

Mulberry "Town Meeting" – Road Update

Thursday July 18th - 7pm at the Clubhouse

Purpose of Meeting: to provide a status update & discussion on "Roadway Project". Please keep the focus specifically on the roadway and related elements (accurate contact info, vehicle info, trash & mail). Because we do not have bids back, we do not yet have detailed financial information- this will be covered in future Town Meetings or other communications. Because of the number of new owners (3 years or less) this is an opportunity for everyone to remember where we have been and see where we are going as construction begins.

Please state your name & Unit # as you ask have questions/comments.

1. Road Relate Information Needed:

- a. Check Website Often: www.mulberrysquarecondos.com
- b. Contact Info Forms: Everyone will be asked to provide current vehicle info (Contact forms available here and on website "printable docs"). Confirm Current Carports (1 or 2)
- c. Trash: - Trash guidelines provided. (Important thru the project)
- d. Postal & Parcel: - Make sure you have your FULL ADDRESS, including Unit #; updated with all senders if needed.

2. Road Project Engineering Plans Update

- a. Plans out for bid & permitting - BIDS NOT YET RECEIVED
- b. Goals have remained the same: cost-effective replacement of 1970 developer's pavement; carport replacement; improve drainage; improve/expand parking; get heavy trucks off our road (trash); and improve the quality of living at Mulberry.
- c. Review of changes/improvements in CURRENT plans.
 - i. 2 Construction Phases planned (subject to contractor adjustment). Weather will be a major factor...
 - ii. Carport & Visitor Parking enhancements
 - iii. "Trashport," cold storage bays
 - iv. Mail Stations/ secure lock boxes
 - v. Project Manager - Joe Allen
 - vi. Timeline Unknown - Goal is for construction this season - many variables. Approx. 10 weeks total time.
 - vii. Questions?

3. Cost of Roadway Project

- a. Bids our out, but not yet received – WE DON'T KNOW detailed costs at this point (Future meetings & communications will provide the details as they become firm.)
- b. Engineering Estimates as we know them
- c. Roadway Reserve funded by Additional Assessments since 2014; Bank Loan for construction to complete project and Additional Assessments to pay off Bank Loan for future.
- d. Plenty of hypotheticals – accurate, specific details will be shared as soon as possible.
- e. Three Tracks pursued at once: Bids, Permitting, Financing

4. Anticipated Construction Disruption – How to live thru it!

- a. Carport demolition is beginning of Roadway Project (Confirm whether you have 1 or 2 carports with Board prior)
- b. Alternative Parking – All vehicles MUST BE REGISTERED! (Unused vehicles must leave; golf cart shuttles during project)
- c. Moving, renovation, etc. will not be possible during project
- d. Emergency Access maintained throughout; Shuttles available as much as possible.
- e. Mail, Trash – will be located collectively during project
- f. Check Website Often: www.mulberrysquarecondos.com
- g. Questions?
- h. End!

Other Info: Balcony Replacement Begins Tomorrow

- Beginning July 19, construction will begin on LOWER balcony replacements for all metal frame balconies (225/237; 2471/2463; 2472/2464; 2450/2442; 2433/2449; 2425/2434)
 - Visitor parking between 2463 – 2449 will be affected, to accommodate construction products and contractor vehicles. Look for the orange cones & avoid parking when present.
 - All LOWER balcony residents will need to remove all items from you balcony to accommodate deck replacement. (The sequence and timing will be building by building, clockwise around the courtyard, beginning with 2442/2450. Watch the progress & arrange to clear your LOWER balcony to allow efficient progress and avoid delay of needed work.
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Planning Ahead: Annual Meeting will occur Wednesday Aug. 21, 2019