

Magnolia Falls Email to Owners

This email is intended to update owners regarding the Magnolia Falls Board Meeting held on April 28, 2021. Christine Suozzi, Claudia Kogut Miles, Willie Ritzman and Pat Connolly were board members in attendance. Cambridge Management of SWFL was also in attendance. The meeting was held via Zoom for all members who wished to attend.

The meeting was held primarily for those present to discuss and for the board to adopt the revised Rules & Regulations. As it happened the meeting covered a wide range of subjects.

●RULES AND REGULATIONS

At the meeting many members expressed confusion and disagreement over the proposed rules and regulations. Owners and board members voiced the need for improved communications so as to eliminate unfounded rumors and provide clarity. During the course of the meeting many suggestions for changes were offered and accepted by the board. Management agreed to send out a further revision of the rules and regulations based on the changes offered at the meeting. Owners are encouraged to read the revised document carefully when it arrives either in the mail or by email.

The board decided to postpone adoption of the document until after it holds a **Town Hall Meeting** which will occur in the fall when most owners will likely be in residence. The Town Hall Meeting will be the last opportunity for owner input into the final document.

In the meantime, owners who have questions, concerns or suggestions about the changes in the rules and regulations are encouraged to send them to Pat Connolly at pacmffw@gmail.com. I will forward them to the other board members and management, and I will try to develop a response to the individual owners.

●PAINTING

You will recall that the board has decided to repaint all the buildings. The decision was necessary because the current paint is at the end of its scheduled lifetime, and it is in bad condition in some areas after the exterior repairs were completed.

In addition, the board is considering changing the paint color for two reasons. The board has been informed by management that coral is no longer popular with SW Florida condo associations. And the new roofs have a variety of earth tones which would likely be better complemented by a sand color which is more popular. Both reasons are considerations for maintaining and improving property values.

After considering four bids, the board selected Elias brothers as the contractor. The total base price with a color change will be \$172,656. There are other options such as repairing and painting railings, rail posts and stanchions about which the board is still researching costs. Work is expected to begin in late fall.

The difficulty, thus far, has been finding an appropriate color. At the 4/28/21 meeting the board decided to proceed with applying a primer to the south wall of the garage at the 2345 building and to experiment with five colors. After those colors have been evaluated, the board will decide how to proceed. Before finalizing its decision, the board will be looking for a consensus agreement on a new paint color from the owners.

Once the board selects a color, the owners will have a vote on whether to accept the board's proposed color. If the owners vote to reject the new color, the old color will be matched as closely as possible and applied.

●WEB SITE AND STRONGROOM

Management assured the board that the web site will be available soon. The site will provide access only to authorized persons and owners using their password. The association's private information will be available to owners on the site.

Strongroom is secure software for the accounts payable process. This program can be used by association officers for invoice approval, authorizing the disbursement of funds and reviewing financial documents. It should also be available soon at no additional cost to the association.

●Fountain Lights

Falling Waters management has been informed of the need to replace the lights in the pond fountains as needed and to properly adjust the timers.

●Berm Lights and Landscaping Plants

The Falling Waters Board has been informed that its lights on the berms behind the 2350-60-and-70 buildings need to be repaired, and that plants destroyed in 2017 hurricane must be replaced. Owners in that area are advised to stay on top of these issues with the MF Board and the FW Board. Owners pay fees to Falling Waters, and they have every right to expect that the berms in their area be maintained.

●RATS

The pandemic has closed restaurants, and the rats are looking for new sources of food. Many condominium associations have experienced an increase in rat activity. Ours is no exception. We currently have seven traps set about the property. We should have ten traps soon, one inside and one outside of every dumpster. Owners are advised to keep their lanais clean and free of food such as chips, crumbs, etc. Owners who cook on their lanais should be careful to keep the grill clean and cupboards free of food.

●NEW NUMBERS

The board is considering replacing the old numbers on the buildings. It is looking for materials that will not rust. No decision has been made yet.

Respectfully submitted,

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