
From: Magnolia Management Services, Inc. <info@magnoliabr.com>
Sent: Wednesday, August 5, 2026 3:31 PM
To:
Subject: [#XN1198164] Community Pool Update - Message from Eagles Landing Subdivision Homeowners Association

Dear Eagles Landing Homeowners,

The Board of Directors would like to provide an update on the community pool and the steps being taken to improve its condition.

Over the past several weeks, the Association has implemented several measures to help maintain the pool. Professional pool cleanings were increased from once per week to twice per week, an automatic water filler was installed to maintain the proper water level, and a robotic pool cleaner is now operating daily to help keep the pool cleaner between service visits.

The Association has also ended its relationship with the previous pool vendor and hired a new vendor, The Pool Company, which will begin servicing the pool this week. The Board is hopeful that The Pool Company will be able to provide updated repair recommendations and more cost-effective estimates for the work that is needed. These improvements do not resolve the underlying issues with its aging infrastructure.

The pool has a leak, and while the automatic water filler helps maintain the proper water level, it is only a temporary solution until permanent repairs can be completed.

The Association has also been advised that the multiport valves on the sand filter tanks have failed, the filter sand needs to be replaced, and the deteriorating pool plaster is contributing to wear on the filtration equipment. Ultimately, the pool is in need of resurfacing and replacement of the filtration system.

The Board has previously obtained the following estimates for these major repairs:

- Pool resurfacing and related repairs: approximately \$45,750
- Replacement of the filtration system and equipment: approximately \$15,000
- Total estimated cost: approximately \$60,750

These figures are based on the estimates currently available and may change once The Pool Company completes its evaluation and provides updated pricing.

Unfortunately, the Association does not currently have sufficient reserve funds to complete these major capital improvements. The Board continues to evaluate funding options and long-term solutions while working to maintain the pool as safely and effectively as possible with the existing equipment.

We understand the frustration these issues have caused and appreciate your patience as the Board works through these challenges. Please know that these concerns are not being ignored. The Board

remains committed to maintaining the pool, seeking more affordable repair options, and addressing the necessary improvements as the Association's financial resources allow.

Thank you for your understanding and continued support of our community.

Sincerely,

Magnolia Management Services, Inc. on behalf of Eagles Landing Subdivision Homeowners Association