

Newsletter August 2020

To all Mobile Manor Community members

As you all know by now the dilemma of the footbridge that this board inherited from the last board, that could not agree on what's its future would be. It is now the problem of the new board, we have been working on it among other serious problems facing the Mobile Manor Park, such as road repairs, serious water system pipe and meter works, and the upcoming water work deal started by the last board. Now with the COVID pandemic communication with all these agencies are almost at a standstill, but we are pushing on at a snail's pace on getting estimates and doing major repairs on the clubhouse and office buildings.

Unfortunately, Facebook has been extremely busy with dissident Mobile Manor residents with very incorrect information that pertains to our Mobile Manor problems. At the present time, there are only 6 active Board members available to deal with these problems, and having to deal with non-participating residents who are constantly sending in complaints to our board members about the walk bridge and it has become an undaunting task to prioritize.

The only thing that this board can do about this walk bridge is to get estimates to dismantle and rebuild. So far the estimates are not encouraging and there is no way that Mobile Manor can afford replacement of the bridge at \$90,000.00 and that does not include dismantling, permits, and removing the actual main water pipe that exist on the underside of the bridge.

The footbridge has been **declared unsafe** for any foot traffic and that is why it has been shut down. Pictures speak louder than words please look at the pictures of the underside of the bridge and the angles, it doesn't take too much common sense to see that the bridge is not safe. It has been declared that is it is beyond repair and must be dismantled by experts but yet a group of nonpaying maintenance program members seem to be more knowledgeable than the engineers and think it will stay up forever. This board will do everything in its's power, according to the existing by-laws to get estimates so that the community can decide which is the more important, spending \$90,000.00 plus extra for a new walk bridge or to fix our old roads or our old antiquated water system,

You be the judge.

The community members have to realize the importance of the maintenance program of \$28.00 @ month is such a low amount to maintain this park.

Our main problem is that we only have 147 participating maintenance program members that contribute \$49, 392.00 towards the upkeep and we have a great loss of \$56,112.00 annually by 167 nonparticipating maintenance program residents See itemized street list.

This huge financial income loss plays an excessively big part in what we can repair so the decision of the future of the footbridge will have to be determined by the paying community members in the fall at our first community meeting.

We have little income for contingent emergencies like having to spend \$10,000.00 for a back-flow valve mandated by Lee County. As of now, maintenance fees are being used as a threat or leverage for members to get what they want. Frequent comments are if you don't fix this, I'll stop paying maintenance fees.

As examples this week alone the office manager has recruited 2 new homeowners to join our maintenance program, while another payer stopped playing because she was upset that the board dismantled an unsafe fireplace at the clubhouse grounds without the community's permission, another threatened to stop paying if MM Inc, did not cut down a tree limb from another property that is encroaching over his property. Here's a good one a member stopped paying on his two properties two years ago because his neighbor across the street has bamboo trees that are constantly shedding leaves and they litter his front yard, and the excuses go on and on.

Must the board say more? Everyone should do their part. This is your home so let's try to protect it. This letter is sent only to paying members and is not in any way criticizing you but PRAISING YOU on your consistency of contributing regardless if you are not in agreement with everything.

This is also to let you be aware of the problems the board and the paying members have to deal with by supporting the non-participating members of our community.