

Mahogany Run Condo Association

NOTICE #44 – Friday, June 5, 2020

Dear Residents,

Two Words! “[Hurricane Season](#)” The Atlantic Hurricane Season runs from June 1 through November 30.

According to NOAA’s Climate Prediction Center, a division of the National Weather Service, an above-normal 2020 Atlantic Hurricane Season is expected. The outlook predicts a 60% chance of an above-normal season, a 30% chance of a near normal season and just a 10% chance of a below normal season. NOAA is forecasting we will have a likely range of thirteen to nineteen named storms of winds 39 MPH or higher, of which six to ten could become hurricanes of 74 MPH or higher, including three to six major hurricanes of category 3, 4, or 5 with winds of 111 MPH or higher. NOAA provides these ranges with 70% confidence!

This is not to scare but rather to inform and impress the need to prepare! Prayerfully we hope for a safe season. However, we must prepare and the time to prepare was yesterday! The Territory including Mahogany Run Community is preparing and planning a safe reopening and readjusting to the effect of COVID-19. However, we cannot let our guard down or forget what we need to do to prepare for the season.

As usual, we have plans in place including post hurricane arrangements, just in case.....

Our Preparedness Plans: Within our staff we have an emergency response team for whom we have secured curfew passes, in the event one is implemented. We have on hand, first aid kits, sandbags, sand, water, batteries, flashlights, chain saws, and other landscaping equipment. We are keeping our fuel storage tanks, including gas and diesel topped off regularly. We are also updating our shutter closure listing and emergency contact information for all residents. Those are just some examples of our preparedness plans.

If you have not already done so, please sign up for shutter closure, by emailing info@mahoganyruncoa.com. Service your shutters now, to avoid delay in closure in a crunch situation. If you are leaving for the Season, we recommend that you close your shutters in advance. If you are planning to install shutters, please do so now. Be sure to check with your insurance companies to ensure you have adequate coverage, to include improvements and betterments, personal items, loss of use, etc.

We are all in this together, we have been through many Hurricane Seasons and two horrific storms that are among the worst ever. We are still recovering from those storms. Additionally, we are now dealing with the ramifications of COVID-19. It is a lot to deal with, but we are strong and resilient!

TEAM (together everyone achieves more) Be safe, be well and please remember your neighbors!

Angela Callwood, MRCA General Manager

BOARD NEWS

The Board of Directors met on May 28 to finalize the Annual meeting plans and to get status updates on the outreach to the community to encourage as much attendance as possible. The meeting was held VIA Zoom with some directors attending in the MRCA office (original location) 310M. Three owners had requested attendance to the open Forum, to include Rob Upson, Mike Fitzsimmons and Ken Rogers. Subsequently, Kathleen Mullen, also made the request. The four members attended the open forum via teleconference. At this meeting Jerome Boschulte , Owner and Manager of Custom Builders also addressed the Board and answered questions the Board had relevant to the status of the projects, in particular, Category B – the 28 upper floors with structural and roof repairs.

The annual meeting was held on May 30th as scheduled with record attendance, despite some concerns mentioned regarding possible confusion. Ballots were also cast in record numbers despite mentions of confusion about how to submit votes. Several owners emailed compliments and thank you notes to the Board, Management and Administrative staff regarding the Annual meeting, noting a well-run and informative meeting. The annual meeting power point presentation will be uploaded to the website and available for view within a few days.

Of the 173 members in attendance either in person (via zoom) or by proxy as stipulated by the By-Laws; 155 ballots were cast, with 14 abstains, three were delinquent and therefore ineligible, and one spoiled ballot.

For the provisional ballot, 117 AYES, 5 NAYS, 48 abstains, and 3 delinquents, and therefore ineligible.

The elections certified by the Interim Secretary for the Annual Meeting, Andy Capdeville, and supported by Michael Lotterman, who co-certified the election. The Board is now looking into online voting options.

Click on this link to view the recording of the MRCA 2020 Annual Meeting. This will also be uploaded to the website.

2020 Annual Meeting - <https://us02web.zoom.us/rec/share/vfdlcJu38XpLGkfm4V34SP8AA8P6eaa80XQb-qdbykZjWwpu7B-wVVXD2DL4CXMa?startTime=1590845009000>

On Thursday July 4th, the new Board met to organize and select committee Chairs. The By-laws states that they must meet within ten business days of the annual meeting and committees must be chaired by a current Board member.

The new Board is as follows:

President	Sharlene Harris	Vice President	Andy Capdeville
Treasurer	Robert Francis	Secretary	Josephine Magras

Other Board members:

Charlene Jones , Cassandra Francis, Bill Quetel, LuWanda Chandler, & Raul Wong.

Other Committees formed included:

Budget & Insurance, Landscaping, Architecture, Communications, MR Community Partners & Security, Nominating
If you would like to volunteer to join the chairpersons and other board members on these committees, please email the Board at mrcaboard@mahoganyruncoa.com.

The Board & Management wishes to thank Pete Mabe, John Calnan & Mike Lotterman for their dedication, support and for volunteering time during the past several years. We all know it was not easy and their participation was key to contract negotiations, insurance renewals and the entire rehabilitation processes! Thank You!

The Board has scheduled the June Board meeting for June 25, 2020 at 6:00pm. Any owners wanting to address the board at the open forum should do so by emailing info@mahoganyruncoa.com and you may also copy the Board Secretary at boardsecretary@mahoganyruncoa.com.

COVID-19 UPDATE

As the Territory began to open the economy in phases, MRCA is also in process of returning normalcy as safely as possible. The Virgin Islands is now up to 71 confirmed cases, with 6 deaths, 62 recovered and 3 recovered. As things begin to reopen, we ask that everyone continue to practice safety first. Social distancing, Masks and Sanitizing is highly recommended and required in all open businesses.

In keeping with re-opening stages:

- MRCA Management & office staff are relocated back to the original office at 310M (one of the 13)
- You must wear your mask as you enter the office.
- MRCA regular in office hours Monday to Friday 8:30 AM to 5:00 PM is now reinstated
- Exterminating will resume July 2020.
- All condos will be exterminated providing all persons in the unit at the time will wear a mask or exit during the process.
- We are in process of re-instating the trash pick-up.
- When the trash receptacles are repaired and the containers are replaced, you may begin to place your household garbage **(only)** in the containers.
- Please do not leave appliances, toilets, furniture, or anything other than bagged household garbage in the receptacles.
- All household garbage must be **bagged and tied**.

We ask for your continued cooperation as we move forward in a cautious manner in order to prioritizing the safety of the residents and staff of MRCA. We ask that all persons continue to practice social distancing, hand sanitizing and frequent washing, and please wear some sort of mask.

FACTS from the CDC

- There is currently no vaccine to prevent coronavirus disease 2019 (COVID-19).
- The best way to prevent illness is to avoid being exposed to this virus.
- The virus is thought to spread mainly from person to person
 - Between people who are in close contact with one another (within about 6 feet).
 - Through respiratory droplets produced when an infected person coughs, sneezes or talks.
 - These droplets can land in the mouths or noses of people who are nearby or possibly be inhaled into the lungs.
 - Some recent studies have suggested that COVID-19 may be spread by people who are not showing symptoms. Recommended cleaning and disinfection practices.

Normal routine cleaning with soap and water will decrease how much of the virus is on surfaces and objects, which reduces the risk of exposure.

1. Disinfection using icon can also help reduce the risk. Frequent disinfection of surfaces and objects touched by multiple people is important.
2. When EPA-approved disinfectants external icon are not available, alternative disinfectants can be used (for example, 1/3 cup of bleach added to 1 gallon of water, or 70% alcohol solutions). Do not mix bleach or other cleaning and disinfection products together. This can cause fumes that may be dangerous and unpleasant to inhale. Keep all disinfectants out of the reach of children.

It is important to continue to follow federal, state, tribal, territorial, and local guidance for reopening America.

Dues SBA & Insurance – Some owners have inquired about the increase in monthly fees. As reported previously, the only increase is in the cost of insurance for the property.

SBA LOAN – The MRCA SBA loan now 30 years old is finally paid off!!!! You will notice a small decrease in your dues this month!!!! See the current dues schedule below:

Current dues	2020 Fees	2020 Insurance	Sewage	2020	Square Feet
1 BR B	\$ 396.45	\$ 448.89	\$ 34.00	\$ 879.34	790
1 BR B/A	\$ 433.09	\$ 515.36	\$ 34.00	\$ 982.45	909
1 BR B/B EFF	\$ 252.97	\$ 188.61	\$ 34.00	\$ 475.58	324
1 BR C	\$ 424.16	\$ 499.16	\$ 34.00	\$ 957.32	880
1 BR D	\$ 398.61	\$ 452.80	\$ 34.00	\$ 885.41	797
2 BR A	\$ 538.08	\$ 705.82	\$ 68.00	\$ 1,311.90	1250
2 BR B MIDDLE	\$ 532.85	\$ 696.32	\$ 68.00	\$ 1,297.17	1233
2 BR B UPPER	\$ 536.24	\$ 702.47	\$ 68.00	\$ 1,306.71	1244
2 BR D UPPER	\$ 539.93	\$ 709.17	\$ 68.00	\$ 1,317.10	1245
2 BR D MIDDLE	\$ 536.55	\$ 703.02	\$ 68.00	\$ 1,307.57	1256
3 BR E	\$ 713.59	\$ 1,024.32	\$ 102.00	\$ 1,839.91	1820

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

<u>Owner</u>	<u>Condo</u>	<u>Past Due</u>	<u>Action</u>	<u>Status</u>
Julien Williams	44 Middle	\$27,526.08	Lien filed	Bankruptcy
Lori Emery	46 Lower	\$12,821.72	Lien Filed	Water TBA
Duane Donavon	47 Lower	\$27,317.00	Consent Judgement/Execution TBA	
Dennis & Nancy Kissman	59 Upper	\$33,156.26	Lien filed	Small Claims TBA
George Kendrick	60 Middle	\$24,173.51	Lien filed	Small Claims TBA
Chandru Kaycee	65 Upper	\$10,176.01	Lien Filed	Small Claims TBA
Reggie Poe	315 Lower	\$ 5,790.69	Lien TBA	Water TBA
Veronica Smith	502 Middle	\$ 6,040.83	Lien TBA	Water TBA
Mary Ottley	508 Upper	\$ 4,495.95	Lien TBA	Water TBA

The Continued Rehabilitation of Mahogany Run Condo Association

Storage Units -

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.

Please keep in mind that these storage units must be removed from the property. They are unsightly, impacts the ability to traverse freely and takes up much needed parking spaces. Please remove your personal contents and turn over the containers so that we can have them removed.

Even if you are paying for the monthly fee, they cannot sit indefinitely.

Owners be aware that there is a one-year contractor’s warranty on the repairs. Please let us know if you have an issue, even if you are not sure if it is the contractor’s responsibility. We can easily determine that. Please inspect thoroughly. You only have one year to report any issues or concerns and have them correct any items.

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! If you need the specs you can find them on our website at www.mahoganyruncoa.com under construction documents or contact the Angela at the MRCA office acallwood@mahoganyruncoa.com for a copy.

Bulk numbers could mean better prices. If you would like to be added to a list we are compiling for Mark McAllister and Associates, please let us know, so that we can look into possible discounted prices. Email your interest to info@mahoganyruncoa.com so that we can get a list together and possibly save!

GENERATORS – If you plan to install a generator, please reach out to your neighbors. We require that you offer to share the generator and the costs associated to limit the amount at each building. In some areas, there is not enough room for more than one.

You must complete the generator application authorization form. Charles Stevens will direct you on where you can place the unit which must be on a concrete slab.

The muffler/exhaust pipe must be installed above the roof line to avoid the unnecessary fumes in your neighbors homes.

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

(Updates below provided by the contractor) Keys=keys turned over to MRCA

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/keys
29U	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Done/keys
64U	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Done/keys
62U	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Done/keys
66U	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Done/keys
67U	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Done/keys
43U	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Done/keys
44U	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Done/keys
45U	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Needs inspection
69U	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Done/keys
53U	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Done/keys
16U	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	100%	100%	Inspection 6/8
68U	100%	100%	100%	100%	100%	100%	98%	100%	100%	100%	100%	100%	Minimal for completion
314U	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	100%	100%	Manufacturer Window delay
309U	100%	100%	100%	100%	100%	100%	100%	90%	100%	100%	100%	100%	Inspection 6/8
510U	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	100%	80%	Manufacturer Window delay Inspection 6/8
313U	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	100%	100%	Manufacturer Window delay Inspection 6/8
49U	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	Done/Keys
316U	100%	100%	100%	100%	100%	100%	100%	100%	100%	60%	100%	100%	Manufacturer Window delay
323U	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	100%	90%	Manufacturer Window delay
322U	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	100%	90%	Manufacturer Window delay
71U	100%	100%	100%	100%	100%	%	%	%	90%	%	100%	60%	Manufacturer Window delay
56U	100%	100%	100%	100%	100%	90%	100%	100%	60%	75%	100%	100%	Manufacturer Window delay
59U	100%	0%	100%	100%	100%	%	100%	100%	60%	30%	80%	100%	Manufacturer Window delay
60U	100%	100%	100%	100%	100%	%	100%	100%	60%	30%	80%	100%	Manufacturer Window delay
324U	100%	100%	100%	100%	90%	90%	100%	100%	100%	75%	100%	100%	Manufacturer Window delay
48U	100%	100%	100%	100%	100%	%	100%	100%	60%	%	80%	100%	Manufacturer Window delay
47U	100%	100%	100%	90%	100%	%	100%	60%	10%	80%	%	%	Manufacturer Window delay

****According to Custom Builders, due to the COVID-19 pandemic, they are experiencing labor shortages and delays in getting material.**

Storage containers - Please make arrangements to turn over the emptied storage containers if your condo is completed. This costs the association \$250 per month. These funds can go to other areas where there is need. Every little bit helps!

PLEASE NOTE As you go about getting your finishes done, please keep in mind that people are still staying at 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 while you make strides towards getting back into your homes.

Let us know if we can assist you in getting back into your homes. Our staff are limited in how much they can do but we are here to assist.

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

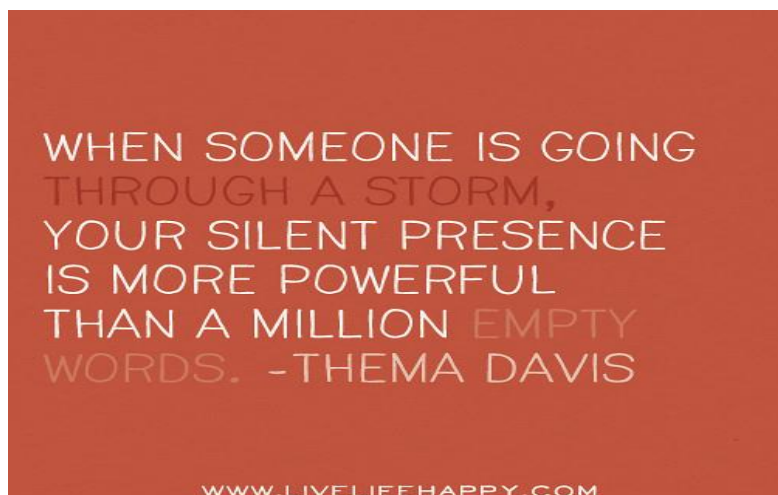
CONTRACTOR INSTALLATION WARRANTY - All roof work is under contractor's warrantee. Custom Builders have stated that they stand by their work and confirmed their willingness to add an additional year to the standard one-year warrantee for the roof metal **installation**. According to the roofers, if there 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.

(CATEGORY C)

- Phase one of this project is done, with a few minor touch ups such as painting and finishing items.
- Phase two - a few openings that were blown out and missed in the initial order have been reordered and due to arrive June 10, 2020. Installations will be scheduled shortly thereafter.
- If funds are available, we will assess any additional openings needing repair and address based on priority.

Patience – Again we thank you all for your continued patience!

Construction is still on going, but the most disruptive is at the tail end! We all want our neighbors to come home.



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

We will resume beginning in July, 2020

- * 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 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 is unsightly, dirty, and unhygienic. Cat litter and dog poop should be disposed of properly like any other solid waste.

MRCA Administration

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

Thank you Board Members

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 three 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!

WATER USAGE – We are currently in dry season and water usage seems to be unusually high. We seem to be purchasing water much more than usual. Please make sure your toilets are not running constantly. If you hear your water pumps running constantly, call us so that we can check them out. Chances are something is running improperly and needs to be resolved.

The hose bibs on the sides of the buildings are for maintenance use. Residents are not allowed to use them for personal use such as washing cars.

If you have completed your buildouts and moved back into your condo, you will be getting water and sewer bills.

Common Charges/Dues May’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. However, given our current situation, they went out late this month. We apologize for any delays as we transition back into our office at 310 Middle and deal with the hiccups along the way.

- **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.
- 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.

Name(s): _____

Unit #: _____ Upper / Middle / Lower

*** IN CASE OF EMERGENCY PLEASE NOTIFY THE FOLLOWING PERSONS BELOW ***

PLEASE PRINT

PLEASE PRINT

PLEASE PRINT

Contact # 1

(On Island Contact)

(Contact Number)

(Address) _____

(Email) _____

Contact # 2

(Off Island Contact)

(Contact Number)

(Address) _____

(Email) _____

PLEASE RETURN TO COA BY EMAIL (info@mahoganyruncoa.com) OR MAIL ON OR BEFORE JULY 15TH, 2020

Dear Owner, please update the attached "In Case of Emergency Form" and return to the COA office



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!

Words Of Encouragement!



Today across America and in various countries around the globe, people are tired and protesting systemic racism. Our hearts are broken, and our prayers go out to the victims of these types of inhumane acts.

Although the vast majority of residents of the Mahogany Run Community are kind and respectful, our staff have also been subjected to direct and indirect racism.

Recent events remind us just how painful that can be. Let us stand together and remember to be kind to one another!

Angela Callwood, General Manager

Mahogany Run Condominium Association