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# Mahogany Run Condo Association

## NOTICE #31 — Tuesday May 7, 2019

**Dear Residents,** as we approach the 2019 hurricane season and reflect on our journey since the 2017 hurricanes, it is hard to imagine how much we have endured since then and all the processes involved. We struggled on through the recovery period while learning that we can get by with a lot less than we thought. We lived for months without electricity or running water and survived! We are now in the rebuild stage, learning to have patience and realizing that things especially construction on an island where it is prevalent takes longer than we anticipate, or want. We are looking forward to and longing for the restoration phase, and returning to life at Mahogany Run Condo Association, as we know it and love it. #We Are Stronger Than We Think!

**Weather** - According to NOAA, there are no tropical cyclones in the Atlantic, at this time. However, be reminded that the Atlantic hurricane season runs from June 1<sup>st</sup> to November 30<sup>th</sup>. #Pray, Plan, Prepare! Rain is far and few between this year and much needed. You will notice the greenery is now very brown and dry. Although some parts of the country are experiencing severe weather including flooding, we here in St. Thomas need and are hoping for rain every day. While the month of May is statistically one of the rainy months here, we have not seen it. However, we wait. In the meantime, we are asking everyone to conserve water as much as possible!!! CONSERVE! CONSERVE! CONSERVE! Check the toilets and make sure they are not constantly running! Every drop helps!

### Board News:

The Board met and on April 16, 2019 to conduct its monthly meeting. The meeting began with an open session where 6 owners in the "28" project attended. There was a brief update on the financial status, followed by updates from all committees. The minutes will be posted on the MRCA website following approval on May 9, 2019 meeting scheduled for Thursday, May 9, 2019.

The Board meets again on May 9, 2019 following a bi-weekly status update meeting with Management, the contractors, engineer/architect along with the architecture committee on May 8, 2019. The purpose of the meeting is to get current updates on the two huge projects "13" & "28", and to discuss any issues or concerns.

### INSURANCE INFO:

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

We are in process of renewing the builder's risk insurance policy for the 13 buildings that are being re-built. We are now evaluating a quote we received a quote that is over 7k less than last year's premium. The insurance committee is will be reviewing this information and making a recommendation to the Board. As we get the buildings back from the contractor, those buildings will be rolled back into the umbrella policy.

## **FINANCIALS**

### **Insurance Proceeds and expenditures summary to date:**

<b>Insurance proceeds</b>		<b>\$25,000,000.00</b>
Demo/clean up	\$ 965,404.92	
Building repairs	\$ 427,962.11	
Demo/Rebuild Project A "13"	\$ 6,636,744.65	
DPNR Inspections	\$ 26,312.50	
Project B "28"	\$ 1,654,745.33	
Contents / Repairs	\$ 730,636.92	
Extra Expenses	\$ 2,045,902.12	
Armed Security	\$ 85,800.00	
Insurance photography	\$ 1,200.00	
Portable Generators	\$ 30,043.85	
Hurricane supplies	\$ <u>236,997.74</u>	
<b>TOTAL HURRICANE RELATED EXPENSES</b>	<b>\$ 12,841,750.14</b>	
<b><u>BALANCE OF INSURANCE FUNDS</u></b>		<b><u>\$12,158,249.86</u></b>

### **Project 13**

Contract price	\$9,383,780.00	
Cost of Spalling	\$ <u>188,640.00</u>	
Total cost	\$9,572,420.00	
Spent to date	<b>\$5,381,569.62</b>	
Balance to complete project		\$ 4,190,850.38

### **Project 28**

Contract price	\$8,957,369.00	
Spent to date	<b>\$ 1,635,627.17</b>	
Balance to complete project		\$7,395,730.31



**Communication with the Contractors, interruptions and construction Zones**

During a recent meeting with Custom Builders’ management , it was mentioned that over the duration of the two major projects, project managers, superintendents and other Custom Builders’ employees have been approached by various members of the Mahogany Run Community to discuss the projects’, status’, procedures, methodology, request data, and a number of other topics. As a courtesy and out of respect, the Custom Builders management and staff have always stopped and taken the time to discuss these items with many residents. However, Custom Builders notes that this is counterproductive and takes away from time that should be spend completing the projects. In order to avoid unnecessary delays Custom Builders requests that we streamline the communication to only the representatives between both parties. They also reminded us, that these areas are construction sites and potential liable situations for both the contractor and Mahogany Run. We and they realize that at some point the owners in these projects will need to view and have some discussion with the contractors, and they are willing and want to schedule those as we do the walk-throughs. Therefore, in order to avoid additional interruption, we encourage owners not to enter these hazardous zones and not to stop the Custom Builders employees from doing their work. Please direct your questions and requests for scheduling viewing, and discussions with the contractors to the MRCA management office or to the MRCA Board for clarification and arrangements. This way, owners will be directed to the appropriate persons rather than just approaching random contractor employees or subcontractors. Thank you for your understanding, this is for the best for all parties!

**REBUILDING MAHOGANY RUN CONDOMINIUMS**

**Final schedule for completion for the “13” Rebuild Buildings**

The following final completion dates were provided by Custom Builders. Custom Builders will notify MRCA 30 days prior to the inspections for each building.

23, 24 & 26	June 30, 2019	23 & 24 Exterior primed and painted working on 26
30	July 7, 2019	Priming and painting interior
31, 32	July 31, 2019	31 roof metal complete, beginning 32. Ext sliders done 31- doing 32
46	July 19, 2019	Sliders installed, roof metal installed - interior plastering being done
61, 65	September 30, 2019	installing sliders and framing interiors
310, 311, 312, 315	November 4, 2019	310 roof sheathing installed installing on 311 installing rafters on 312

**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 listing below represents the buildings under construction as well as the scheduled buildings as of May 6, 2019. If your condo is listed below and have not done a walk through, please contact us to schedule one. If anything changes, we will let you know at the earliest convenience.

<b>Location</b>	<b>Started</b>	<b>Status</b>	<b>Comments</b>
25 Upper	Jan 7, 2019	On-going	Diff in original plan to actual/temp delay/windows ordered
29 Upper	Jan 21, 2019	On-going	Diff in original plan to actual/temp delay/windows ordered
64 Upper	Feb 4,2019	On-going	Diff in original plan to actual/temp delay/windows ordered
62 Upper	Feb 18, 2019	On-going	Diff in original plan to actual/temp delay/windows ordered
66Upper	March 4, 2019	On-going	Diff in original plan to actual/temp delay/windows ordered
67Upper	March 4, 2019	On-going	Diff in original plan to actual/temp delay/windows ordered
43 Upper	April 1, 2019	On-going	Diff in original plan to actual/temp delay/windows ordered
44 Upper	April 18, 2019	On-going	Diff in original plan to actual/temp delay/windows ordered
45 Upper	April 29, 2019	On-going	Demolition in progress
<b>Location</b>	<b>Schedule</b>	<b>Status</b>	
69 Upper	May 13,2019	As scheduled	Condo emptied/ready to go
53 Upper	May 27, 2019	As scheduled	Condo emptied/ready to go
16 Upper	June 10, 2019	As scheduled	New owner/on the way to empty condo
68 Upper	June 24, 2019	As scheduled	Condo 80% ready – Need Walk through
314 Upper	July 8,2019	As scheduled	Emptied ready to go
309 Upper	July 22, 2019	As scheduled	Emptied ready to go
316 Upper	August 5, 2019	As scheduled	Please contact the MRCA office
313 Upper	August 19, 2019	As scheduled	Please contact the MRCA office need walk thru
322 Upper	September 2, 2019	As scheduled	Please contact the MRCA office need walk thru
323 Upper	September 30, 2019	As scheduled	Please contact the MRCA office need walk thru
324 Upper	October 14, 2019	As scheduled	Please contact the MRCA office need walk thru
49 Upper	October 28, 2019	As scheduled	Please contact the MRCA office
48 Upper	November 11, 2019	As scheduled	Please contact the MRCA office need walk thru
47 Upper	November 25, 2019	As scheduled	Please contact the MRCA office
56 Upper	December 9, 2019	As scheduled	Please contact the MRCA office
59 Upper	December 23, 2019	As scheduled	Please contact the MRCA office need walk thru
60 Upper	January 6, 2020	As scheduled	Please contact the MRCA office need walk thru
71 Upper	January 20, 2020	As scheduled	Please contact the MRCA office need walk thru
510 Upper	February 3, 2020	As scheduled	Please contact the MRCA office need walk thru

**(Category C)**

Windows and Door replacement – We have not forgotten this important project. We are still investigating methods of shoring up the areas that will be receiving the windows. This is also a very costly project and we want to make sure that we are not throwing good money after bad. In order to make them work as impact product, we need to make the area impact as well. Ails 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.

**Extermination**



**Schedules are as follows:**



**MAY, 2019**

- Buildings 7-32 Monday May 6th
- Buildings 40-49, 54-69 Tuesday May 7th
- Buildings 50-53, 71-73,308-324, 501-516 Wednesday May 8th

**JUNE, 2019**

- Buildings 7-32 Monday June 10th
- Buildings 40-49, 54-69 Tuesday June 11th
- Buildings 50-53, 71-73,308-324, 501-516 Wednesday June 12th

**MRCA Administration:**

Office phone lines	<b>340-777-6880</b>	Office Fax line <b>340-777-6886</b>
Cell phone lines:	<b>340-643-2716</b>	<b>&amp; 340-643-2718</b>
Website	<a href="http://www.mahoganyruncoa.com">www.mahoganyruncoa.com</a>	
For General inquiries	<a href="mailto:info@mahoganyruncoa.com">info@mahoganyruncoa.com</a>	
For Work Orders	<a href="mailto:llake-inniss@mahoganyruncoa.com">llake-inniss@mahoganyruncoa.com</a>	
For Accounting	<a href="mailto:psmith@mahoganyruncoa.com">psmith@mahoganyruncoa.com</a>	
For Management	<a href="mailto:acallwood@mahoganyruncoa.com">acallwood@mahoganyruncoa.com</a>	
For the Board	<a href="mailto:mrcaboard@mahoganyruncoa.com">mrcaboard@mahoganyruncoa.com</a>	

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# Happy Retirement Rita!



**So hard to say Good Bye, so we will only say Farewell!!!!**

A heartfelt farewell to the one and only, Rita Benjamin, aka "THE ENFORCER" Rita has worked at Mahogany Run for over thirty-three (33) years! After all those years of dedicated service, Rita who is known as one of the most no-nonsense and loyal employees of the Security team, has decided that it is time to call it quits.

Rita is part of the family and almost seemed like a permanent fixture at Mahogany Run, and we never saw this coming! And so, as of May 13, 2019 Rita will retire from this community and work her magic in her garden full time, where she usually spends her spare time.

On behalf of the staff and residents, we extend our gratitude for all that Rita has given to the community. We wish Rita all the best and pray for a happy and healthy retirement and hope that she fulfills all your dreams!

We will certainly miss her presence at the Mahogany Run gate and hope that she will drop by Mahogany Run occasionally to grace us with her presence!

We Love You Rita!!!

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## 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. Occasionally there will be 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:

**President**                **Sharlene Harris**

**Vice President**        **Bill Quetel**

**Treasurer**               **Cassandra Francis**

**Secretary**               **Charlene Jones**

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

**Common Charges/Dues** May's Statements sent out 5/7. If you did not receive your statement, please let us know.

- Statements are normally sent by the 4<sup>th</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	\$2,484.48*	lien filed	Making payments
R Schluessel & Cynthia Conti	40 Upper	\$3,141.88*	lien filed	payment plan
Cynthia Brandt	41 Upper	\$7,694.92	lien filed	Small claims TBA
Julien Williams (Bankruptcy)	44 Middle	\$10,957.97	Lien filed	TBA
Duane Donavon	47 Lower	\$20,480.88*	Consent judgement/execution	TBA
Dennis & Nancy Kissman	59 Upper	\$16,065.46	lien filed	Small claims TBA
George Kendrick	60 Middle	\$12,753.96	lien filed	Small claims TBA
Elizabeth Zimmerman	506 Upper	\$12,502.90*	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 April’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.





**In Observation Of Memorial Day  
The MRCA Office Will Be Closed  
On Monday May 27, 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



## 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

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FITNESS STUDIO

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[www.sweetfitvi.com](http://www.sweetfitvi.com) 340.626.9942**