

**MONTHLY PROJECT REPORT  
NOVEMBER 2024  
*MAGNOLIA AT POWELL PROJECT***

Access to “*Magnolia at Powell’s*” Camera Link below:

[Camera Links](#)

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**1. Project Schedule: Current Status & Three-Week Outlook**

**A. Sitework**

**Latest Updates:**

- **Site Construction:**
  - City inspection items have been addressed, with three additional items identified during reinspection. Solutions are being provided.
  - The pickleball court is under construction, with paving expected in the first week of October.
  - The Pool Department of Health (DOH) inspection passed; full approval pending upon receiving the clubhouse CO, which is currently on hold due to ADA bathroom issues.
  - All garage doors have been completed; electrical trims are in progress.
  - Gate gear installation is scheduled for Wednesday.
  - Utilities have been tracked, and the water/sewer installations are complete.



## B. Vertical Construction

### Latest Updates:

- **Building Inspections:**
  - Buildings 9 and 10 failed CO inspection due to HVAC labeling issues; corrections have been made, and inspections have been rescheduled. Fire inspection for Buildings 11 and 12 is pending revised calculations for sprinklers.
  - Acceptance walks for Buildings 8, 10, 11, and 12 will occur once tile backsplashes are installed. Tile work is currently being grouted in Phase 1.
  - Countertops have been installed, with granite backsplashes expected to be completed this week in Phase 3.
  - The ADA remodel of clubhouse restrooms is ongoing, with framing completed. Insulation is in progress, and flooring is pending in the first floor of Building 2; all others are completed.

## 2. Certificate of Occupancy (CO) Schedule

### **Building     Anticipated CO Date**

Building 10 Week of 9/30  
Building 9    Week of 9/30  
Building 11 Week of 9/30  
Building 12 Week of 9/30  
Building 8    Week of 9/30  
Building 7    Week of 9/30  
Building 6    Week of 10/7  
Building 5    Week of 10/7  
Building 4    Week of 10/14  
Building 3    Week of 10/14  
Building 2    Week of 10/30  
Building 1    Week of 10/30



### Traffic Insights:

1. **Website Inquiry:** Paul Osofsky, 10/28/24 - Inquiries about rental criteria and management handling noise complaints.
2. **Website Inquiry:** Brandon Young, 10/28/24 - Interested in a two-bedroom; unresponsive to follow-ups.
3. **Walk-in Inquiry:** Sandra Lando-Madsen - Exploring options to sell or rent due to family health situation; unresponsive to follow-ups.
4. **Call Center Inquiry:** Unknown - Unresponsive.
5. **Walk-in Inquiry:** Kyle Loflin, 10/23/24 - Interested in two-bedroom, indicated he would apply within 48 hours; unresponsive to follow-ups.
6. **Walk-in Inquiry:** Joe Hogan, 10/31/2024 - Interested in two bedrooms, liked the Biscayne floor plan; set for follow-up.
7. **Drive-by Inquiry:** Ron Ballenger, 10/31/2024 - Interested in three bedrooms for his daughter; will follow up.
8. **Website Inquiry:** Lisa Cherie, 11/01/24 - Looking for an apartment with her mother; will schedule a tour soon.
9. **Website Inquiry:** Dandrea Kidd, 11/03/2024 - Seeking a two-bedroom for move-in on 11/22/2024; follow-up needed for tour setup.

### Marketing Efforts:

- Conducted outreach to local businesses in Wildwood, distributing flyers and marketing materials to:
  - Waste Management, UF Health, The Villages Health, Wildwood Police Department, Citizens Bank, Chase Bank, Bank of America, The Villages Golf Cars, & State Farm.
- Achieved a 5-star rating from 8 Google reviews.
- Open House held on October 30th with approximately 20 guests in attendance.
- Met with Karol from Lima Charlie regarding participation in FEMA's Direct Lease Housing program for Florida.





We appreciate your continued support and involvement in this project.  
Please feel free to reach out with any questions or for further details.

**Thank you,  
~ Investor Relations Team**



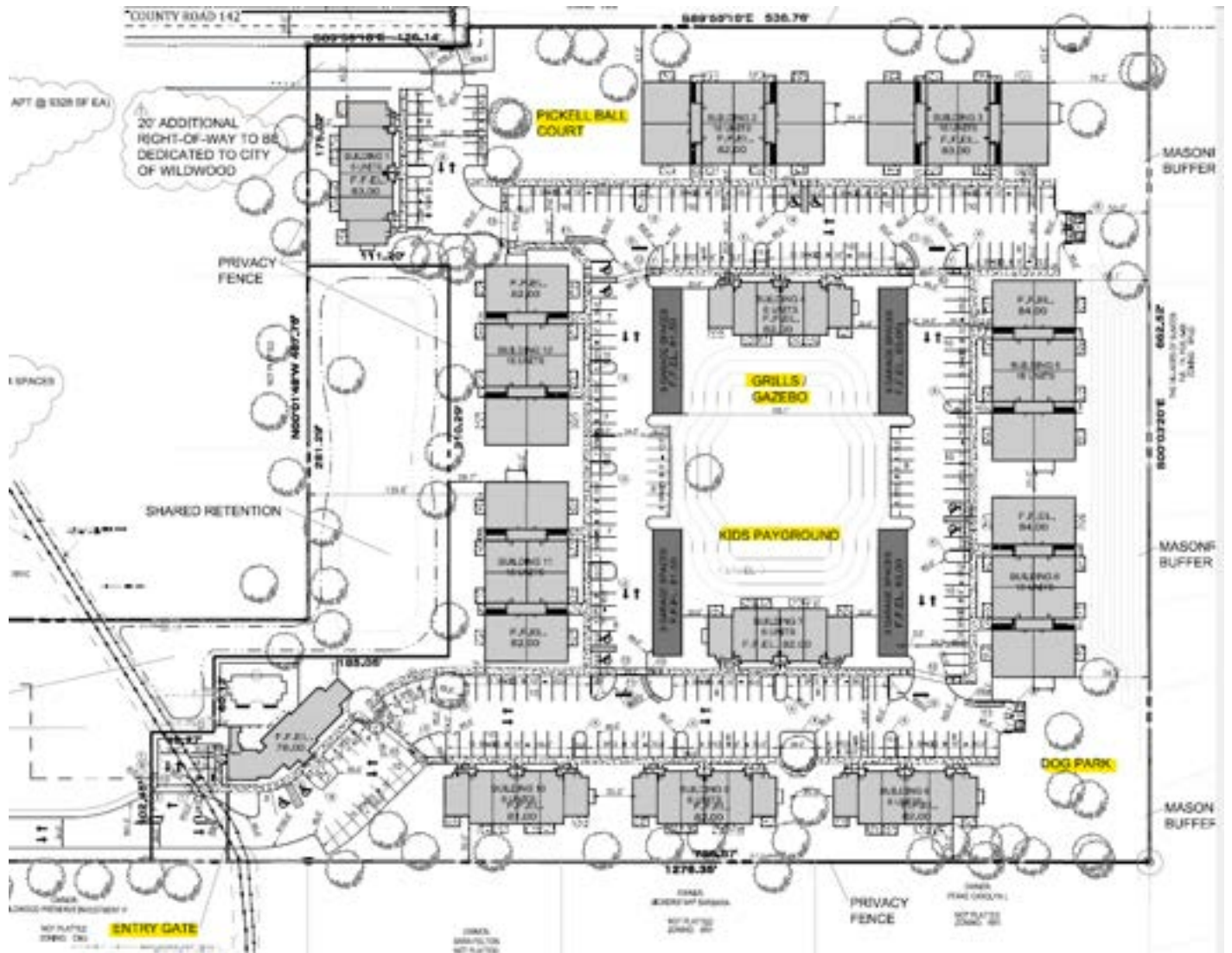
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**SITE PLAN**



(BEFORE)  
TOWNHOMES @ POWELL PROJECT LAND  
APRIL 2023





**(AFTER)**  
**SITE WORK PROGRESSION**  
**JUNE - OCTOBER**



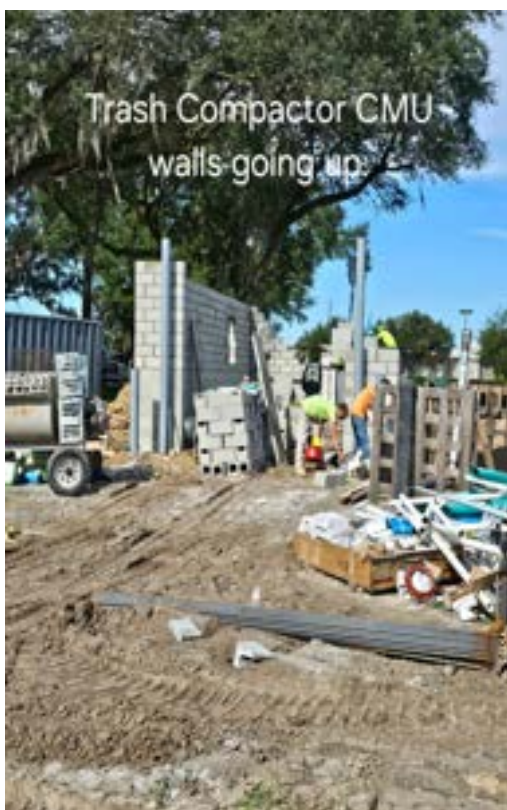




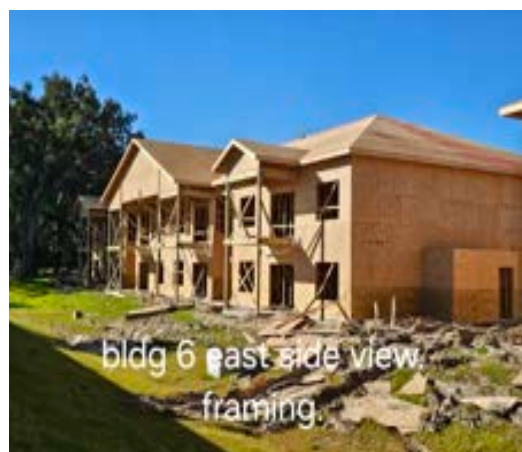
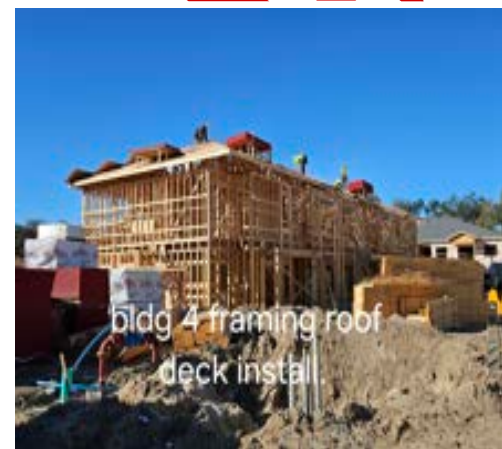
**(THE START OF VERTICAL CONSTRUCTION)**  
**TOWNHOMES @ POWELL PROJECT**















**(THE FINAL VERTICAL CONSTRUCTION PHASE)**  
**TOWNHOMES @ POWELL PROJECT LAND**





















Clubhouse  
pre-hurricane



pre-hurricane West  
End of Clubhouse



pre-hurricane  
poolside of  
Clubhouse



