



# MAGNOLIA SQUIRE NEWS

February 2015

Website: [www.magnoliasquarecondos.com](http://www.magnoliasquarecondos.com)

Office:

(727) 581-8093

A lack of a quorum caused the Annual General Meeting to be delayed until February 3rd, 2015. No elections were held due to only three candidates ran to fill the three open places. Please welcome back Ray Biggart and Brian Cassin and newly elected Ron Godward. Your Board for 2015 is Jim Cornell President, Ron Watkin Vice-President, Ron Godward Treasurer, Ray Biggart Secretary and Brian Cassin At-large.

Following the AGM the Board held its first BoD meeting.

At-Large Brian Cassin: Our recycling program started this past year has resulted in substantial savings for us all. The third bin by the clubhouse is back plus we now have a small bin for the pool area. Remember to break down large cardboard boxes. We're saving money and doing the right thing. Please, in Largo, do NOT put branches and yard waste in the recycle bins. Please recycle!

Treasurer Ron Godward: The Board is pleased to report that we have completed the 2014 fiscal year \$5,712.55 under budget. Our reserve fund at the end of 2014 is \$175,288.98, which is \$6,638 higher than budgeted.

Vice President Ron Watkin: Last year we repaired the storm sewers.. This year the board and our committee have planned repairs to the sanitary sewer system. We will be selecting the appropriate firm and proceeding with the project this spring.

We are moving forward with our Pride in Magnolia Square program. New, waterproof Bulletin Boards have been installed at the mailboxes. The meeting room thermostat has been updated to be able to cool or heat automatically. The trees have been trimmed back from the roofs.

The maintenance shed is now locked at all times due to association property being borrowed without permission, equipment being removed from property, or stolen. If you would like to borrow equipment from the association, please contact Mark Smith during his working hours.

The Landscape Committee under Carol Kerr has resumed its attack on the potato vines plus they are attending to the neglected gardens.

## Reminder of our Rules and Regulations:

**TOILETS:** Our cast iron pipes are 40 years old and very rough on the inside. Only toilet paper in the toilets. Nothing else! That means no wipes, no pads. **NO FLUSHABLES!** Its recommended you use Angel Soft . Please no grease or oil down the drains. It builds up and causes blockages. Please advise renters and guests.

**INSURANCE** on a condo's interior is the owner's responsibility and a wise investment.

**REPLACING** windows/doors, A/C heat, water heater or tub? Contact the office first. You will require a permit, a licensed Florida contractor and an authorization letter from the Association. Failure to do so will result in being reported to the city.

**SMOKE DETECTORS** are the owners' responsibility. Please check and replace if necessary.

If you have any concern or question do not hesitate to contact Jim Cornell at [jamescornell@gmail.com](mailto:jamescornell@gmail.com) or any other board member. We appreciate your feedback.

Regards,

The Board of Directors of Magnolia Square