BR E	713.59	17.54	686.22	102.00	1,519.34

## 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	\$8,585.38	lien filed	Small claims TBA
R Schluessel & Cynthia Conti	40 Upper	\$3,141.88*	lien filed	payment plan
Cynthia Brandt	41 Upper	\$6,532.69	lien filed	Small claims TBA
Julien Williams (Bankruptcy)	44 Middle	\$9,696.86	Lien filed	Small claims TBA
Duane Donavon	47 Lower	\$19,545.27*	Consent judgement/execution	TBA
Dennis & Nancy Kissman	59 Upper	\$14,795.61	lien filed	Small claims TBA
George Kendrick	60 Middle	\$11,540.50	lien filed	Small claims TBA
Elizabeth Zimmerman	506 Upper	\$13,582.39*	lien filed	payment plan

### ***\* Indicates one or more payments made since last update***

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 March's fees, you too, are now delinquent!**





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.

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.

Our Website is BACK!!!! Visit our recently re-launched website at [www.mahoganyruncoa.com](http://www.mahoganyruncoa.com)

**Going forward**, our website will be automatically sending out the new letters and updates. This month you should get it from Lorraine as well as the website. If you do not receive it from the website, please let us know so that we can be sure to add you for next month.

## Trash Pickup

- Generally picked 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 and rodent free....
- **PLEASE DO NOT place items such as .....**
- **FURNITURE**
- **PLUMBING**
- **CONSTRUCTION DEBRIS**
- **APPLIANCES at the bins**

Only household garbage should be placed in the receptacles

**NO EXCEPTIONS!**



*In observance of Good Friday,  
the office will be closed on Friday April 19, 2019*

*Angela Callwood, Manager  
Mahogany Run Condo Association*

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



# PLAY BRIDGE

Join the St Thomas Bridge Club on  
Monday or Thursday nights from  
6:30 PM

Located at Al Cohen's Plaza (on Raphune  
Hill)

Contact: Joy Stanley

Cell Phone: (340) 643 - 1827

Text: (340) 643 - 1827

Email: Joy1k@AOL.Com

Play Bridge - It's a Fascinating Game  
Meet New Friends Too!

ACBL Club Member



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## NEW YEAR. NEW VIBES. NEW SCHEDULE.

### MONDAY

7AM - HOT YOGA  
5:45PM - ZUMBA FIT  
6:45PM - BEGINNER'S RIDE

### TUESDAY

6:45PM - SELF DEFENSE

### WEDNESDAY

5:45PM - ZUMBA FIT  
6:45PM - OLD SCHOOL RIDE

### THURSDAY

6PM - POP CYCLE  
7PM - YOGA - ALL LEVELS

### FRIDAY

5AM - SUNRISE CYCLE  
7PM - SOCA CYCLE & SIP

### SATURDAY

9AM - SELF DEFENSE

### SUNDAY

8AM - MORNING SPIN  
9AM - KICKBOXING

### OUR PRICING:

DROP IN CLASS - \$20

5 CLASS PACKAGE - \$75

10 CLASS PACKAGE - \$135

20 CLASS PACKAGE - \$240

1 MONTH UNLIMITED - \$150

Register online:

[www.sweetfitvi.com](http://www.sweetfitvi.com)

You can also call or  
text to reserve your  
spot! 340.626.9942

**SWEET FIT** VI  
FITNESS STUDIO

**Sweet Fit VI located in Tillett Gardens  
4126 Anna's Retreat St. Thomas VI 00802  
[www.sweetfitvi.com](http://www.sweetfitvi.com) 340.626.9942**