# Magnolia Falls Email

# January 10, 2018

The Magnolia Falls Annual meeting was held on Tuesday, January 9, 2018. This email is intended to be a report for all owners who were unable to attend. The officers for 2018 will be:

Carol Connolly  President

Gene Van Nevel  Treasurer

Jim Murphy   Vice President

Christine Suozzi  Secretary

Richard Carter  Delegate

My thanks to Phil Burke who has served on the Magnolia Falls Board for the past 3 years.

The President's report included the following:

## HURRICANE RECOVERY

-Outdoor Elegance cleanup of trees and debris is complete. The Master Association will be managing the removal of fence line debris and damaged trees. Fence repairs will also be handled by the Master in the coming months.

-No mulch application will be applied this year. The Board has decided to apply the money to offset hurricane landscape removal and repair costs.

-Roof repair is in process. Temporary repairs have been completed. The Tower Hill Insurance inspection report was completed and indicated minimal roof damage. However, the inspector only took photos of the roofs and didn't actually get up on any of them. The Board hired Belfor to inspect the roofs in November. Their inspection report can be read on the Magnolia Falls website. The Board is now waiting for Tower Hill to respond to the Belfor report.

-Sign damage. Our signs are a mess and the board will be looking at how to address their repair or replacement.

-Unit damage has been identified and Sandcastle has been managing repairs.

## HOTWIRE INSTALLATION

The Hotwire installation is complete. Comcast service has ended.  Our new Hotwire contact person is: Frank Urquizo. Frank's contact information is:

[furquizo@hotwirecommunication.com](mailto:furquizo@hotwirecommunication.com). Telephone# 239-404-1648.  Remember that you need to return your Comcast boxes to stop billing from Comcast.  You can return them to the closest UPS office (Radio Road) or take them to the Comcast service office (north Naples).  Thank you Christine Suozzi for letting us know about the UPS drop off, it will be a lot more convenient than battling the lines at the Comcast office! Jim Murphy and Richard Carter offered their assistance to owners at the Board meeting who may be having difficulties with their new Hotwire service.

Treasurer Gene Van Nevel reported that Magnolia Falls is in good financial shape.  Our cash on hand and Reserve fund will see us through any major roof repair deductible we may need in the future.

The Magnolia Board has made no decision about a loss assessment to cover all or part of any insurance deductible we may incur with roof replacement.  I have addressed the issue of HO6 (loss assessment) in a previous email and posted the memo from the Master attorney, Jennifer Horan of Becker & Poliakoff on the Master website.

## POND PROBLEMS

The pond continues to be unsightly.  Recently, the Board met again with the contractor to discuss remedies.  The contractor took the position that he had gone above and beyond what was required, that he had fulfilled the contract requirements, and that he would not be doing anything further to correct the problems with the pond.  The Board has not yet made a decision on what actions it may take with respect to the contractor or the pond.  We are spraying the pond for algae removal more frequently and that appears to offer some benefit.

## DUMPSTER PROBLEMS

People are continuing to create unsanitary and unsightly messes at the dumpster at the northwest corner of Hidden Lake Ct. Several members described the problem at the annual meeting and offered suggestions for addressing the problem.  The Board has decided to investigate installing a camera to record problems as they occur and to discourage people from engaging in unacceptable trash disposal.

It was good to see the many familiar faces of owners who are back for the winter months in Magnolia Falls.  Don't hesitate to let me or the other Board members know of your concerns or suggestions on how to make Magnolia Falls and Falling Waters an even better piece of paradise!

*Carol*

Carol Connolly, President

Magnolia Falls Board of Directors