

# The Magnolia



The Official Newsletter of Magnolia Point • Volume 2 • Issue 3

March 2021

## Here comes Peter Cottontail ...

By Christina Meeks

Easter Weekend is always a great time at Magnolia Point Golf & Country Club! Join us April 3rd & 4th for one of our largest family events of the year! We are honored that this event has become part of many families' annual traditions.

**Bunny Breakfast (April 3rd)** with the Easter Bunny in the Crystal Dining Room and on the outside balconies. The kids will have a buffet catered just to their liking. After an amazing breakfast there will be age appropriate Easter egg hunts, fun activities and Peter Rabbit himself will be in the outside garden for pictures. This is always a favorite annual children's event!

**Easter Sunday Brunch (April 4th)** is a spectacular feast each year. Be sure to make reservations early! Reservations are fully booked with a wait-list each year. Let our attentive serving staff help execute a flawless Easter Brunch. Chef Michael Meeks and his culinary team provide the most extensive and impressive buffet for Easter Sunday at Magnolia Point. Bring your family and close friends and enjoy the calm atmosphere of the Crystal Dining Room, great food and of course the view of our award winning golf course.



# BUNNY Breakfast

April 3, 2021

Seating Times  
8:30am-9:30am or 11am-12pm

**On The Menu**  
Scrambled Eggs  
Bacon  
Sausage  
Grits  
Homefries  
French Toast Sticks  
Pancakes  
Biscuits  
Sausage Gravy  
Fresh Fruit

**Pricing**  
Adults: \$23++  
Kids 5-12yrs: \$14++  
Kids 2-4: \$4++

Breakfast is followed by an age appropriate Easter Egg Hunt, fun activities for all ages & a photo opportunity with the Easter Bunny! Please remember to bring your own camera & Easter basket to participate.

**Magnolia POINT**

3670 Clubhouse Drive  
Green Cove Springs, FL  
Reservations: (904)269-9276 x:4

THE CRYSTAL DINING ROOM

## EASTER BRUNCH

April 4, 2021

Seating Times: 11am & 2pm  
Adults: \$33++ Children 6-12: \$17++  
Children 5 & Under Free

Reservations: (904)269-9276 x:4

**Menu:**  
Omelet Station  
Carved Honey Ham  
Carved Roast of Beef  
Pancakes  
Bacon  
Sausage  
Fresh Fruit  
Pastries  
Vegetable Medley  
Green Salad  
Caesar Salad  
Au Gratin Potatoes  
Wild Rice Pilaf  
Deviled Eggs  
Quiche



## Community Association

### Board of Directors/Officers

President .....	Gary Dake, Acting President
Vice President .....	Vacant
2nd Vice President.....	Joe Chao
Treasurer .....	John Lochner
Director at Large .....	Ed Hayes
Secretary.....	Bill Nisley

### MPCA Committee Chairs

Access Control .....	Jon Bastress
Architecture.....	Danny Hamilton
Capital Assessment.....	Jim McRae
Communications.....	Susan Mitchell
Community Liaison (CLC).....	Cindy Bates
Landscaping/Irrigation.....	Diane Lochner
Roads/Drainage/Ponds .....	Bill Nisley (Acting)
Rules/Covenants (REC) .....	Larry Francisco

If you are interested in volunteering on any of these committees, contact Bill Nisley – [secretary@magpt.com](mailto:secretary@magpt.com)

### MPCA Association Manager

May Management Services, Inc.	
Mary Marchiano .....	Community Manager
Nicole Waslocki .....	Assistant CAM

### The Magnolia – Publication Policy

The function of The Magnolia is to serve the entire community of Magnolia Point. Priority will be given to reporting the news and activities of the neighborhood, community organizations and events.

Second priority will be given to articles of general interest as space permits. Due to space limitations, articles are subject to editing.

Deadlines may be found on the Magnolia News website.

### Magnolia Point Websites:

Magnolia Point Community Assoc. ....	<a href="http://www.MagPt.com">www.MagPt.com</a>
Magnolia Point .....	<a href="http://www.MagnoliaPointGolfClub.com">www.MagnoliaPointGolfClub.com</a>
Golf & Country Club	
Ladies Golf Association .....	<a href="http://www.mplga.com">www.mplga.com</a>
Magnolia Point Women's Club.....	<a href="http://www.mppwc.org">www.mppwc.org</a>
Magnolia Point Bridge Club.....	<a href="http://www.MPbridge.weebly.com">www.MPbridge.weebly.com</a>
Magnolia News .....	<a href="http://www.MagnoliaNews.online">www.MagnoliaNews.online</a>

## Magnolia Point Golf & Country Club

### Phone Directory: .....269-9276

Reservations & Carry Out .....	Ext 0
Golf Shop & Tee Times .....	Ext 1
Accounting .....	Ext 2
The Pub .....	Ext 3
Special Events, Deneen Rothfels .....	Ext 4
Restaurant Manager .....	Ext 6
Tennis Shop .....	Ext 8

### Hours of Operation

Golf Shop .....	7am - 6pm
Pool .....	Dawn to Dusk

### Clubhouse Dining

The Pub .....	Opens 11am Monday-Saturday;
	Opens 8am-12pm Sunday morning Breakfast; Closes 11pm (Fri);
	9pm (Sat); 7pm (Sun & Mon); 8pm (Tues, Wed, Thur)

### Crystal Dining Room – Reservations Required

Sunday Breakfast .....	8am - Noon
Friday Night Dinner .....	5pm - 9pm
Call for Reservations and Carry-Out.....	904-269-9276 x 0

## The Magnolia

### About this Newsletter

Susan Mitchell .....	<a href="mailto:TheMagnoliaNews@gmail.com">TheMagnoliaNews@gmail.com</a>
Editor & Sales	

Published monthly on the 1st of each month.

Digital copies available on [www.magnolianews.online](http://www.magnolianews.online)

### Submit Your Stories:

Help contribute to your neighborhood magazine. If you would like to offer content for publication, here's how to get started:

Stories: Send your articles in a Word doc and/or high-resolution JPEGs to:  
[TheMagnoliaNews@gmail.com](mailto:TheMagnoliaNews@gmail.com)

Send all photos separately and do not embed them within your article.





## "Mission Magnolia"

Stop by our office on March 11th between  
3:00-5:00 for a treat for your pup!

We are also collecting Wish List items for  
Clay Humane all month long!



# March

WE LIVE HERE, WE WORK HERE, WE PLAY HERE

LET THE EXPERTS HANDLE YOUR MAGNOLIA POINT HOME!

*Sold*



1999 Medinah  
Laura Branch

*Sold*



1688 Muirfield  
Rosalind Arnold

*Under Contract*



1705 Hogans Court  
Audra Pruitt  
Karen Mears

*For Sale*



3709 Borden Lane  
Courtney Looney

Monthly Top Producer  
Rosalind Arnold



Monthly Top Lister  
Laura Branch



Office Spotlight  
Lisa Maddux



**3616 MAGNOLIA POINT BLVD.  
(904)284-4653**



@ExitMagnoliaPointRealty



@Exit\_MPR

## PRESERVE YOUR PRECIOUS MEMORIES!



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- ▶ Video Editing

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**Magnolia Point Golf  
& Country Club**

## Welcome New Members

Rosemary Howard

Larry &  
Juana Napper

## MAGNOLIA POINT REMINDER



**Each petal on a  
shamrock brings a  
wish your way: Good  
health, good luck, and  
happiness for today  
and every day.**  
  
**Irish blessing**



# Association News

Your Board of Directors has agreed to use this column to communicate matters of interest to members of the association monthly. Authorship is rotated among board members.



By Gary Dake

Dear Friends and Neighbors,  
I have long served this community

through several committees and on your Board of Directors. I remember clearly the first position I was appointed to when I was selected to be on the MPCA Board of Directors as Secretary/Treasurer, which was then under the control of the developer Montgomery Land Company. At that time, Roy Gulick and I put forth our best efforts to voice your concerns, but without authority.

In 2010, Roy and I, along with more than 50 residents participated in forming the Investment Opportunities Committee. Ultimately, the IOC developed the Use Agreement with Magnolia Point Golf and Country Club and Montgomery Land to provide use of the Club amenities for all residents.

In March of 2019, the first homeowner-controlled Board election was held, and I was honored to be elected to represent our residents. It was exciting to begin working on providing the community with the opportunity to maintain its property values and lifestyles. From that day forward, the Board accomplished a great deal and here are a few notable accomplishments:

1. We transitioned from Lifestyles community management to May Management and our agreement with May has produced multiple, enhanced, and sustainable deliveries in Administration and Fiscal and Operational support.

2. Susan Mitchell and Bill Nisley together developed a modern-day community website that serves our community with a host of information.

3. Your Access Control Team,

chaired by Jon Bastress, hit the ground running with major improvements. Perhaps one of the most recognized is the new gate arms and the VMS system.

4. Under John Lochner's guidance, we completed the transition of our financial accounts from Lifestyles to May Management. His work was quite extensive to facilitate the correction of multiple accounting errors.

5. In January 2020, we revised the Rules Enforcement Policy. With Larry Francisco volunteering to take over as Chair of this team, non-compliance concerns are at a new low.

This only mentions a few of the accomplishments the Board members, Larry Hanline, Ed Hayes, John Lochner, Joe Chao, Bill Nisley, Kevin Smith, and me, have achieved over the past two years. Please read the article in this issue that includes all the accomplishments of the Board over the last two years.

Knowing your 2021 Board members as I do, I am confident it is their intent to serve your community to the best of their collective abilities.

For now, this is the last time I will be able to address you as a member of your MPCA Board of Directors.

***Please keep these thoughts in mind.***

As with any neighborhood, Magnolia Point is most successful when we come together as a community. Make no mistake this is YOUR association, YOUR community, and it needs each of You to succeed. Our challenges seem complex and it will always be this way, but if we remember our first principles and believe in ourselves, the future will always be ours. And something else I have learned, once you begin a great movement there is no telling where it will end.

For now, as Mr. Rogers use to say, "I'll see you in the neighborhood."

## Board's Performance and Accomplishments

By Gary Dake

In March 2019, the first Board of Directors was elected by our property owners. Five Board members were elected with three serving two years and two serving one year. Subsequently, each year either two or three members are elected to keep continuity. Below are the accomplishments of our Board since March 2019.

### May Management: Services, Inc.:

- In May 2019, we were notified by our management company that they would be canceling their contract. We agreed to a month-to-month agreement until we hired a new management company.
- Kevin Smith, 2nd vice president, oversaw finding our next management company. After vetting numerous companies, May Management was selected effective on October 1, 2019.
- MMS is serving us with improved Financial Management, common property maintenance, compliance, support for BoD and annual meetings, owner relations, record retention and website portal for our residents. It also provided us stability and support from our CAM Mary Marchiano.

### Communication:

- In June 2019, Bill Nisley developed and launched a more modern community website ([www.magpt.com](http://www.magpt.com)). This website provides a host of information and documents for our residents.
- Susan Mitchell continues to oversee the delivery of community emails and in August 2020, took on the challenge of producing The Magnolia, our monthly community magazine.

### Access Control:

In March 2019, Jon Bastress' team hit the ground running with major improvements to our access control.

- Early in March, we had a computer failure at the front gate. The system was upgraded, and the computer hardware and software were replaced.
- With the new software/hardware, we improved our telecommunications plus internet capability which led to a 50% saving. The new Remote Policy was also approved.
- In April, Jon's team began the Back Gate Replacement Project that dramatically reduced expensive repairs. In prior years, we averaged \$11,000 to \$15,000 a year

on gate repairs. This project reduced the expense by \$10,000 in the first year alone.

- With the expiration of our existing security contract in 2019, we solicited proposals and chose a new security contractor. Securitas Security Services was selected, and the gate security expense was reduced by over \$34,000. This included the new Visitor Management System.
  - In March 2020, the Street Light Improvement Project began and included new directional lighting that produced positive results. Additional lighting was approved and installed in May of 2020 as Phase 1 of our overall lighting improvement plan.
  - Since March of 2019, we have improved our signs at both entrances and street signage.
  - Recently, a Securitas Roving Patrol was added for another level of security and parking violation enforcement.

## Treasury and Finance:

- Under John Lochner's guidance, we completed the transition of our financial accounts from Lifestyles to May Management. Prior to the change in management companies, John spent many hours correcting accounting errors.
- John vetted numerous audit agencies to insure we had the most effective and economical agencies to support our annual audits.
- Working with May, we established a two-level approval process for all invoices to be paid.
- Due to the diligent work of our committees and board, we saved about \$122,000 on budget items.
- Our Reserves have been replenished and are healthy.

## Rules Enforcement:

- When we signed our contract with May, we contracted them to do compliance enforcement.
- In January 2020, the BoD approved the Rules Enforcement Policy & Process which has provided the community a sustainable solution for Rules Enforcement.
- We have 483 Closed Violations reported from November 2019 through September 2020. These numbers are encouraging, not only in terms of cases being closed, but the range of violations being reported.

## Landscaping and Irrigation:

- Under the leadership of Gary Dake, and now Diane Lochner, we have a charter and a committee in place. In June 2019 we identified the need to replace/remove the expensive and excessive number of metal halide lights in Tower Park. We eliminated half of the lights and replaced the remaining fixtures with new LED flood lights. These LED fixtures use substantially less power, which produced lower utility bills and longer life for the fixtures, while still providing the illumination required. Our utility expenses are down approximately \$3000 from 2018 to 2019.
- We also did the same evaluation on the landscape lighting along Magnolia Point Blvd. We replaced several expensive metal halide lights and upgraded the lighting from Harbor Road to Colonial Drive.
- We experienced an electrical service issue with the fountain and well pump in the pond at the front gate. At that time, we learned we did not own the property where the pond is located. We were able to transfer ownership to our HOA from the original owner. Once we owned the property, Gary Dake vetted multiple vendors and the problem was corrected, by replacing the wiring, the pump, and fountain unit. We upgraded the equipment that uses new technology and resulted in substantial savings along with a longer life span.
- The landscaping team improved the back gate area with a more attractive look. They continue to improve our landscaping appearance at Tower Park, the front gate plus around both our monument signs.
- The committee oversaw repairs and painting of the marquee signs; conducted surveys of existing irrigation systems and prepared to solicit bids for landscaping services for our common areas, Tower Park, and the Red 9.
- In review of our irrigation, we are studying the potential reduction in water expense with greater utilization of our existing wells.

## Roads, Drainage and Waterways:

- In collaboration with May, Bill Nisley vetted engineering firms and the Board approved the selection of Nevin's

Engineering Services to begin resolving the many drainage issues throughout the community. A six-step process is used to address each project to include: (1) topographic surveys; (2) repair design; (3) solicitation of bids & contractor selection; (4) funding approval by the Board; (5) project execution; and (6) final acceptance of work and contractor warranties. Both Bill and our engineer oversee each project from start to finish to ensure design specifications are met and all work is completed prior to payment. The most important aspect of retaining a licensed engineer is that design plans are based on industry standards and comply with state regulations to ensure we implement a sustainable long-term solution.

- The first two projects on Cherry Hills Court and Spyglass Court were completed in mid-October. Four more drainage projects are currently underway (Shinnecock, Inverness, Winged Foot, and Pond 26).
- Annual road patching throughout the community was completed in April.
- In November, all drainage culverts and numerous curbside drain boxes were cleaned.
- Future projects include widening the front entrance lanes to mitigate traffic back-ups; updating the pond maintenance contract; and updating of the Reserve Study.

## Legal and Delinquencies:

- After weeks of research, our Secretary Bill Nisley and CAM Mary Marchiano resolved numerous errors in the Association's Member List and verified all 966 lot owners.
- With Ed Hayes' expertise and background in the insurance business, we have handled and/or completed settlement agreements on the legal issues against our association.
- With the help of May, we established a process to address delinquent accounts. The legal firm of McCabe & Ronsman have been processing and pursuing collections, and when necessary, file the legal documents against delinquent accounts.
- With the legal assistance of the Liles Firm, the deeds of three properties were transferred to our association. The most notable property was the parcel at the front gate where the pond and fountain are located.

# Magnolia Point Golf & Country Club

## March 2021 Calendar

SUN	MON	TUES	WED	THURS	FRI	SAT
<b>Clubhouse Hours</b> Golf Shop: Daily, 7am - 5pm Pool: Dawn till Dusk Dining: The Pub Mon. 11am-7pm, Tues.-Thurs. 11am-8pm, Fri. 11am-11pm, Sat. 11am-9pm, Sun. Breakfast 10am-12pm Lunch 12pm-7pm. The Crystal Dining Room Dinner Fri. 5pm-9pm, Breakfast Sun. 8am-12pm Happy Hour, Mon. – Fri., 4 - 6pm. (904)269-9276 x 0 for reservations & carry-out						
	<b>1</b> <b>PUB</b> 11am - 7pm  <b>Happy Hour</b> 4pm - 6pm	<b>2</b> <b>PUB</b> 11am - 8pm  <b>Happy Hour</b> 4 - 6p  <b>Take-Out</b> <b>Tuesday</b>	<b>3</b> <b>PUB</b> 11am - 8pm  <b>Happy Hour</b> 4pm - 6pm <b>Wine Down Wed.</b> 5pm - 8pm <b>MPWC Board Meeting 3:30</b>	<b>4</b> <b>PUB</b> 11am - 8pm  <b>Happy Hour</b> 4pm - 6pm	<b>5</b> <b>PUB</b> 11am - 11pm <b>Lunch</b> 11am - 4pm <b>Happy Hour</b> 4 - 6p <b>Dinner</b> 5pm -9pm <b>Dinner in the CDR</b> 5pm -9pm <b>Live Music!</b> <b>Tier Two</b> 7pm - 10:30pm	<b>6</b> <b>PUB</b> 11am - 9pm
<b>7</b> <b>PUB</b> <b>Breakfast</b> 10am - 12pm <b>Lunch</b> 12pm - 7pm <b>CDR</b> <b>Breakfast</b> 8am – 12pm	<b>8</b> <b>PUB</b> 11am - 7pm  <b>Happy Hour</b> 4pm - 6pm	<b>9</b> <b>PUB</b> 11am - 8pm  <b>Happy Hour</b> 4 - 6p  <b>Take-Out</b> <b>Tuesday</b>	<b>10</b> <b>PUB</b> 11am - 8pm <b>Happy Hour</b> 4pm - 6pm <b>Wine Down Wed.</b> 5pm - 8pm <b>Singo Bingo</b> <b>Dinner 5pm-8pm</b> <b>Game 7pm-9pm</b> <b>MPWC Meeting 3:30</b>	<b>11</b> <b>PUB</b> 11am - 8pm  <b>Happy Hour</b> 4pm - 6pm	<b>12</b> <b>PUB</b> 11am - 11pm <b>Lunch</b> 11am - 4pm <b>Happy Hour</b> 4 - 6p <b>Dinner</b> 5pm -9pm <b>Dinner in the CDR</b> 5pm -9pm <b>Live Music!</b> <b>Shane Meyers</b> 7pm - 10:30pm	<b>13</b> <b>PUB</b> 11am - 9pm
<b>14</b> <b>PUB</b> <b>Breakfast</b> 10am - 12pm <b>Lunch</b> 12pm - 7pm <b>CDR</b> <b>Breakfast</b> 8am – 12pm <b>Blood Drive</b> 10am - 5pm	<b>15</b> <b>PUB</b> 11am - 7pm  <b>Happy Hour</b> 4pm - 6pm	<b>16</b> <b>PUB</b> 11am - 8pm <b>Happy Hour</b> 4 - 6p <b>Golf Scramble</b> Register by 3:30pm Starts @ 5:30pm <b>Take-Out</b> <b>Tuesday</b>	<b>17</b> <b>PUB</b> 11am - 8pm  <b>Happy Hour</b> 4pm - 6pm <b>Wine Down Wed. &amp;</b> <b>Irish Flare Menu</b> 5pm -8pm	<b>18</b> <b>PUB</b> 11am - 8pm  <b>Happy Hour</b> 4pm - 6pm	<b>19</b> <b>Happy Hour</b> 4 - 6p <b>Dinner</b> 5pm -9pm <b>Dinner in the CDR</b> 5pm -9pm <b>Live Music!</b> <b>Supernatural Duo</b> 7pm - 10:30pm	<b>20</b> <b>PUB</b> 11am - 9pm
<b>21</b> <b>PUB</b> <b>Breakfast</b> 10am - 12pm <b>Lunch</b> 12pm - 7pm <b>CDR</b> <b>Breakfast</b> 8am – 12pm	<b>22</b> <b>PUB</b> 11am - 7pm  <b>Happy Hour</b> 4pm - 6pm	<b>23</b> <b>PUB</b> 11am - 8pm <b>Happy Hour</b> 4 - 6p <b>Golf Scramble</b> Register by 3:30pm Starts @ 5:30pm <b>Take-Out</b> <b>Tuesday</b>	<b>24</b> <b>PUB</b> 11am - 8pm <b>Happy Hour</b> 4pm - 6pm <b>Wine Down Wed.</b> 5pm -8pm <b>Trivia</b> <b>Dinner 5pm-8pm</b> <b>Game 7pm-9pm</b>	<b>25</b> <b>PUB</b> 11am – 8pm  <b>Happy Hour</b> 4pm - 6pm	<b>26</b> <b>PUB</b> 11am - 11pm <b>Lunch</b> 11am - 4pm <b>Happy Hour</b> 4 - 6p <b>Dinner</b> 5pm -9pm <b>Dinner in the CDR</b> 5pm -9pm <b>Live Music!</b> <b>Spade McQuade</b> 7pm - 10:30pm	<b>27</b> <b>PUB</b> 11am - 9pm  <b>Tennis Fiesta</b> <b>Fundraiser Fun Day!</b> <b>9am-Start Time</b> <b>Garage Sale</b> <b>10am-5pm</b>
<b>28</b> <b>PUB</b> <b>Breakfast</b> 10am - 12pm <b>Lunch</b> 12pm - 7pm <b>CDR</b> <b>Breakfast</b> 8am – 12pm	<b>29</b> <b>PUB</b> 11am - 7pm  <b>Happy Hour</b> 4pm - 6pm	<b>30</b> <b>PUB</b> 11am - 8pm <b>Happy Hour</b> 4 - 6p <b>Golf Scramble</b> Register by 3:30pm Starts @ 5:30pm <b>Take-Out</b> <b>Tuesday</b>	<b>31</b> <b>PUB</b> 11am - 8pm <b>Happy Hour</b> 4pm - 6pm <b>Wine Down Wed.</b> 5pm -8pm			

Calendar information is subject to change without notice. Please call ahead: 269-9276 x 0.

Please visit our website, [www.magnoliapointgolfclub.com](http://www.magnoliapointgolfclub.com) or follow us on

Facebook: Magnolia Point Golf and Country Club, Twitter: @golf\_MagPoint and Instagram: @MagnoliaPointGolfClub



# Rules Enforcement Update



By Larry Francisco

So, you have received a letter or call from the community manager (CAM) stating that you have been cited for a violation of the covenants. What does that mean? It means simply that the CAM has noticed something about your property that does not meet the standards set forth in the covenants and published in the Magnolia Point Handbook. The CAM may also have been notified by another resident of the violation which the CAM will investigate or ideally the complaint will have been accompanied by photographs. Based on that, the CAM can initiate action to remedy the situation, usually first with a notification letter to the homeowner.

What does the notification mean and what should you do about it? Generally, the homeowner can take whatever action is necessary to alleviate the discrepancy. For example, the problem is you have a car parked in the grass. The Fix - move the car to the driveway. Problem - your mailbox needs painting. Fix - paint your mailbox.

Many fixes are easy, some not so easy. Then what?

Not long after moving here, we had a pool installed. While doing so, the contractor moved heavy equipment across our lawn, destroyed our irrigation system and poured large piles of fill on the grass. Not surprisingly, our formerly beautiful lawn was terrible and embarrassing. The REC gave us the benefit of the doubt during the construction, but after completion we were written up for our below standard lawn and told that we could be fined if we did not come back into compliance. We had already contracted to have all our sod replaced but were awaiting installation of a new irrigation system. After seeing our plan, the REC agreed with our actions and held any penalty in abeyance. Upon satisfactory completion of the work, the REC closed the complaint.

The MPCA, REC and CAM are not trying to find ways to penalize residents, but rather to ensure that the standards we all saw and bought into by signing the contracts for our homes at closing are

maintained. Sometimes the homeowner does not even realize that a problem exists until they are notified. Most people respond quickly to correct the issue and that is the end of it.

Some folks refuse to do so or try to bend the rules so that they can do things "their way" without regard for their neighbors. For those that refuse to correct violations, the CAM will recommend to the MPCA board the owner be fined (up to \$100 per day to a maximum of \$1,000) until the violation is corrected. Generally, the board will follow the CAM's recommendation and issue the notice of a fine to the homeowner who can correct the issue and pay the fine or can appeal to the REC who will hold a hearing to affirm or modify the fine. The real goal is not to fine the homeowner but rather to correct the problem and keep our neighborhood as desirable as it was when we all moved in.

If we all try to be more considerate of our neighbors, Magnolia Point would be an even better place to live.

## Tuesday Golf Scramble

Coming  
March  
16th

EVERY TUESDAY EVENING WITH CASH PRIZES!

3:30 PM - REGISTRATION ENDS

5:30 PM - SCRAMBLE BEGINS

7:30 PM - WINGS AND A BEER PROVIDED IN THE PUB

7:45 PM - CASH PAYOUTS AWARDED

\$30 PER PLAYER FEE



**COME CHECK US OUT! OPEN TO PUBLIC**

FOR A TEE TIME RESERVATION OR MORE INFORMATION

PLEASE CALL THE PRO SHOP

(904) 269- 9276 X: 1

*Magnolia*  
**P O I N T**  
GOLF • TENNIS • SWIM • RESTAURANT



# Meet Your New HOA Board Members

*Three board members were to be elected at the upcoming Annual Member Meeting of property owners. Since there were only three applicants, they will automatically be appointed to the board. Each has submitted an article to introduce himself to the community.*

## Jon Bastress

*New Board Member*



My primary reason for running for the BoD, despite my wife's numerous concerns, is my desire to improve the community and make it something we all

can be proud of. This community is full of exceptional individuals with a myriad of professional abilities. I believe by asking for and listening to the community's input and balancing it with our fiscal responsibilities we can prioritize improvements that we all can enjoy.

In our HOA and society in general, I believe our listening and empathy skills are not exercised as often as they should be. My father often said, you learn more by listening than talking and he was right. The Board and committee members can do a better job of listening and communicating with the residents. Responding to resident inquiries promptly and if we need to do some research into the issue just say so with a promise to get back to them as soon as possible.

In the last three years, I have chaired the Access Control Committee and managed a team of four volunteers. Our team has performed vendor selection processes for a new security company, new gate hardware & software, and Visitor Management System. After thorough analyses, best in class vendors were selected and each project came in on budget. We developed annual street light improvement plans and updated the community signs (entrance/exit, speed, stop, golf cart crossing, and street name signs).

In my past life (at least it seems so), I worked for Verizon Communications for 30 years in various management positions (Engineering, Strategic Planning, Capital Management, and Vendor Sourcing). I have a BS in Business and during my career have attained additional business, engineering, and project management professional certificates. I believe my work experience will supplement the experience and knowledge of the other BoD's. I have many years in Capital Management and Strategic Planning, prioritizing, and allocating millions of dollars of corporate resources.

Going forward we need to consider the changing community demographics (getting younger with children) and the impact of ever increasing nearby housing

developments. The things that make us a desired community are the beautiful well maintained homes, kind and caring neighbors, gated 24/7 security, and available county club amenities. Below are some items for the new BoD's to consider.

- Improve two-way communications between the BoD and the community.
- Determine the best economic solution to periodic front gate traffic backups. All options should be on the table.
- Examine the pros and cons of the existing Club Use Agreement. Develop an economic model of benefits vs costs. Compare it to other nearby HOA communities with similar amenities and costs.
- Examine the possibility and costs to widening Colonial Dr. to improve traffic flow and safety.
- Update the Magnolia Point Community Association handbook. This document (if updated) can be a wonderful resource of HOA information for new and existing residents.
- Look into opportunities to purchase or lease some of the "red 9" to enhance the community amenities with dog parks/playgrounds/RV storage/

## Larry Francisco

*New Board Member*



My name is Larry Francisco. I am a retired Naval Aviator and my wife Cindy, and I have been residents of Magnolia Point since November 2017 where

I have served as the chair of the Rules Enforcement Committee for the last six months.

In our previous home, I was vice president of the POA for a year and president for almost 5 years until we left. After 26 years in the Florida Keys, we sold our home and began looking for a new place with more room and larger lots, but also with access to premier medical care (as we aged), nearby military facilities and closer to grandchildren. We looked in various areas in north and central Florida and fell in love with the beauty and grace of Magnolia Point which provides all the qualities we were interested in yet is part of a small town and feels somewhat rural despite the excellent shopping and cultural opportunities nearby.

I believe that the current board has

done a remarkable job of transitioning from developer control to resident control in just two years. I applaud their successes in unravelling the confusion that resulted from multiple developers and banks controlling Magnolia Point since its inception and want to continue that progress in the future.

The Magnolia Point Golf and Country Club is an asset to this community, and I want to continue to work with the owners to find opportunities that can be beneficial to both parties. The owners, Trevor and Deneen Rothfels, have shown themselves to be supporters and proponents of the neighborhood and deserve our respect and cooperation for the improvement of the club facilities used by so many of our residents. It is in all our best interests for the club to remain viable and active in the future.

We need to maintain our roadways and drainage and to solve the entrance backups that sometimes occur. We also need to stay alert to the many changes happening around us due to the construction of the First Coast Expressway and ensure our inputs and concerns are heard by county and city leaders.

It is important for homeowners to be involved in governing the community and I welcome the inputs I have seen and heard from many of our residents. Along with their ideas though, is a need for to accompany the suggestions with possible resolutions. Tossing out an "I'd like to see..." is not nearly as helpful as "I'd like to see... and this is how it could be done." Be part of the solution, not part of the problem! I promise to listen to you and consider each option before deciding to vote for any measure. I also want to mention the committees that perform a multitude of tasks that are necessary to keep Magnolia Point such a desirable place to live. There are many ways to help that do not require over committing oneself, so please look at the opportunities on our home page and consider volunteering.

## John Lochner, CPA

*Returning Board Member*



Christian, grandson, father, son, husband, grandfather, soldier, CPA, international traveler, people person, and volunteer: that is how I would identify myself in life.

My wonderful wife and best friend, Diane, our Landscape and Irrigation Committee Chairperson, and I feel blessed to have found ourselves building our retirement home in Magnolia Point. The golf club, Pub, swimming pool, tennis courts, playground, and beautiful neighborhood found us concluding that this was an excellent investment with a very favorable homeowners association.

Shortly after moving in, I was approached about becoming Chairman of the Finance Committee. I feel that in life I have been given excellent accounting skills, and that I am called to use them to provide management and spending controls. With over 50 years of public accounting, expertise in income taxes, financial investment, and extensive corporate officer experience, and having been President, Treasurer, Finance Chairman, Director, and Leadership Chairman of numerous professional associations and not-for-profit and civic organizations, as well as a Director of two HOA's for 15 years, it seemed only fitting that I accept this offer.

I was surprised that the Board did not publish financial statements and analytical reports to homeowners, as I had in my previous associations. So, I vowed to find

a way to change this. I studied the prior annual reports and reserve studies as well as traveled to our then association management's offices to learn about their accounting software and record keeping procedures, which were not very strong.

In March of 2019, I presented myself as a Board candidate seeking to become the Treasurer. My statement at that time was, and once again is: If you have faith in my skills and want me to be your financial representative in this community, please vote for me and support my efforts to maintain the value of your homes. If you ever have a question, my phone number and email are on our website and I will always provide a timely response as long as you are not requesting confidential information.

I understand that you want the association's funds to be invested and spent wisely. Homes in Magnolia Point sell very quickly at a nice premium. I perceive that each family investigated the cost of living here and the available amenities. I dismiss the notion that any where near a majority of the property owners in our community wants to eliminate the golf club that the HOA does not financially support.

All property owners should register on

the association's website, [www.magpt.com](http://www.magpt.com). The financial information presented there and at the Board meetings will answer the vast majority of financial questions. You are encouraged to ask questions and can contact the CAM or me on almost anything that is not confidential under the law. On the website, if you click on the "Financial Reports," you will find the budgets, monthly and year-to-date financial statements, audited year-end statements, and reserve studies of current and long-term projected spending to maintain the neighborhood's infrastructure and appearance standards.

Looking forward, I favor residents having access to major contracts, whether by being available on our website or by requesting them from our CAM. I also support producing a monthly Cash Flow statement that some of you have asked for.

Now I hope you know more about me and my responsibilities. Know that I will always hear and consider your thoughts, while maintaining strong financial control, and prevent you from having increased assessments without receiving valuable services.

## Community Yard Sale

By Susan Mitchell

The semi-annual Community Yard Sale is scheduled for Saturday, April 24th. Two sales are scheduled each year, on the first Saturday in October and the last Saturday in April.

The gates will open to the public at 8:00am and buyers will not be allowed to enter the community prior to that time. At 4:00pm, the gates will be closed to the public.

Residents who participate should display a balloon on their mailbox and the merchandise for sale should be set up in your driveway as close to your garage as possible. Since the sale is open to the public, please monitor the parking in your area.

We will advertise this year's sale in the local newspapers. Residents may also advertise what they are personally selling either on Next-Door, Craigslist or any other social media.



## Every Friday Night We Have Live Entertainment!

**Reservations Required**  
(904)269-9276 x:0

**Tier Two  
March 5**

**Shane Myers  
March 12**

**Supernatural  
Duo  
March 19**

**Spade McQuade  
March 26**



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**P O I N T**  
GOLF • TENNIS • SWIM • RESTAURANT

**HAPPY HOUR**  
**4 PM TO 6 PM**

**DINNER**  
**5 PM TO 9 PM**  
**ENTERTAINMENT**  
**7 PM TO 10 PM**

*Come out and support  
local musicians*



# MP Women's Club Update

By Susan Mitchell

## Thank You...



Sandy Waldrup

Sandy Waldrup, for volunteering to be the women's club new Communications Chairman. If members need a message to be sent, contact Sandy at [FrankWaldrup@bellsouth.net](mailto:FrankWaldrup@bellsouth.net). The club also thanks Susan Mitchell who has been the Communications Chairman since 2001.

## We Keep Giving

Thanks to the support of our members and residents, the women's club recently financially helped various groups as follows:



Principal Dicks, Kathie Cardon, Jenny Bell

### Clay High's Clothes Closet

A \$500 donation was made to help stock the new Clothes Closet at Clay High School. We will eventually donate items to the closet once we are able to enter the school property. In the meantime, members are asked to save their donated items.



Donation to Bannerman Learning Center  
Joan Kingston, Kathie Cardon

### Bannerman Learning Center

A \$300 donation was made to purchase uniforms that are required to be worn by all students. For those not familiar with Bannerman, the school is in Green Cove Springs and students come from all over the county. Bannerman exists to prepare non-traditional students for success by teaching positive life skills so they can become life-long learners.

### GCS Police Department

The women's club is a sponsor of the police department's golf tournament on March 19th here at our golf club. Proceeds of the event will benefit the department's Trunk or Treat event for local kids next October.

### Sacred Heart's Outreach Ministry

A \$1,000 donation was given to Outreach, a non-denominational organization, to help those in need in our community. During the pandemic, the needs have been greater than ever. It provides resources for food, utilities, gas, auto insurance, etc.

### Green Cove Springs Junior High

Betty Alix purchased clinic supplies needed by the school nurse.

## Scholarships

The Scholarship Committee will soon be reviewing the scholarship applications that are submitted by Clay High School senior girls. Led by Chairman Joanne LaBeouf, the committee includes Marcia Blackwell, Marsha Fields, Barbara Phelps, and Sara Spurrier.

## Welcome New Members

Cissy Burnette  
Sarah McWhorter

## Interested in Joining?

If you are interested in joining the women's club, contact our Membership Chairman Marguerite Martin at 699-3923. Our membership application is on our website at [www.mpwc.org](http://www.mpwc.org), under "Info/Forms." To join, you must be a Magnolia Point resident, own property in Magnolia Point or be a member of the country club. Annual dues are \$25, but from now until May 1, dues are only \$10.00 to pay for your directory, binder, and badge.

In normal times, our meetings are on the second Wednesday of each month at 3:30pm in the Crystal Dining Room at the Clubhouse.

# MPCA's Member Forum

Friends and Neighbors -

Like many of you, I learned the 'Golden Rule - do unto others as you would have them do unto you' at a young age. 'If you don't have anything nice to say, don't say anything at all' and 'praise in public - punish in private' are other words of wisdom one acquires over the years.

I mention these, because our public discourse has devolved into hyper-partisan rhetoric and seemingly unrestrained verbal attacks by those who either refuse to accept someone else's point of view or are unable to present a compelling argument. Granted, each of us has our own passionate view however, the often-condescending remarks on NextDoor and the MPCA Member's Forum are destructive and convey a real sense of disdain for our fellow neighbors.

The fabric of our community is made up of common values and beliefs, and I submit it's well past time to inject a modicum of respect back into our personal dialog. Otherwise, our ability to converse in a meaningful way is severely diminished and the resulting discord creates friction among neighbors and is harmful to us all.

The Member's Forum on the MPCA website is provided as a platform to support open dialog, exchange of information and ideas, and promote beneficial communications between and among our residents.

If you would like to monitor posts on the forum page in real time, you can receive notifications each time a new topic or comment is posted to each forum thread. Simply go to your MPCA website account, select member settings, then select 'contact', then select one or both of the following options:

## Receive instant email notifications for...

- New forum topic
- New forum comments on topics

If you have not done so already, I encourage you to register for an account on our website, to gain access to the extensive information available to you as an Association member. Just go to <https://www.magpt.com> and select the 'Register' tab in the upper right-hand corner.

All the best, Bill Nisley, [webmaster@magpt.com](mailto:webmaster@magpt.com)

## March 15 Deadline to Apply for Scholarships

By Susan Mitchell

The Magnolia Point Women's Club awards scholarships each year to senior girls at Clay High School. The deadline to apply this year is March 15th. Applications are available online on the women's club website ([www.mpwc.org](http://www.mpwc.org)) or check in the guidance counselor's office.

Magnolia Point residents continue to show why this is such a great neighborhood to live in! By supporting the Magnolia Point Women's Club fundraising efforts (purchasing luminaries, buying ads in the Club Directory and by making cash donations), they provide opportunities for girls to continue their educations after high school. The Gisela L. Ferrell Memorial Scholarship helps young women who are pursuing a vocational, technical or college education. Over the years, the Club has awarded almost \$109,000 to female graduates of Clay High School.

# Ladies Nine Hole Golf League

By Sandy Waldrup



## Feb 11 – Stableford Winners

Sandy Waldrup, Sharon Sprott, Taunya Vise (Margaret Longberg not pictured)

The weather this year just has not been cooperating! We cancelled golf on January 28 and February 4 due to the cold. No one can remember when we have had such cold weather that has stayed so long. Then, the “wet season” began, so we cancelled play on February 18 too!

That being said, we have been scrambling to redo our schedules, and have rescheduled the annual Jack & Jill scramble to April 1 – no joke! We hope by that date, most of our golfers will have received at least their first COVID vaccine, allowing more “couples” to play, and the weather will not be so iffy.

## February 11 – Stableford

The fifth round of Stableford saw several team members on the disabled list. Both team captains decided to play, taking just the top 3 scores for both teams, rather than the usual 4 scores. The Blue Angels maintained their lead over the Hot Pink Glamourshots, 395 versus 363

The top 3 scorers for the Blue Angels were Sandy Waldrup (27),

Taunya Vise (25) and Susan Mitchell (17), for a day's total score of 69. The top 3 scorers for the Hot Pink Glamourshots were Janine O'Connor (19), Sharon Sprott (19) and Margaret Longberg (16), for a total score of 54. There are 5 Stableford competitions left in the season, allowing for plenty of time to change/add to the team totals.

1st Place - Margaret Longberg, Sharon Sprott, Taunya Vise, Sandy Waldrup (bd)

## Membership

As always, new members are welcome; handicaps need be established by playing ten 9-hole rounds. We play a combination of individual play and structured games each Thursday, rotating between the White and Blue courses. Members can join our league at a reduced rate of \$10, good through the end of the season (May 2021); however, a golf membership is not required. To join, contact our Membership Chair Carol Webb.



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**At the PUB**

ST. PATRICK'S DAY  
MARCH 17 5PM-8PM

**IRISH FLARE**

Apps: Scotch Eggs  
Entrees: Shepherd's Pie, Corn Beef & Cabbage or Bangers & Mash

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**LIFE South**  
Community Blood Centers

**BE A HERO-IT'S IN YOUR BLOOD**

**DONATE BLOOD & FIND OUT IF YOU HAVE THE COVID-19 ANTIBODIES!**

But it only takes less than an hour to donate blood and make a difference.

**03  
14  
2021**

**Magnolia Point Golf & Country Club**

3670 Clubhouse Drive  
Green Cove Springs, FL  
(904)269-9276 x-4

**10 AM - 5PM**



# 18 Hole Ladies Golf League By Joanne Montzka

## Feb 4 – MEETOO

If you do not like your drive, putt, fairway shot, etc, do not worry, you can use a partner's shot without penalty. If your ball went into the water, landed in a bunker, got lost in the woods, got stuck in a tree, no worries, and no penalty. Just pick up your ball and place it where your partner's shot finished and play your ball from that spot. You get FIVE MEETOOs per 18 holes. Score two net best balls per hole per team.

Winners (105 pts) - Bonnie Burkhart, Ann Burden, Hyun Coffman, Jodi Radican



Feb 4 – MEETOO  
H. Coffman, A Burden, B. Burkhart, J. Radican

## Feb 11 – HINDSIGHT

Foursomes play where the team will use its three best net balls per hole. To get your final team score, you will throw out your team's three worst holes and use the remaining 15 holes for the team's score. You will post your individual score this week.

Winners: Teresa Barrett, Hyun Coffman, Fran Kinney, Connie Manning



Feb 11 – HINDSIGHT  
F. Kinney, T. Barrett, C. Manning, H. Coffman

## Feb 18 – TEAM STABLEFORD

All players will compete for Stableford points: net bogey is 1 point, net par is 2 points, net birdie is 3 points, net eagle is 4 points, and net double eagle is 5 points. There are two simultaneous games – play of the day and the season long team play. Prizes are awarded for the foursome of the day scoring the most points. For Team Stableford, the top four scores from each Stableford team (RED) or (BLUE) are tallied and added to the season total.

Winners (112 Points) - Mary Ann Brazee, Sue Tucker, Jeanne Gorman, Shirley Orvosh

The best 4 scorers for the BLUE team were Hyun Coffman 38, Jeanne Gorman 29, Teresa Barrett, and Shirley Orvosh 28. Totals for BLUE Team 123 / YTD 707.

The best 4 scorers for the RED team were Bonnie Burkhart 33, Cherle Humphrey 32, Sue Tucker 26, and Ann Burden 25. Totals for RED Team: 116 YTD 647

The RED Team has a lot to make up with only 3 more months to go.



Feb 18 – Team Stableford  
M. Brazee, S. Tucker, J. Gorman, S. Orvosh

## Advertise in the Women's Club Directory

*By Susan Mitchell*

Let us help you get your business noticed by the residents of Magnolia Point. The Magnolia Point Women's Club (MPWC) publishes a directory that reaches over 240 members plus all new residents receive a copy to help them find recommended local services. Might your business be the answer they are looking for?

While you are helping to build your business, you are also building our scholarship fund for young women graduating from Clay High School. 100% of the proceeds of the ad sales goes to our scholarship fund.

Our members often post recommendations on social media when neighbors are looking for a business to answer their needs.

Your ad will remain in our directory for ONE whole year! Now is the time to build your business by taking an ad with us.

Full Page Ad (4.5 x7)	\$90.00
Half Page Ad (4.5x4)	\$50.00
Business Card	\$30.00

Don't have an ad? Let us help you with a free design service on full page ads.

Thank you for building your future with us and the future of our scholarship recipients.

The deadline to place an ad is March 15th. For more information, contact Lorna Broughton at 904-284-7313. Order forms can be found at [www.mpwc.org/InfoForms](http://www.mpwc.org/InfoForms).

# Clay County Rescue Mission

By Susan Mitchell

Our homeowner's association recently donated their old computers and equipment to a newly formed charity, the Clay County Rescue Mission. The services provided by the CCRM were sorely needed in our County. The only other organization available to help the homeless and those in need is the Mercy Foundation.

The Clay County Rescue Mission was formed in 2020 by Amy Houston who is deeply passionate about helping those in need. It is a non-profit organization that assists those in need such as:

- Individuals & families who have found themselves on hard times.
- Homeless individuals & families, which includes persons stuck in the trap of living in a weekly hotel.
- Persons reentering society from prison.

The programs offered by the Rescue Mission include:

- Resources and Referrals, as many clients do not have access to a computer to submit online applications. Many need assistance in getting birth certificates, SSI cards and State Identification cards.
- Self-Sufficiency where they assist individuals with job referrals, health insurance, temporary shelter, etc.



Betty Alix accepting the computer equipment donation from Jon Bastress

- Reentry Program that assists with job placement, temporary shelter, and bus passes to leave Clay County.

The vision for the future includes three tiny home villages to serve three distinct populations currently in need in our County: The Elderly Village, the Self-Sufficiency Village, and the ReEntry Village. Each tiny home village will have a central community

building staffed with case workers.

How can you help? The needs of the Rescue Mission include financial donations, volunteers, office space, land donation, employer partnership and tiny home sponsorship.

For more information, check out their website at [www.ClayCountyRescueMission.org](http://www.ClayCountyRescueMission.org) or their Facebook page.



## Fiesta Fundraiser

### March 27, Saturday

All guests and members are welcome to join this fun day of play! All proceeds will go to a new ice and water machine for the tennis courts. Donations are welcomed and can be dropped off Mon.-Sat. 10-5pm at the Tennis Shop under the covered area. Volunteers needed for set up and break down for garage sale.





Join us for a full day of:

- Tennis
- Pickle Ball
- Taco Bar
- Margaritas, Beer & Wine
- Garage Sale (Sat. 10am-5pm)

Contact:

Deneen for Reservations & Info.  
(904) 269-9276 x:4  
[events@magnoliapointgolfclub.com](mailto:events@magnoliapointgolfclub.com)

9:30 am Start

\$40/pp

Play & Food

\$25/pp

Food & Beverage Only



**Magnolia**  
POINT  
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## SAVE THE DATE:

### MAGNOLIA POINT MEN'S MEMBER-PARTNER GOLF TOURNAMENT




## APRIL 16TH & 17TH

### PRICE PACKAGE & OTHER DETAILS TO FOLLOW

ANY QUESTIONS PLEASE CALL

P: (904) 269-9276 EXT. 1





## Private Golf Carts in our Community

By Tom Sprott

It is that time year again when it is pleasant to ride around on our golf carts, head to the pool, or just joy ride through the community. There are lots of new carts out there, cruising at faster speeds than ever. Did you know that we have over 300 private carts, not counting the golf course carts, that are cruising our streets, day and night?

Do you know our Association's rules and regulations regarding golf carts? Not everyone knows or adheres to the fact that golf carts must follow the "rules of the road" just as cars and trucks. Below are the current rules:

- Drivers of golf carts within our community must have a valid State of Florida driver's license or a learner's permit and be accompanied by an adult licensed driver.
- Golf carts must adhere to the same driving and parking laws as autos and trucks.
- Driving or parking on grassy areas is prohibited.
- Golf carts may only be driven between dawn and dusk unless they are equipped with headlights and brake lights that are in operating condition.
- All passengers must be properly seated while the cart is in motion and may not be driven in a negligent manner. The number of occupants shall not exceed the seating

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capacity of the cart.

Private golf carts driven within the community must be registered in one of two ways and have current liability insurance:

1. Carts driven on the golf course will be registered with the country club.
2. Carts not used on the golf course will be registered with our community association.

Both registration forms are available in the Golf Pro Shop in the clubhouse. Upon completion of the form, including your insurance company and policy number, return it to the Pro Shop and they will process. Make sure that you have liability

insurance covering your cart. Most people acquire this through their homeowner policy. It is not expensive!

If your cart is used on the course, the Pro Shop will give you numbered stickers for each side of your cart.

If your cart is registered with the community association, you will be contacted to arrange to have stickers installed at your home at no charge. Some owners may wish to have a single license plate installed at the rear of the cart. There is a small charge for the plate.

**Unregistered golf carts may be subject to fines from the Homeowners Association.**



## Magnolia Point Contract Bridge Club

Thank you Joe Thill for organizing social bridge at the Club. Bridge has been on hiatus during the pandemic, but players are slowly returning. If you are

interested in playing, please email Joe and you will be added to the email list. You can sign up with a partner or as a single and you will be paired up. Once we have more players, duplicate bridge will be added to the calendar.

Bridge is played on Thursday afternoon in the Crystal Dining Room at the Clubhouse from 3 to 6pm.

Barbara Barclay is organizing the ladies bridge group that plays

one Friday morning a month in the Parlor of the clubhouse. More info to come on ladies bridge.

### Social Bridge, Thurs., Feb. 4

1. Kim Belcher & Evie Ezzell
2. Joe Ezzell & Joe Thill

### Social Bridge, Thurs., Feb. 11

1. Marty Essex & Nancy Ellis
2. Brad & Gloria Lucas
3. Jim Cardozo & Bill Nisley
4. Kim Belcher & Evie Ezzell

### Social Bridge, Thurs., Feb. 18

1. Jon Bastress & Joe Thill
2. Susan Mitchell & Sharon Sprott

### Contacts:

Social: Joe Thill  
([JoeThill79@gmail.com](mailto:JoeThill79@gmail.com))

Ladies: Barbara Barclay  
([brbarclay@comcast.net](mailto:brbarclay@comcast.net))





*Our community has been, and will continue to be, our primary focus for real estate activities.*

**90+  
Property Transactions  
in Magnolia Point**

**Magnolia Point Resident and  
realtor for nearly 20 years.**

**Member of the Magnolia  
Point Community Liaison  
Committee.**

**Involvement in the commu-  
nity allows me to share  
extensive knowledge of it  
with prospective buyers and  
other realtors.**

**Concerned with COVID-19?  
We follow all CDC safety  
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**It takes more than listing a  
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community and its lifestyle.**



# Ron Braatz, Realtor®

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There is a shortage of available homes for sale in Magnolia Point. I have active buyers who are searching for homes in our community. If you are thinking of relocating, I can help you.

I would be honored to provide you with the information you need, including a free, no-obligation, confidential evaluation of your home's value, and offer suggestions to increase its saleability. My buyers and others are actively looking and many more will be joining the search in the upcoming, busy spring real estate season.

I am dedicated to your success. When you list with me I will feature your home in print and online until we find the right buyer and negotiate a fair price.

**HERE'S HOW:**

- Professional Photography / Videography
- Comprehensive and Personal Knowledge of the Magnolia Point Community
- Extensive Internet Marketing
- Dedicated Website Featuring Your Home and Community
- 70+ Page Booklets Describing Your Home, the Club / Community, GCS, and Clay County for potential buyers

**FEBRUARY 2021 PROPERTIES SOLD BY RON**



**3545 OGLEBAY DRIVE  
\$589,000**



**WOODED MAGNOLIA LOT  
\$54,000**

**MAGNOLIA POINT HOMES RECENTLY SOLD BY RON**



**3747 Constanica Drive**



**1935 Colonial Drive**



**Certificate of  
Achievement**



**3508 Olympic Drive**



**3762 Constanica Drive**



**2012 Wedge Court**



**3358 Shinnecock Lane**



**1856 Colonial Drive**



**1947 Medinah Lane**



**3407 Olympic Drive**