

Magnolia Falls Owners Email Blast

March 14, 2018

The Magnolia Falls Board met on Tuesday, March 13th. My email is intended to provide a summary of our meeting for owners.

At the Special Board Meeting the Board adopted a Hurricane Irma loss assessment to Magnolia Falls owners of \$1662 due and payable by October 1, 2018. This special assessment will be listed in your 2nd Quarter Dues notice from Collier Financial. You will also see listed on your 2nd Quarter Dues notice the Master special assessment amount of \$338 due on October 1, 2018.

Owners who carry condo insurance have a minimum of \$2000 loss assessment clause in their insurance policy. I recommend you call your insurance company to find out what information they may require in order to reimburse you for your loss assessment claim. You will have a one-time deductible. Insurance companies vary in the documentation they may require. You may need to provide all or some of the following:

- Approved minutes of the Master and Magnolia Falls Board meeting at which the assessment was adopted.

Approved minutes of the Master Board will be posted to the website after the March 27th meeting. Approved minutes of the Magnolia Falls meeting will be posted after the April 10th meeting.

- Detail of the expenses for the loss assessment.

You received a copy of the Master expenses with your notification of the adopted loss assessment from Sandcastle Management. You received a list of Magnolia Falls expenses with your notification of the Special Meeting. I will be posting both documents at the Falling Waters website.

- Receipt of payment.

Collier Financial can provide this receipt to you. Contact them at: support@collierfinancial.net.

The regular monthly Board meeting followed the Special Board meeting. The President's report included information about our insurance claim with Tower Hill Insurance. I was notified late last week that Tower Hill will be replacing the building roofs and repairing the garage roofs. I continue to have discussion with Tower Hill regarding their reasons for repair of the garage roofs. The Tower Hill local adjuster will be meeting with BELFOR on Friday for further discussion. BELFOR is the company the Board hired to do an inspection of our roofs. It is their

inspection report, which called for building and garage roofs to be replaced, that was submitted to Tower Hill. I will keep the owners informed as we continue to move through this process.

A motion was approved to have Gutter's Unlimited complete the gutter, downspout and soffit repair from Hurricane Irma. We delayed this repair in late October because the BELFOR report included the replacement of gutters, downspouts and soffits. The Board agrees that we should make these repairs now since we do not have a date when our roof work will be beginning.

An update was provided regarding future landscaping plans. Gene Van Nevel and I met with Michael Jaroska Land Design. We are interested in preparing a long range plan to redo the landscaping around the buildings. The project will begin with a plan design for Building 2370 and Building 2345. These are two of the original buildings in Magnolia Falls. At this time our plan is to complete several buildings per year. I will be providing more information as we move through this process.

I gave an update on our motion from last year to have Becker & Poliakoff update the Magnolia Falls documents. I have received updated language for the Articles of Incorporation and the Bylaws. I am waiting for the updated Declaration. As you know, a change in our documents will require a 2/3 approval from the owners. We plan to move forward with a referendum in the fall of 2018. I will keep you informed and will post the changed documents on the website at the appropriate time.

A report was given by Richard Carter on progress with the lighting/wiring issues along the Hidden Lake Ct property line. Richard has contacted 5 electrical companies and received several responses. He is waiting for additional responses. The Board approved a motion for Richard and Gene Van Nevel to select an electrician and move forward with the repairs at a cost not to exceed \$10,000.

The Board discussed the new beta test signs that have replaced some of our building signs. Christine Suozzi, Magnolia Falls Director, and Tom Lennon have developed a new building sign for Falling Waters. Magnolia Falls was selected as a beta test site. Christine encouraged owners to drive around the community and provide their comments to her. Christine's contact is: christine.souzzi@yahoo.com.

As always, if you have concerns or questions don't hesitate to contact me.

Carol

Carol Connolly, President
Magnolia Falls Association
Carolconnolly48@gmail.com