

Mahogany Run Condo Association

NOTICE #41 – Friday, March 6, 2020

Dear Residents,

We are finally nearing the end of the three major post 2017 hurricane rehabilitation projects. We are actively trying to find innovative ways to continue with the recovery having exhausted the majority of our insurance proceeds on these projects along with other initial and continuing projects and other necessary and important items especially where safety is concerned. We invite any owner to give us suggestions and assist in the brainstorming discussions for additional resources. Our goal has been and continue to be to make Mahogany Run Condominiums and its owners whole, while limiting the financial strain as much as possible. We were able to renew the insurance as of March 1, 2020 after reaching out to three companies, we feel we made the best possible choice for MRCA. However, rebuild Costs have gone up significantly since the hurricanes and along with that comes increases in insurance premiums. The documents for the upcoming annual meeting are almost complete. One of the major pieces is the new budget. The Board (budget committee) and Management have spent several hours on several different occasions going over the numbers and looking for ways to reduce the impact. We expect to have this finalized by early next week and will send the packet out all owners shortly thereafter. Rumors are swirling about dues being doubled, etc. Please wait for the actual information before believing and spreading the rumors. We expect an increase, but the actual numbers have not been determined yet. This will all be worked out in the very near future.

Additionally, there have been rumors regarding specification changes and incorrect roof metal installations. Owners have been seen on the roofs, and trade contractors in St. Thomas are talking about being invited onto the roofs to see how the screws are installed. MRCA Board and management, along with the individuals contracted to oversee the major projects have gone through significant lengths to prove over and over that the roof material is in fact installed to manufacturer's specification. More importantly, individual owners do not have the authority to go on to the roofs nor bring strangers on the roofs. This is a liability issue and we urge you to refrain from taking these irresponsible actions that could cause potential harm to the association.

We urge us everyone to work together as we continue to rebuild Mahogany Run. We are all in this together!

T E A M

Together Everyone Achieves More

- Our 2020 Insurance Has been renewed as of March 1st 2020
Evidence of Property Insurance Certificates are now available, if you need an EPI for your financial institution or Mortgage Lender please contact our office for assistance.

Board NEWS

The Board has continued to meet to discuss the upcoming budget and to brainstorm ways to reduce the financial impact to the MRCA owners relative to continuing the rehabilitation process. The final budget will be sent out shortly.

The Board had its monthly Board meeting on Thursday, February 27, 20 at 6:00 pm. Three owners attended the open forum to discuss, Board minutes not found on the website, architectural and engineering specifications, and the issue of trash pick-up at Mahogany Run Condo Association.

Follow up - MRCA website was inactive (crashed) since the 2017 hurricanes. The website was rebuilt and published in January 2019 Minutes from the previous two months were uploaded. No prior minutes were ever on this website.

Follow up – no minutes posted from meetings since November 2019? Minutes are presented by the Board secretary at the following Regular scheduled Board meeting for approval. The approved minutes are then turned over to the MRCA office for uploading to the Website. MRCA did not have a Board meeting in December, therefore the minutes for November was approved in January and subsequently uploaded within the 2week time frame which is the standard requirement.

****NOTE** – Although, there were sub committee meetings by the Board, such as budget or architectural meetings, these are not the regular scheduled Board meetings. There are discussions that are then brought to the entire Board as agenda items for and then incorporated into those minutes. The budget meetings in January, February and March are mostly brainstorming looking at different scenarios to come up with an approved budget in the least impactful way possible. There are no minutes for those meetings.

Website, Minutes & Updates - This Board and the past two Boards have made all efforts to be transparent about the ongoing projects, going above and beyond the stipulations for sharing documents outlined in the Association's ByLaws. According to the ByLaws, books and records are to be made available to owners, upon reasonable request, in the Association's office. Understanding the large projects/tasks ahead of us as well as owner-justified need for information, towards the end of 2018, our website that had crashed and was dormant was redesigned and rebuilt by our MRCA staff and published in on January 8, 2019. The Board meeting minutes from the prior two months, November 2018 and December 2018 along with many project documents and other pertinent information were uploaded to the new and much improved MRCA website. The MRCA staff now sends the newsletter via the website and invite owners to sign up for a username and password in order to access secured areas. If you have not done so, please reach out to the MRCA office for your invitation to sign up. There is no person strictly designated to the website but is managed and maintained by the MRCA administrative staff who designed it. The MRCA staff use the website to send out information relative to approaching storms and other deemed emergency information to owners and residents, which is a new feature.

However, adding more information to the new and improved site apparently has led to rumors and false information about the project and its scope being spread throughout the community and apparently now around the island, and other rumors about minutes being removed from the site. **THIS IS ABSOLUTELY NOT TRUE.**

Our staff (on their own) designed this site in an effort to efficiently send out and place information for owners to peruse. When information is provided, such as minutes they are uploaded to the site. Since the launch on January 8, 2019, no information has been removed from the site. Managing the site is no one's primary job, and it was the MRCA administration that decided to build a website(both the initial one and the current one) in the first place, noting that there was not one. We work on it when we can find some time to "spare". So, please bear with us if we don't get it right all the time, there are a lot of moving parts here and we are trying to navigate and maintain all of this in the best way we can.

While the information is shared on the site, without context and history and a knowledge of steps taken at various points, it is possible to misunderstand. The Boards of **2017, 2018 & 2019** have all worked to stretch the insurance settlement as much as possible, with the goal of returning folks to their home and pre-storm or better conditions, as quickly as possible.

There are no secrets. If you have questions, please reach out to the office or a Board member. Please schedule a time to review documents in the office, with someone on hand to answer any questions you may have. There are lines being drawn within the community which do not foster the environment to which long-standing owners are accustomed. Within the last week, several owners have stated the community is not feeling as it used to because of these divisions

Status of the "13" Rebuild Buildings



The thirteen total loss buildings are pretty much done, and keys have been turned over to MRCA. There are a few minor items to be completed and are being worked out with CB. Some interior doors were re-ordered per the direction of the architect who was not satisfied with the product in a few condos. Please inspect your condos and let us know if any issues need to be addressed. We have a one-year warranty with the contractor. Call Earnest of CB if you have any concerns or if you want a walk through. Earnest can be reached at 678-575-7299.

Certificates of Occupancy - We now have certificates for all of the thirteen buildings. Copies were emailed to all owners. If you need a copy, please contact the office. If you need to reinstate your power with WAPA, you will need this document.

Storage Units - All owners in buildings 23, 24, 26, 30, 31, 32, 46 61, & 65, who have not turned over the storage containers are now being billed the \$250 per month for each month they are not turned over.

All owners in buildings 310, 311, 312 & 315 are required to turn over the storage containers by March 31, 2019. Any owners in those buildings missing that deadline, will be billed the \$250 monthly fee.

Current Status – Repair of 28 – Buildings with roof and structural damage

Meeting with owners of the 28 - In an effort to provide some clarity and answer to questions, on Saturday February 29th, a meeting was held at Sanderling Pool with owners in the Category B project, which focuses on roof and Structural enhancement. Representatives from the contractor (Custom Builders) as well as the architect/engineering firm hired to design and oversee the project were on hand. Owners were provided copies of the contract, the adjusters summary for each building, plan documents as well the roofing material specifications. They were also provided the opportunity to ask questions or state concerns relative to the project.

CURRENT STATUS OF “28” (Updates below provided by the contractor)

Condo	Floor Protect	Scaffolding & Roof support	Demo	Exterior Beams	Center Beams	Plaster	Steel Beams	Facia	Roof Install	Doors & windows	Interior Partitions	Electrical changes	Complete w/ Minor punch list items
25U	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Done
29U	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Done
64U	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Done
62U	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Done
66U	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Done
67U	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Done
43U	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	
44U	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	
45U	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	100%	90%	
69U	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	90%	100%	
53U	100%	100%	100%	100%	100%	100%	100%	%	100%	%	%	50%	
16U	100%	100%	100%	100%	100%	100%	100%	100%	100%	%	%	50%	
68U	100%	100%	100%	100%	100%	100%	100%	100%	100%	70%	40%	40%	
314U	100%	100%	100%	100%	100%	100%	100%	%	50%	%	%	40%	
309U	100%	100%	100%	100%	100%	90%	100%	%	50%	%	%	40%	
510U	100%	100%	100%	100%	100%	90%	100%	%	100%	%	%	40%	
313U	100%	100%	100%	100%	100%	100%	100%	%	100%	%	%	40%	
49U	100%	100%	100%	100%	100%	100%	100%	%	90%	%	%	%	
316U	100%	100%	100%	100%	100%	50%	%	60%	%	%	%	40%	
323U	100%	100%	100%	100%	100%	%	%	%	%	%	%	%	
322U	100%	100%	100%	100%	100%	%	%	%	%	%	%	%	
71U	100%	100%	100%	100%	100%	%	%	%	%	%	%	%	
56U	100%	100%	100%	100%	100%	%	%	%	%	%	%	%	
59U	Being	emptied	Ready	For	Thurs	March	13, 2020	%	%	%	%	%	
60U	100%	100%	100%	50%	%	%	%	%	%	%	%	%	
324U	100%	100%	100%	60%	%	%	%	%	%	%	%	%	
48U		100%	50%	%	%	%	%	%	%	%	%	%	
47U		100%	50%	%	%	%	%	%	%	%	%	%	

**As the condos are turned over, you may find minor details that need attention, please let us know as soon as possible so that they can be addressed by the contractors...please inspect carefully, more eyes are better than less.

ROOF METAL INSTALLATION - projects 13 & 28 From the Architect/Engineer (A/E):

The roofing section project specifications state **Bridgesteel U.O.N or Approved Equal**.

As with most building materials for this project we specify a material or manufacturer's product as a quality benchmark. In this particular case we established the material gage and finish of a recognized quality product knowing full well that we would likely entertain an approved equal product from another manufacturer. This occurs when the contractor buys out the job and finds that the suppliers may not be able to deliver the quantity of material on the schedule required. During this last hurricane cycle not just the Caribbean but other sections of the country were impacted with severe damage placing a huge demand on metal roofing manufacturers and suppliers to meet demand. Custom Builders was able to secure all of the metal roofing required from a single source manufacturer which is a project requirement within the time frame required to continue with both projects on schedule.

The sequence of the process is typically as follows:

The Contractor prepares a product submittal form along with product information and specification for review to the Architect/Engineer (A/E) only after they have established that if an equal product will meet the project requirements and schedule.

The A/E reviews the material and either accepts it, rejects it or makes notes to modify what is presented for use in the project. This all occurs prior to placing material orders with suppliers.

The Submittal process is consistent and includes e-file data base of the reviewed and accepted materials for use on the project. The A/E maintains this data base including a log which we can make available to the Owner upon request. Typically, on a project of this nature the A/E will turn over these documents for the Owner to archive so that future replacement materials can be matched with what has been used if necessary.

Additionally the Owner is typically requested to contribute input to material selection as was done in this case for selection of the panel color and compliance with the product specification due to the sensitivity to the performance of the roofing system given the severe storms which we receive in our location.

Once the submittal is vetted the A/E releases it directly to the contractor who is then responsible to purchase and have the material delivered in accordance with the construction schedule requirements.

NOTE - The Manufacturer's (PAC) installation Specification sheets will be placed on the website for all interested parties to review. For convenience, any owner can request a hard copy form the MRCA office.

CONTRACTOR INSTALLATION WARRANTY - All roof work is under contractor's warrantee. Custom Builders have stated that they stand by their work and discussed their willingness to add an additional year to the standard one-year warrantee for the roof metal **installation**. According to the roofers, if there are any issues, they usually show up with within the first year with the different weather patterns. Custom Builders has offered to extend the standard one-year Warranty for the installation of the metal roofing for both contracts at the Mahogany Run Condominiums (13 & 28 Buildings) for an additional year. This means the Warranty will be extended from 1

year to 2 years, Free of Charge. The extension of this warranty is contingent, however, on MRCA contacting Custom Builders to address any leak issues that may occur. Custom Builders stresses the importance of Unit owners and other individuals refraining from climbing on, traversing, attempting to diagnose leaks or making repairs on the roof. CB has noted that these actions will result in the extended warranty offer being withdrawn and voided.

Please do not take matters into your own hands. Owners should report any leak issues that they may suspect so that we can arrange to have the general contractor and/or the roofing contractor address them accordingly. We have had reports of owners going on the roof and even taking their personal finishing contractors such as carpenters/cabinet makers on the roofs. This is potentially a huge liability for the association and is not allowed!!!

Warning! Only authorized MRCA employees and MRCA contractors are allowed on the roofs!!!

(CATEGORY C)

This project is done, with a few minor touch ups such as painting and finishing items. A few openings that were blown out and missed in the initial order have been reordered and should arrive shortly.

Hurricane Shutters - As you know, it is now the policy of Mahogany Run Condo Association for all condos to be shuttered with hurricane protection. Although, the deadline date was relaxed due to the rebuilds. However, you can still go ahead with your shutters (and we recommend that you do) Simple make sure that you shutter installer has a copy of our new window/slider specifications. Installing a shutter that will not fit the new window will cost you unnecessary money!

ANNUAL MEETING The 2020 Annual is now confirmed for Saturday March 28, at the University of the Virgin Islands, St. Thomas' Campus. The formal notice of the annual meeting was sent out via the MRCA website along with a proxy form. If you are not able to attend, please proxy someone so that we may have a quorum. Please expect the full annual meeting packet sometime soon. The annual meeting packet is being put together. As soon as we have the new budget, we will send out the packet.

2020 Annual Meeting Packets Will Be Out Next Week

2020/2021 - Board of Directors 2020/2021 BIOs are in and four seats are up for grabs. There will also committees including Architectural, Security, Landscaping, Budget, Insurance and more. Even if you do not want to be on the Board, please sign up for a committee. Thank you for your willingness to be of assistance.

Safety & Security — With all the work on the property, and the excessive number of strangers around, we cannot be careful enough. Please continue to monitor your things and your property. We are working on ways to help owners better secure their property, but we need you to also safeguard their items. We have got to do this together!

BE VIGILANT AND REPORT ANY STRANGE ACTIVITY!!!!



MRCA Monthly Extermination

Schedules are as follows

March 2020

- Buildings 7-32 Monday, March 9th
- Buildings 40-49, 54-69 Tuesday, March 10th
- Buildings 50-53, 71-73, 308-324, 501-516 Wednesday, March 11th

April 2020

- Buildings 7-32 Monday, April 13th
- Buildings 40-49, 54-69 Tuesday, April 14th
- Buildings 50-53, 71-73, 308-324, 501-516 Wednesday, April 15th

* Please refrain from leaving food outdoors in front of the buildings and on roadways.

*This not only attracts cats and dogs, but also rodents, roaches and other unwanted insects.

*Make sure your household garbage is bagged, tied and inside the trash receptacle.
This also can attract rodents, and the like.

*Please do not discard of cat litter or leave dog poop along the road or in the grassy areas, and especially in front of neighboring units. It's unsightly, dirty, and unhygienic. Cat litter and dog poop should be disposed of properly like any other waste.

MRCA Administration - We are in the beginning stages of the MRCA office finishes. We hope to be able to move back home shortly- Our plan is to have an "owner friendly office" with

improvements that will enable us to better assist all residents and guests. Stay tuned for a move in date soon!

Office land lines	340-777-6880 (office) 340-777-6886 (fax)
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

Board Info: mrcaboard@mahoganyruncoa.com

President	Sharlene Harris	Vice President	Bill Quetel
Treasurer	Cassandra Francis	Secretary	Charlene Jones (re-election)

Other Board members: Andrew Capdeville
John Calnan **(out-going)**
Pete Mabe **(out-going)**
Michael Lotterman **(out-going)**
Raul Wong

We thank all the Board Members especially the outgoing members!

Pete Mabe who was Vice President and acting President, heads up the architectural committee, worked on budget and insurance committees.

John Calnan who was treasurer, headed up the budget committee, and worked on the insurance committee.

Michael Lotterman who has been on the Board numerous times was Vice President and heads up the landscaping committee and assisted with the budget planning and HR matters.

We thank them all for volunteering their time and talent to Mahogany Run Condo Association and the owners. No one knows more than management, how tiring the enormous task of the past couple of years have been. For the Board Members, who are often the subject criticism mainly from those who have never volunteered to assist. We all know it is a “**thankless job**” and they deserve to be praised for their willingness to serve on behalf of the entire community!

Common Charges/Dues March’s Statements are out. If you did not receive your statement, please let us know.

- Statements are normally sent by the 5th 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.
- **MRCA FINANCIALS** - For financial information, please refer to the MRCA website at www.mahoganyruncoa.com under the owners only section. You will be required to sign in with an authorized user login and password. If you do not have access subscribe via the website or send us an email and we will send you the invite to create your own login and password.

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

(liens will be published on the website)

Owner	Condo	Past Due	Action	Status
Taryn Johnson	40 Lower	\$ 5,900.38	Lien Filed	Small claims in process
Julien Williams	44 Middle	\$23,328.43	Lien updated	Bankruptcy
Lori Ann Emery	46 Lower	11,548.19	Lien Filed	Small Claims in process
Duane Donavon	47 Lower	\$24,729.99	Consent Judgement/Execution	TBA
Dennis & Nancy Kissman	59 Upper	\$28,811.97	Lien updated	TBA
George Kendrick	60 Middle	\$25,046.00	Lien updated	Small Claims in process
Reggie Poe	315 Lower	\$2,813.68	Lien Filed	Small Claims in process
Veronica Smith	502 Middle	\$ 2,167.35	Lien Filed	Small Claims in process
Elizabeth Zimmerman	506Upper	\$ 4,951.02*	Lien filed	Payment Plan
Mary Ottley	508 Upper	\$ 5,802.05	Lien Filed	Small Claims in process

** 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. You still have time to act. All costs involved in collections will be billed to appropriate accounts. accordingly.

Liens - After multiple attempts to collect past due fees failed, liens were filed or updated at the Lt. Governors office for the following condos this month:

40 Lower, 44 Middle, 46 Lower, 60 Middle, 59 Upper, 60 Middle, 315 Lower, 502 Middle, 508 Middle
A fee of \$50 is billed to each owner for the cost of the lien plus administrative costs.
Liens will be posted on the MRCA website.

The MRCA office is now in process of filing small claim suits for the above listed condos. This should be done by the end of next week. The only way to prevent this is to contact the office to set up a viable payment plan. Any court fees or other collection fees will be billed to the owner.

If you are not paying your dues, you are being unfair to the other members of this community who are regularly paying their dues and having to pick up the slack for you!

Besides, if you are not paying your dues you are affecting the bottom line, tainting the budget and adversely affecting the associations ability to perform.

If you have not yet paid February's fees, you too are now delinquent and will be added to the delinquent list!





Mail – Two of the Tobago Drive mail clusters that were recently dislodged and removed will be replaced with the new boxes purchased this month. As a courtesy, until the units are replaced, the MRCA office will continue receive the mail for those individuals and distribute through Security or our COA office. We will contact you via email, phone, or text to let you know that you have mail. We are trying to determine the best way to get your mail to you. This is solely for those residents affected by the mailboxes damaged at Tobago Drive Numbers 1 to 16. USPS know which ones are affected and will deliver same. Thank you for your patience!



Reminder – Dogs are **NOT** allowed at Mahogany Run Condo Association. Unauthorized pets will result in daily fines to the condo owner from the Association!



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.

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.



Mahogany Run Construction times are as follows

Monday – Friday 8:30am – 4:30pm

Saturday – 9:00a.m – 3:30pm

Sunday – No renovation work

Note - *due to the enormous amount of work necessary to get the dislocated owners back in their homes following the 2017 hurricanes, we have temporarily relaxed the above hours for the major projects A, B, & C only. We ask for your tolerance as we work to get your neighbors back home.*



On behalf of the Management and Staff of Mahogany Run Condo Association, we would like to welcome all the new owners to our community! During the past few months, we have had quite a bit of purchases.

Congratulations!

Congratulations on your purchase and on being a proud new owner of property at Mahogany Run. We are excited to have you on Board. Please stop by our temporary office location **316 Middle**, when you have a chance to meet the friendly office staff and to become acclimated with our standard operating procedures and our processes! For information please email us at info@mahoganyruncoa.com. We are readily available to assist you with the transition process!



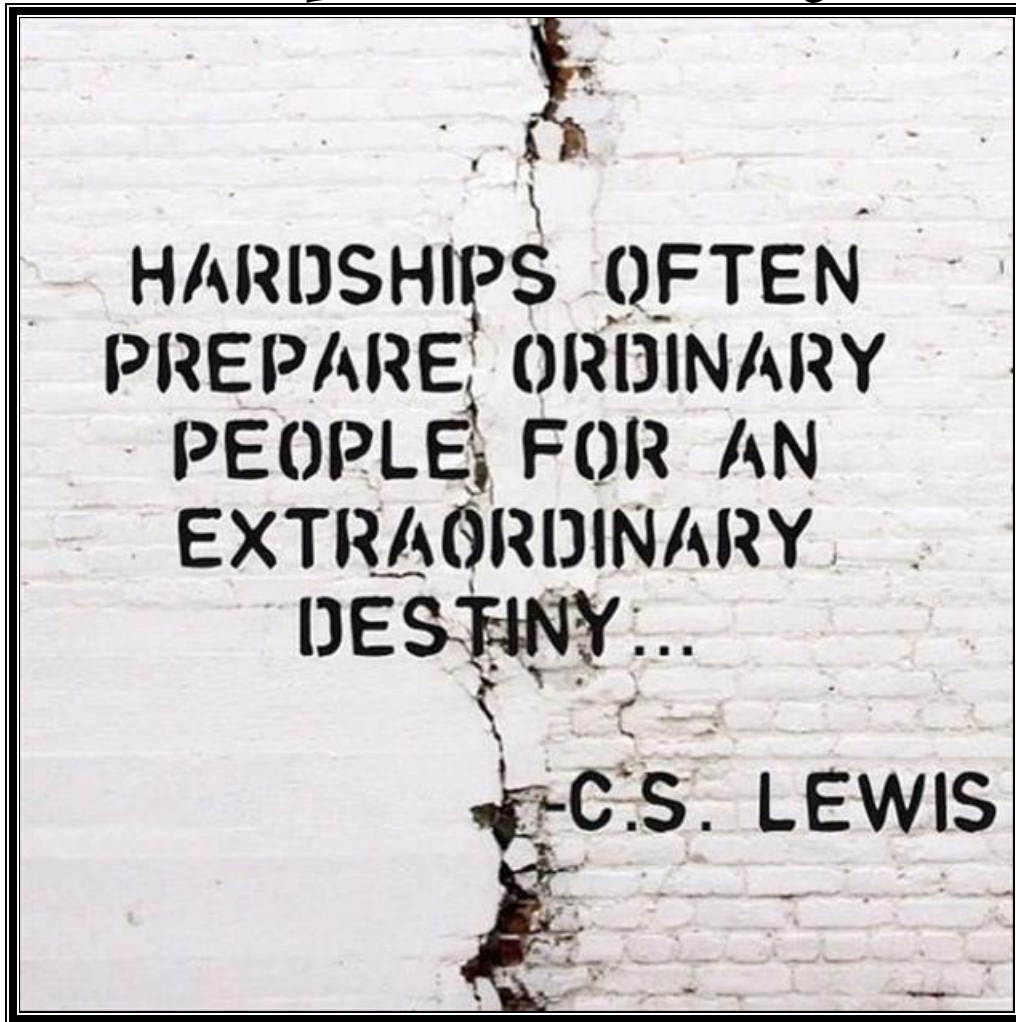
Speed limit - The speed limit on Mahogany Run roads is 15 miles per hour. Please refrain from driving/speeding through the property. We have several residents that walk/jog through the property for health/fitness reasons. We don't want anyone to get hurt. Additionally, there is a lot of traffic and or parked vehicles on the property due to the construction. Accidents can happen at the blink of an eye. **BE SAFE NOT SORRY!**



Talking Trash –

- Trash pickup is Monday, Wednesday, & Friday for household garbage only. No furniture or appliances should be dropped off. If you can take your trash to the waste management sites, please do so. If you have boxes, please fold them and leave the outside the trash receptacle and place in the concrete boxed in area. Boxes take up a lot of unnecessary space in the cannisters.
- Do not drop large items next to the trash bins. Place your household trash into the trash receptacles. Leaving trash outside harbor rodents and the likes.
- Trash bins are solely for household trash, not construction debris. Make sure your contractors are removing any debris, appliances, cabinets, toilets, tubs, etc. from the property. Do not place them next to the trash bins. The contracted waste haulers will not remove those items. Besides, it is unsightly.
- Please refrain from leaving food outdoors in front of the buildings and on roadways.
- This not only attracts cats and dogs, but also rodents, roaches and other unwanted insects.
- Make sure your household garbage is bagged, tied and inside the trash receptacle. This also can attract rodents, and the like.
- Please do not discard of cat litter or leave dog poop along the road or in the grassy areas, and especially in front of neighboring units. It's unsightly, dirty, and unhygienic. Cat litter and dog poop should be disposed of properly like any other waste.

Words Of Encouragement!



Angela Callwood, General Manager

Mahogany Run Condominium Association

T E A M

Together Everyone Achieves More