

Magnolia Falls Board Meeting Report August 30, 2018

This is intended to be an update on the business transacted by the Board at our August 30th meeting and is not intended to be the official minutes of the meeting. The official minutes will be posted on our FirstService website after they have been approved at the next Board meeting.

The August 30th meeting was a conference call meeting held at the FirstService office and called to order at 11:00 a.m. EDT. The reason for that location was to use FirstService's teleconferencing equipment so board members who are currently out of state could participate and owners would also be able to participate.

The only item on the agenda was the discussion of the roofing contractor bids. Board members had previously reviewed the bids, and the Board had previously discussed all aspects of the bid specifications and the bids at an August 12, 2018 board teleconference workshop.

The meeting began with a moment of silence for Jim Murphy who passed away on Tuesday, August 28, 2018. Jim was a member of the Magnolia Falls Board until his illness necessitated he leave the Board earlier this year. Jim contributed a great deal to the community. He will be in our thoughts, and we send our condolences to his family and all who knew him.

The following motion was made by Carol Connolly and seconded by Claudia Kogut Miles. Move that the Board approve:

- (a.) The CFS Roofing Services bid Option #2 dated July 24, 2018 for replacement of all Magnolia Falls condo and garage roofs, and
- (b.) The purchase of the Payment and Performance Surety Bond.

A discussion among the Board members and the owners followed in which the following were addressed:

- All three bidders were qualified by our Project Engineer Velocity Engineering. Velocity will supervise all technical aspects of the project according to its written specifications which were provided to the three bidders
- CFS will be the contractor that will perform the roofing work.
- The work will include gutters, downspouts and double underlayment of protection.
- Palm Beach Blend will be the tile used. It is the same tile which was used in Magnolia Cove.
- Insurance will cover all costs.
- Construction will begin on January 7, 2019.
- There may be some inconvenience with guest parking areas during construction due to the presence of construction equipment.
- Construction should not interfere with owners occupying or renting their units.

After discussion by the Board and the owners, the motion was unanimously approved by the Board.

Note to the owners:

- There are several reasons why this was such a lengthy process. Some of those reasons were touched upon in the discussion following the above motion. The time it took to negotiate a reasonable settlement with the insurance company was lengthy and extended into the spring. It then took time for the engineers to develop specifications for bids. It took time for the construction companies to analyze the specifications and to make their bids. The Board then had to review the bids before making a decision. I believe the Board has properly done its due diligence and Magnolia Falls will benefit from its efforts on behalf of the owners.
- Power washing of sidewalks and stairwells will begin on September 10th.

If you have questions or comments don't hesitate to contact me at carolconnolly48@gmail.com.

Carol

Carol Connolly, President
Magnolia Falls Association