



MAGNOLIA SQUARE NEWS

June 15th, 2017

Website: www.magnoliasquarecondos.com

Office: (727) 581-8093

My apologies on the lateness of this newsletter. Events kept happening and I wanted to report on them all.

HURRICANE SEASON: (June 1st to Nov 30th) Things to know. Magnolia Square does not evacuate. Magnolia Square is NOT in a flood zone. There are 6 surge zones. We are in the next to last one, (surge of 26ft) Cat 5 or higher. If you are away for more than 72 hours EVERYTHING including pots must be placed inside. Pinellas County and the City of Largo have excellent websites on preparing for a hurricane.

The **2016 AUDITED FINANCIAL REPORT** is available. It has been emailed and is available at the office.

IMPROVEMENTS & REPAIRS.

ROOFS: Four more buildings have had their roofs replaced. This brings it up to 6 completed so far. This is right on our 4 year schedule. If you live in one of these buildings the new mitigation forms will be available at the office shortly.

SOFFITS: We are tackling the chronic problem of loose or dislodged soffits. Constructomax is currently replacing or securing the soffits on all 36 buildings this month. Please note the original wooden soffits are still in place underneath the aluminum ones preventing wildlife from entering the building.

WALKWAY: We are taking bids to repair the walkway alongside the pool and tennis court. We are treating it as a priority.

The **TENNIS COURT** will be resurfaced this summer.

The **SHUFFLEBOARD COURTS** were resurfaced in December plus a storage locker was placed conveniently nearby. Thank you all for the positive feedback.

WATER SHUTOFFS We are continuing the retrofitting of the unit water shutoff valves with another batch having being done in May.

ROAD IMPROVEMENT Stage two of our road improvement commenced in late April. (stage one was upgrading the storm and sewer infrastructure underneath). Several areas were graded to improve drainage, the parking spots were restriped and numbered; also an extra catch basin was installed at the north east parking area to alleviate flooding. A picture placed on the website of the area taken during a recent rainstorm shows the effectiveness of the new catch basin. The final stage is scheduled to start right after all the roofs have been reshingled.

TREES TLC is evaluating our trees for stage two of our trimming program. Stage one was done last year deconflicting the oaks from the roofs. Two diseased trees have already been identified; one between the 2800,2900 buildings and the crooked tree beside the clubhouse mail box. Michelle is in the process of applying to the city of Largo for the necessary permits to remove them.

TERMITES Recent unsatisfactory service from our pest control company has caused unnecessary stress and confusion with an issue in the 1300 building. We have commissioned an independent company to inspect ALL units in ALL 36 buildings.

LEE IRRIGATION The upgraded irrigation system plus Lee Irrigation doing month service checks has resulted in our much improved grass. The installation of new sprinkler heads over the next two years will result in better coverage and reduced costs.

For those who treasure your plants in the 03/04 gardens you can rest easy. Lee has just completed an inspection and rehabilitation of all 36 gardens to ensure proper irrigation of these areas.

VACANT UNITS: If your unit is vacant turn off the water supply when gone for more than 72 hours. For extended vacancy have your unit checked at least every 30 days and take action to prevent mold, a/c left on with a temperature around 85 degrees. Larry will now do monthly checks for \$7 a visit. Just visit or send a letter to the office indicating which months along with a check (or cheque) in US dollars for the appropriate amount.

BULK ITEMS: We have a monthly Bulk Pick Up Program. Please refer to the Office for dates and assistance with bulk items. The city will not pick up any trash left beside the dumpsters.

BORROWING GARDENING TOOLS: The shed door is unlocked during Larry's hours; 7:30 – 4:30 Monday to Friday. Please sign out the tools on the blackboard and erase when returned. Tools may be kept overnight and weekends.

THANKS TO: The Social Committee for the winter social schedule, the purchase of new chairs for the meeting room plus patio furniture for the side patio, and the Landscape Committee which continues its much appreciated beautification work.

THANKS TO: Michelle for all the extra hours put in to convert our QuickBooks from computer based to online. Any person who has done a system upgrade will appreciate how arduous this is.

CAST IRON SEWER PIPES Our cast iron sewer pipes are 40 years old and very rough on the inside, so only toilet paper in the toilets. That means no wipes, no pads, no floss and especially no flushables. Despite what it might say on the packages none of them are really flushable. It's also recommended that you use Angel Soft brand of toilet paper. And please - no grease or oils down the drains. It builds up and causes expensive blockages. Please advise any renters or guests of this.

If you have replaced your toilet with a new one that is low flow you may not be getting enough water in a flush to get through our old pipes. You can help the flush by running tap water at the same time and getting more force behind your flush.

PERMITS NEEDED: Replacing windows, exterior 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. Any renovation over \$2500 requires a Declaration of Commencement.

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

Regards,
Jim Cornell, President
for
The Board of Directors