

Magnolia Falls Email Blast

April 12, 2018

This is intended to be an update on the business transacted by the Board at our April 10th meeting and is not intended to be the official minutes of the meeting. The official minutes will be posted on the Falling Waters Web site after they have been approved at the next Board meeting which is scheduled for October.

The meeting was held at the Clubhouse and called to order at 10:00 a.m. The President gave a brief report which focused primarily on owners signing petitions to have Collier County hold public hearings on zoning and approval of new affordable housing projects. The Treasurer reported that Magnolia Falls is in good financial condition, but the Board is over budget in fire inspection costs.

- After the motion was made to sign a contract with BELFOR for roof replacement and repair, the Board and the owners posed questions to three BELFOR representatives who were in attendance. Following the Q&A and after the BELFOR representatives were excused, the Board discussed the motion at length, and owners asked questions and offered opinions. The Board had received advice from its attorney and accountant that it should let bids for the roof replacement project. Several comments were made about the Board retaining control of the project, its costs and the scope of work. As I have reported before, our insurance company Tower Hill has told us they will replace our building roofs but repair our garage roofs. Owners at the meeting expressed concerns about the building and garage roofs having different colored tiles if we only repair the garage roofs. The suggestion was made that we replace the garage roofs as well. An amendment to the motion was offered and seconded to have the Board hire its own project engineer to prepare specifications for bidders to replace and repair the condo and garage roofs. The amended motion passed.

- The motion was made to hire First Service to provide a half-time, on-site manager and full management services. The manager would be on-site for 20 hours/week during 3 days/week. The management services would include accounting services with electronic invoicing, contract reviews, discounts from vendors, 24/7 call center for problem solving, a weekly written follow-up on work in progress and on problems reported. The First Service website can be found at: fsresidential.com The annual increase in cost would be \$1,541. The pricing from First Service is contingent upon four sub-associations accepting

the proposal. Thus far, two have voted in favor and the other two are meeting later this week and next. The motion passed.

- The Board voted unanimously to approve Claudia Kogurt Miles as the fifth Board member to fill the remaining term of Jim Murphy who resigned due to illness. Our thanks to Jim for his generous service to the community and best wishes in getting back up to speed. And we extend a hearty welcome to Claudia.

- The Board discussed with owner participation the status of the mold repair situation in unit 2370#3.

- The Board discussed with owner participation the plumbing problems and costs associated with clogged drain pipes in 2370#7 due to improper disposal of garbage in the upper unit. The owner will be notified of the problem and charged the cost of the clog removal.

- Update on Roofs** – On Wednesday, April 11th I met with Chris Pacitto of Velocity Engineering, to discuss the roofing project. The Board had already met with Mr. Pacitto in late January and requested a proposal for project management services. (Velocity Engineering has been previously vetted by the Master Board and is the project supervisor for the pool renovation). He plans to have the specifications completed by late May. The specifications will be submitted to the Board for approval. I requested that the option for repair and replacement of garage roofs be included in the bid specs. Velocity will then send the bid specs to 4 qualified contractors for bid responses. We plan on the bidding process being completed by July. A decision will then be made when to begin the work. In addition, I have contacted Sanjay Kurian, Becker & Poliakoff Contracts attorney to draw up a contract which will contain penalties for exceeding time limits. The contract will be included in the bid specifications to the selected contractors.

- Gutter, soffit and downspout repair-** Gutters Unlimited is on site in Magnolia Falls this week replacing damaged gutters, downspouts and soffits on our buildings.

Should you observe or experience a problem which needs management attention, please contact Sandcastle Management at kristinm@sandcastlecm.com.

Magnolia Falls owners may contact me directly by email about issues which relate to policy at carolconnolly48@gmail.com.

Carol Connolly

Carol Connolly
President, Magnolia Falls Condominium Association

