

# Mahogany Run Condo Association

## NOTICE #42 – Wednesday, April 8, 2020

Dear Residents,

At Mahogany Run Condo Association, the safety and well-being of our residents and employees remain our utmost priority. During this current situation, we are committed to delivering the vital services necessary while adapting common sense practices that protect the health of our community inside and outside of Mahogany Run.

The global pandemic, now affecting the world, did not exclude Mahogany Run Condo Association's residents or staff. We all fully understand how stressful this situation is and the impacts on the day to day lives of everyone. At MRCA, we are operating as best we can under these unusual circumstances. Due to employee and/or family illnesses or suspected exposure, we have reduced staff, reduced office hours. We are trying to do as much as possible without putting anyone at risk. We continue to encourage and enforce social distancing, hand sanitizing, face covering and other recommended guidelines. Therefore, we cannot operate as we normally would. Everyone is affected by this situation both in personal lives and professional lives. Owners needing to contact our office may call us at 340-643-2718 for general information or 340-643-2716 regarding accounts, Monday - Friday, 8:30 a.m. to 5:00 p.m. or email us at [info@mahoganyruncoa.com](mailto:info@mahoganyruncoa.com).

To protect our residents and staff, we are asking our employees to take steps to help prevent the spread of COVID-19 (coronavirus). We're limiting travel, working from home where possible, restricting visitors to our office, and requiring residents and employees to stay home for 14 days if they have recently visited a country subject to the Center for Disease Control and Prevention's travel advisory. Maintenance & Security staff who regularly interact with residents will maintain a distance of at least 6 feet from residents, avoid handshaking, and follow best hygiene practices including frequent hand washing/sanitizing tools equipment etc. We are also urging owners to use only email for receiving monthly statements and auto debit services only for payment. This will reduce the opportunity for transmission of the possible viruses. However, if this is not possible, you may drop your check off in the drop box on the door or mail it via USPS.

The venue (if feasible) for the 2020 annual meeting scheduled to take place on May 30<sup>th</sup>, will be announced later. However, the meeting will still be held online meeting via zoom <https://zoom.us/j/845476983>. The updated annual meeting packet is scheduled to be sent out via the website within 24 hours. Simply click on the appropriate links to open each document.

Custom Builders is requiring their employees to practice similar safety measures, wear masks, distance themselves from each other as much as possible while working together. We are asking owners to refrain from approaching Custom Builders employees. If you have a concern, please reach out to Earnest Fretwell via cell phone at 678-575-7299 or contact Angela Callwood or Charles Stevens. Owners are encouraged to require their finishing contractors to also take steps to help prevent the spread of COVID-19. We will continually evaluate and adapt precautions as this horrible situation develops to ensure we provide the excellent service you know and expect of us at Mahogany Run Condo Association.

We are all in this together and we urge everyone to do their part. Let us be the united community we have proven we can be. Together, we will get through this.....#Mahogany Run Strong, #VI Strong, #USA Strong!!!

## **BOARD NEWS**

The Board President, Sharlene Harris called an emergency budget meeting on Saturday 14<sup>th</sup> to discuss the effects of COVID-19 on the VI Community, UVI's cancellation of the Annual meeting space reserved for March 28 and to discuss contingency plans. Harris presented her thoughts to the Board suggesting that this pandemic would cause financial hardships and that the Board should consider **no increases** to the budget from last year except to cover the increase in insurance. The Board unanimously agreed. The Board also discussed going to a strictly online meeting in light of the social distancing recommendations and the Government restrictions placed on the territory. The Board then decided on a full ZOOM meeting and asked that that information be sent out to the community.

Subsequently on Thursday March 19<sup>th</sup> via ZOOM, the Board held its scheduled meeting. The Board mainly discussed the challenges of COVID 19, the decision to conduct the meeting via ZOOM and requests from approximately ten to fifteen owners for postponing of the annual meeting for 60 days suggesting the bylaws allow for that action. The Board unanimously agreed to postpone the meeting to May 30, 2020 via ZOOM and if possibly would schedule an in-person venue. There were two owners present at the open forum via teleconference discussing the annual meeting, election, the on-line voting ballot and the zoom practice sessions.

The board will meet again on April 16, 2020, VIA ZOOM and/or teleconference.

## **COVID-19 UPDATE**

In Addition to the social distancing, hand washing, sanitizing and other guidelines that mirror the National guidelines, Governor Bryan continues to encourage all non-essential residents to remain at home except for necessary instances such as medical or food. Governor Bryan also ordered the temporary closure of all beaches in the territory stating that violators will be arrested.

### **Center for Disease Control (Recommends that everyone wear cloth masks)**

The **CDC** continues to study the spread and effects of the novel coronavirus across the United States. We now know from recent studies that a significant portion of individuals with coronavirus lack symptoms ("asymptomatic") and that even those who eventually develop symptoms ("pre-symptomatic") can transmit the virus to others before showing symptoms. This means that the virus can spread between people interacting in close-proximity—for example, speaking, coughing, or sneezing—even if those people are not exhibiting symptoms. In light of this new evidence, CDC recommends wearing cloth face coverings in public settings where other social distancing measures are difficult to maintain (e.g., grocery stores and pharmacies) especially in areas of significant community-based transmission.

It is critical to emphasize that maintaining 6-foot social distancing remains important to slowing the spread of the virus. CDC is additionally advising the use of simple cloth face coverings to slow the spread of the virus and help people who may have the virus and do not know it from transmitting it to others. Cloth face coverings fashioned from household items or made at home from common materials at low cost can be used as an additional, voluntary public health measure.

The cloth face coverings recommended are not surgical masks or N-95 respirators. Those are critical supplies that must continue to be reserved for healthcare workers and other medical first responders, as recommended by current CDC guidance.

This recommendation complements and does not replace the [Coronavirus Guidelines for America, 30 Days to Slow the Spread](#) [external icon](#), which remains the cornerstone of our national effort to slow the spread of the coronavirus. CDC will make additional recommendations as the evidence regarding appropriate public health measures continues to develop.

\*\*\*In accordance with the recommendations of the CDC, MRCA is making it mandatory for all employees to wear some sort of face covering, whether or homemade cloth masks. We are also recommending that all construction follow suit. Custom Builders have informed us that they are constructing their own homemade masks, but will have their employees cover their faces in the meanwhile.

We also recommend that all Mahogany Run residents follow these guidelines as well. If we all practice these safety measures, we have a much greater chance of beating this virus by stopping the spread.

### **Status of the "13" Rebuild Buildings**

This has been an incredible 2 ½ years and most of you have been out of your home since September 2017. We appreciate your patience and welcome you home to your brand-new condos. They are indeed beautiful!

Project A-13 Total loss buildings are complete. We have our final pay requisition from custom Builders. This project included new mahogany front doors but other areas such as the fences, middle false doors and lower doors would be the same as the previous with the same old paint. After the nice new doors were installed, our manager, Angela Callwood negotiated a reduction in the overall cost which netted approximately \$38,000 by having MRCA staff stain those areas to closely resemble the new doors. Not only was this an aesthetically pleasing decision, but this allowed us to address other repairs using the savings. This savings was applied to Category C- to complete the blown-out windows and doors as there is a second phase (\$57,000) missed on the first round.

We are in possession of Warranty certificates from Custom Builders on the following condo buildings:

**Buildings 23, 24, 26, & 30**-Warranty effective 12/31/19 to 12/31/20 with an additional year for roof installation.

**Buildings 31, 32, 46, 61, & 65**-Warranty effective 2/01/20 to 2/01/21 with an additional year for roof installation.

**Buildings 310, 311, 312, & 315**-Warranty effective 3/01/20 to 3/31/21 with an additional year for roof installation.

**KEYS** – Keys are available for pick up at the MRCA office. If you don't have your keys, please contact Angela.

**Certificates of Occupancy** - As mentioned previously, all occupancy certificates have been collected from DPNR and emailed to the respective owners. If you have not received one and need it, please contact Angela.

**Storage Units/containers** - Any owners in the "13" category should have turned over their containers by now. Those who wish to keep them, can do so for \$250 monthly. This fee will be added to your monthly statement. Those not turned in will automatically be billed to the owner.

**CURRENT STATUS – REPAIR OF 28 – (Buildings with roof and structural damage)**

**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 window	Interior Partitions	Electrical changes	Complete w/ Minor punch 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%	100%	Done
44U	100%	100%	100%	100%	100%	100%	100%	100%	100%	98%	100%	100%	cleaning
45U	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	100%	100%	cleaning
69U	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Done
53U	100%	100%	100%	100%	100%	100%	100%	100%	100%	%	100%	100%	
16U	100%	100%	100%	100%	100%	100%	100%	100%	100%	%	100%	100%	
68U	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	cleaning
314U	100%	100%	100%	100%	100%	100%	100%	90%	100%	%	100%	100%	
309U	100%	100%	100%	100%	100%	100%	100%	90%	100%	%	100%	100%	
510U	100%	100%	100%	100%	100%	90%	100%	60%	100%	%	100%	80%	
313U	100%	100%	100%	100%	100%	100%	100%	100%	100%	%	100%	100%	
49U	100%	100%	100%	100%	100%	100%	100%	100%	100%	%	98%	100%	
316U	100%	100%	100%	100%	100%	50%	100%	100%	50%	%	50%	80%	
323U	100%	100%	100%	100%	100%	50%	60%	%	30%	%	%	%	
322U	100%	100%	100%	100%	100%	50%	100%	50%	70%	%	%	%	
71U	100%	100%	100%	100%	100%	%	%	%	15%	%	%	%	
56U	100%	100%	100%	100%	100%	50%	%	%	15%	%	%	%	
59U	100%	0%	20%	%	%	%	%	%	%	%	%	%	
60U	100%	100%	100%	100%	100%	%	%	%	%	%	%	%	
324U	100%	100%	100%	100%	90%	%	%	%	5%	%	%	%	
48U	100%	100%	100%	80%	80%	%	%	%	%	%	%	%	
47U	100%	100%	100%	90%	90%	%	%	%	%	%	%	%	

**\*\*Due to the COVID-19 pandemic, many of Custom Builders employees including skilled workers have stopped work. Additionally, there have been a delay in getting supplies including the steel beams they previously got in Puerto Rico, due to business closure. Custom Builders have indicated that they are looking for alternative sources for supplies.**

**Please make arrangements to return the emptied storage containers if your condo is completed. This cost the association \$250 per month. These funds can go to other areas that need work done. Every little bit helps!**

**As you get your finishes done, please keep in mind that people are encouraged to stay home. Be mindful of the noise level and try as best you can not to cause additional stress on your neighbors. We realize that work cannot completely stop. We just ask that you consider your neighbors and all the residents of the community.**

**Let us know if we can assist you in getting back into your homes. We are limited in how much but are here to assist.**

**We wish everyone good health and encourage all to practice safe habits for yourself and the entire community.**

**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 from 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.

Angela Callwood was able to save \$38,000 on credits from the a'13" category A. That project included new front doors but the fences, middle false doors and lower doors would be the same as the previous After the nice new doors were installed, the MRCA manager negotiated a reduction in the overall cost which netted \$38,000 credit by having MRCA staff stain those areas to match the new doors and a few other items. This savings is now being applied to Category C- to complete the blown-out windows and doors as there is a second phase (\$57,000) consisting of openings missed in the first round.

**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 and repairs. 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 May 30<sup>th</sup>, VIA ZOOM video conferencing (If possible and in person venue will be announced) The Board would like to have an in-person meeting. However, at this time it seems unlikely. Stay tuned for follow up information. In the meantime, the meeting is scheduled to take place via Zoom. Practice sessions are being held every Tuesday from 9am to 10am for those who are unfamiliar with zoom. Many businesses and meetings are taking place in this format. The new packet will be sent out this week via the MRCA website. Please be sure to use your name and unit number when you log in so that your attendance can be counted.

Click this link to join the meeting and for practice sessions each Tuesday at 9am. <https://zoom.us/j/845476983>  
**2020/2021** - Board of Directors 2020/2021 BIOs are in and five seats are on the ballot. See Bios below.

## **BIOS FOR THE 2020 BOARD NOMINEES ---SELECT UP TO FIVE**

### **CURRENT BOARD MEMBERS UP FOR RE-ELECTION**

#### **SHARLENE HARRIS (Current Board President) ON THE BALLOT FOR RELECTION**

Sharlene Harris, Vice President of Information Services and Institutional Assessment at the University of the Virgin Islands, is responsible for library, technology and assessment operations, as well as technology staff management and development across the two campuses. She spearheaded the College Cost Reduction and Access Act (CCRAA) funded renovations of the St. Thomas campus library. A graduate of Ohio Dominican College and the University of North Carolina at Chapel Hill with experience in both libraries and IT, Assessment is a new responsibility. Upon assuming the Vice Presidency, she led the development of the institution's new strategic plan—*Greatness through Innovation*, which guides the institution's development through 2023. A 15-year resident of MR, Sharlene used her IT skills to bring the online meeting concept via zoom to MRCA and assisted the MRCA staff in recreating and republishing the new MRCA website, bringing more information to all owners. Sharlene is also the driver behind the concept of on-line voting. Noting the variety of owners in the community, Sharlene's goals have included keeping the dues at MRCA as low as possible without negatively impacting the overall integrity of Mahogany Run Condo Association, and advocated for no increases in dues in the new budget given all the challenges of today. She also revitalized committees, allowing more owners to participate in the operations of the community.

#### **CHARLENE J. JONES, RN (Current Board Secretary) ON THE BALLOT FOR RELECTION**

Charlene is an active, interested and dedicated owner at Mahogany Run Condos since 1993 who has attended the majority of MRCA meetings and witnessed and has been a part of the many challenges and changes in this community during this time. In this is her second term, she has been secretary from 2018 to present. She is quite knowledgeable of the issues with which this community is faced. She served as secretary from 2015 to 2017 and was an integral part of the fight to keep Mahogany Run free from the many threats of commercial developments. She is a registered nurse, has worked at the Dept of Health and SRMC for 20 years prior to retirement in 2010. Charlene has many years of management experience both locally and with the Dept. of State in Europe, Africa and the Middle East. Charlene is an avid gardener who willingly helps to maintain the grounds around her building at MRCA and is very active in the community, of which is a native. She is well versed in disaster preparedness & mitigation and holds certificates of training in these areas. Charlene welcomes the opportunity to return to serve the community as a Board member and asks for your vote.

## **NEW BOARD CANDIDATES**

### **LUWANDA CHANDLER**

Chair-woman of the Board of the Police Benovolent Association and an owner of 16 years at Mahogany Run Condo Association, Luwanda holds a Bachelor of Arts in Criminal Justice and is a current Law Enforcement officer at the VI Police Department. Luwanda enjoys the peace-of-mind she attains in coming through the Mahogany Run Gates after a gruesome day, but believes that we could enhance the Security presence and would like to assist in that regard. With her background and expertise, Luanda would like to head up a security committee she has long heard mentioned in the community. With all the traffic coming through Mahogany Run over the past few years, she feels that a little tightening up of Security is needed at this time.

### **MICHAEL FITZSIMMONS (Former Board Member)**

Mike has been an owner at Mahogany Run since the late 1980's where he and his wife own three units. Mike has been on the board several times over the years, including during and after Hurricane Marilyn in 1995 and after Irma in 2017. He currently practices law in St. Thomas, including representing several condo associations (not including Mahogany Run). He was admitted to practice law in Texas in 2000 and in all courts of the U.S. Virgin Islands and the U.S. Court of Appeals for the Third Circuit in 2001. He prosecuted criminal cases for the Harris County, Texas District Attorney from January to May 2000. Before law school, Mike, a resident of the Virgin Islands since 1974, worked as a public-school teacher and a Coast Guard licensed charter boat skipper prior to a 14-year career as manager of resort hotels on St. Thomas, St. John, and St. Croix. He attended the U.S. Naval Academy from 1965-66, received a Bachelor of Science degree from Loras College in 1970, and graduated from South Texas College of Law in 2000. Mike has been certified as a mediator by both the federal District Court and the V.I. Superior Court since 1995.

### **ED FOERSTEL**

Ed has lived in the USVI full time since 1997. Married with two children, who attend All Saints Cathedral School, Ed and his wife of 13+ years Amoi, reside on Skyline Drive at Harbor View Villas/Condos. Ed has held various COA board positions at Harbor View, including the last 6 years as President. Ed and Amoi own several businesses on St. Thomas and are active in the community. They generously give to the Humane Society, Schools and Community Foundation of the USVI. Ed and Amoi have recently (2019) purchased 4 of the worst damaged and rebuilt units at Mahogany Run because they feel there is a need for quality condos in and around St. Thomas. Ed has successfully weathered the post-hurricane business climate and has been agile enough to modify his businesses to fit the "new post-storm customers". Ed is also the executor of his late friend Patrick Bellantoni's estate for which he manages 501U until adjudication is complete. Ed has the desire to assist Mahogany Run to return to its former glory as a premier condo development.

### **ROBERT W. FRANCIS**

Since 2009, Bob has held the position of Vice President of Commercial Lending, Business Development and Government Banking at Midwest Regional Bank, Festus, MO. Bob started out as a collector with a small loan company and worked his way up through various banks to President of two markets for USBank, N.A., the sixth largest bank in the United States. When the opportunity to invest and join Midwest Regional Bank arose, it was too compelling to pass up and he eventually retired from there. Bob is affiliated with Workforce Investment and Opportunity Act SBA 15, Jefferson College Foundation Board, Local 2-197 American Federation of Musicians. He is an active member of the St. Louis musician's union local. Bob has also served in the United States Marine Corps where he achieved rank of Corporal as a supply clerk. Duty stations included MCRD-San Diego, Camp Pendleton MCAS Iwakuni and Futemna, Japan, and Camp LeJeune, N.C. His Personal Interests include the Marine Corps League. He was the Past Commandant of the Cpl. Mason O. Yarbrough Detachment in Cape Girardeau, Mo.; Chaired the Toys for Tots campaign and serve on the Color and Honor Guard both as rifleman and bugler; as well as the Boy Scouts of America. Bob is currently serving on the annual Friends of Scouting campaign which he chaired 4 times in past years. He also formerly served in all positions from Tiger Cub Coach through Scoutmaster and Unit Commissioner. Bob was also a registered Girl Scout leader. He was educated at the University of Missouri-Columbia, where he obtained a Bachelor of Music in 1976. As a performance major on trombone he played principal trombone in the University Orchestra, Concert Band, Faculty Brass Trio, and the Stephens College Symphony Orchestra (a paid position). As a new member to the community, Bob thinks he can offer a fresh set of eyes.

### **JOSEPHINE MAGRAS**

Josephine is President of Baker Magras & Associates, an insurance agency opened since 1999 with offices in St. Thomas, St. Croix and clientele expanding throughout the Caribbean and the US Mainland. Baker Magras & Associates is the leading group benefits agency in the Virgin Islands and has proudly donned that coveted title for twenty-one years. Josephine is a Native Virgin Islander and graduate of St's Peter & Paul High School, who went on to work as a dental assistant in Dr. Enloe's dental practice for ten years, later obtaining her Life and Health Insurance license and her Registered Health Underwriter (RHU) designation from American College. Josephine is the proud mother of two Antilles School graduates and proud owner of her little slice of heaven, her Mahogany Run Condo since November of 2013. Josephine has served on several Non-profit Boards. Between 2007 and 2010, including the Kidscope Board, a child advocacy center in the Virgin Islands. In October 2016, she began her tenure on the Board of the Family Resource Center (FRC) and is currently the Treasurer. The FRC is a non-profit agency that provides counselling and shelter for victims of domestic abuse and sexual assault. Josephine thinks she can bring a fresh perspective to the Board, especially helping in the Insurance arena as the association works to rebuild and reestablish its rightful place in the Virgin Islands community.

### **KATHLEEN MULLEN**

A longtime resident (most of my life I now say), of the Virgin Islands although a new owner to Mahogany Run, Kathleen would like to contribute to the community by serving on the board. As a business owner, she is familiar with working with a budget and finding new ways to accomplish goals by adapting and using technology. Board members who served after Irmaria deserve our special thanks for balancing competing needs all while living through the upheaval. Now that the initial phase of recovery is almost finished, it is time to reevaluate how the property can best be improved to become the premier community it once was.

Having worked all my life in the marine sector as well as having built & rebuilt houses on St. Thomas, I have a reasonable grasp of the operational challenges of Mahogany Run. There are still many details to be completed on the rebuilding process and I hope to be able to help get them completed. It will be critical going forward for the board to be as inclusive and communicative with owners as is possible so that the needs of full-time residents are balanced with off island or part-time occupied owners.

### **KEN ROGERS**

We are Ken and Aimee Rogers, owners of 25U, who anticipated a relaxed, retired life in St. Thomas when we closed our condo purchase just one month prior to Irma. Like so many owners, we endured the ensuing two+ years of impairment, partial restoration and continuing uncertainty. We greatly appreciate the personal efforts of MR staff members and volunteer Board members to make best use of the \$25 million insurance settlement. As physical reconstruction continues, we would like to restore the sense of community and neighborly relations that were originally prevalent in Mahogany Run. Ken is running for an open Board position after a 40-year career managing DuPont plant operations & maintenance functions and leading global businesses. Aimee is a pediatric nurse practitioner and creative crafter. Both Ken and Aimee have held HOA officer positions and currently volunteer in their local NC schools, churches and food banks. Ken is motivated to serve the Mahogany Run community after many discussions with residents who are consistently seeking 1) full restoration of homes & shared facilities, 2) more efficient and effective use of the significant HOA dues and 3) transparent declaration of improvement schedules and on time delivery of results. With proper focus and priority, Mahogany Run can be returned to a premier island neighborhood and close-knit community of engaged owners.

### **SUSAN SPANN (Former Board President and Vice President)**

Susan holds a Master's Degree in Counseling which she obtained at the end of her tenure at Cornell Hotel School, CVI in St. Thomas, and NYU in New York. Susan is no stranger to the islands or to Mahogany Run Condo Association. She dedicated thirty-five years of her life to educating the local youth as a teacher at the Charlotte Amalie High School in St. Thomas. During the sixties and seventies, Susan used her natural hospitality demeanor and God-given talent as an Activities Director at the Carib Beach Hotel. After falling in love with Mahogany Run, she purchased her condo in 1989, and has been a happy and concerned owner ever since. In her 27 years as an owner, Susan has served on the Board many times, including serving as President as well as President. Mahogany Run is her permanent home, Susan likes to volunteer her time working with other Board members and Management and has dedicated countless hours to insuring and protecting the best interests of the Mahogany Run Condo Association. She believes she has the time and the ability to make a difference in the community.

### **FIONA STUART (Former Board Secretary)**

A 30-year full time resident of the Virgin Islands, Fiona has lived in Mahogany Run since 1998. In the past, she has served on the MRCA Board (as Secretary) as well as those of the Virgin Islands Territorial Association of Realtors, Pineapple Village Condominiums and President of the Rotary Club of St. Thomas East. She has been a Real Estate broker on St Thomas for 25 years. I would like to use both my professional and board experience as a Board member. If elected, I would advocate enlisting the help of more Owners willing to be actively involved in working on new and existing Committees, reporting to, and assisting the Board. I would also support increased communications between the Owners and the Board, including posting Board Meeting Minutes on our web site. I pledge to work for the common good of all Owners. I am committed to seeing Mahogany Run restored to its rightful position as the leading residential community on the island.

### **HAL WAGNER**

My wife Jen and I recently bought unit 55L in Mahogany Run and I am offering my services to the board to help in any way to make Mahogany Run the best Condo Association in St. Thomas! I am 71, retired and available to help in any way I can. My wife and I both see a bright future for this area! I owned my own business for over 28 years, and I work well with customers. I would love to join all of you to help make Mahogany Run THE place to live. Please contact me if you are interested in meeting me and using my expertise in any way needed.

**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**

**In accordance with the Social distancing guidelines,  
there will be no exterminating until further notice.**

**Please feel free to contact our office with any concerns**

- \* 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 taken to the mandahl waste management site.
- \* 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 solid waste.

**MRCA Administration** - We are working on MRCA office finishes at 310M. 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)
- Cell phone lines: 340-643-2716 or 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:** [mrcaboard@mahoganyruncoa.com](mailto:mrcaboard@mahoganyruncoa.com)

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

**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** April's Statements are out. If you did not receive your statement, please let us know. The new budget goes into effect this month. The only increase is in the insurance portion of the dues commensurate with increases in premium.

- Statements are normally sent by the 5<sup>th</sup> business day of each month and payments are due on or before the last business day of the month. However, given our current situation, they went out late this month. We apologize for the delay.
- **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 are 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 have not yet paid March'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](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.



Mahogany Run Construction times are as follows

Monday – Friday 8:30am – 4:30pm

Saturday – 9:00am – 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.



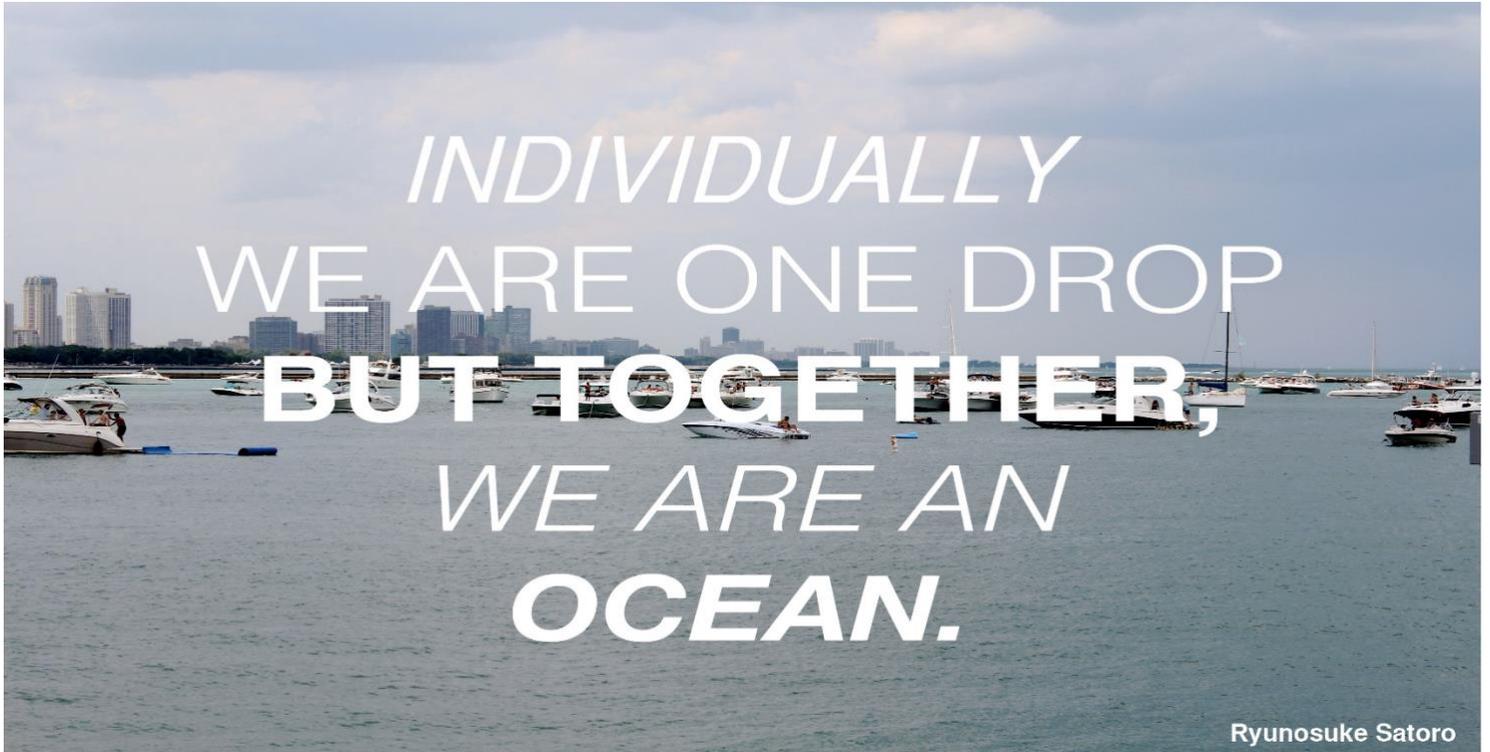
# Congratulations!

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](mailto:info@mahoganyruncoa.com). We are readily available to assist you with the transition process!



**You are not alone**

# ***Words Of Encouragement!***



*Angela Callwood, General Manager*

Mahogany Run Condominium Association

**T E A M**

*Together Everyone Achieves More*



♥ *What the World needs is Love* ♥