

MARINERS POINT CONDOMINIUMS

FEBRUARY 2021 NEWSLETTER

Mariners Point Condominium
Association Ashtabula Ohio
Board Members

(effective August 1, 2020) :

President Tom Prince

Vice president Bill Zetlaw

Secretary Chad Gooding

Gary Burlin

Dave Masdea

Treasurer Bob Munson

Office manager Frank Bosich

Property manager Bob Munson

FROM THE PRESIDENT

It's hard to believe that with all 2020 brought to each of us, not only is it now a recent memory, but we're approaching one year since COVID was introduced to our day to day living. We've seen a pandemic travel across the oceans to arrive in each of our cities and neighborhoods, leaving its effect on our personal lives, and the lives of our friends and family. 2021 shows to have some hope of normalcy with the distribution of the vaccines, but there remains plenty of unknowns.

Until Ohio mandates provide change, the clubhouse and Board meetings will remain closed with anticipation that MPCA's annual meeting will again be conducted outdoors. Additional pool repairs planned for last season to resolve underground water loss, can hopefully be diagnosed and conducted early spring or fall, providing the pool's availability during the summer months. Specialized contractors are already seeing backlogs to their schedules thru this entire year. This is with the assumption that the State of Ohio and the local Health Department again accepts MPCA's guidelines and plan for waiver (if required). To open the outdoor amenity, I anticipate the need to continue reduced pool capacity, again requiring designated times and owners sign up. Future updates will be provided as this season evolves.

With Mother Nature's continued kindness, the remaining winter months in NE Ohio will remain mild; still bringing the anticipation of warm summer days and the spectacular sunsets on the southern shores of Lake Erie this season. Until then, be safe...

Tom Prince
MPCA Board President



Sanford Jacobs

It is with a heavy heart that I share the loss of a very special member of our Mariners Point Condominium Community. Sanford Jacobs passed away on Sunday, December 20, 2020 at Laurel Lake in Hudson, Ohio. Those of you who knew Sandy will remember his infectious smile. He never went anywhere without his camera and is well known for his sunset pictures. Sandy never met a stranger. His love of photography competed with his passion for trains and interest in the Ashtabula Maritime and Surface Transportation Museum. In his honor, I will be collecting donations and making a group contribution to the Museum. If interested, please drop your contribution off in the MPCA office or mail it there to my attention. Feel free to contact me with additional questions.

Find us on the Web at www.marinerspointcondos.org
Important Phone Numbers: Clubhouse: 440-964-3519

Ways to notify Management: email: mpca@marinerspointcondos.org OR place a note in the MPCA Office Dropbox located in the clubhouse

Visit us on Facebook @ Mariners Point Condominium Association
Extreme Emergency (Bob's Cell) 440-221-4869

FROM THE TREASURER

You should have received the 2021 budget with your last statement from MPCA. Some things I would like to note on this year's budget:

- Our monthly fees stayed the same as 2020, generating a total projected income of \$254,892
- We paid off the Beach Front loan in 2020 by taking a \$40,000 loan from our reserves, this loan will be paid back in 2021, thereby saving the interest that we would have paid in 2021
- Our biggest expenses in 2021, in declining order are:
 - Utilities - \$30,759
 - Payroll - \$27,600
 - Insurance and Taxes - \$26,122
 - Grass Cutting, Weed and Feed Fertilizing - \$24,000
 - Maintenance and Repair - \$20,000
 - Landscaping Maintenance (Trees, Shrubs and flower beds) - \$18,000
 - Snowplowing - \$12,000
 - Landscaping Replacement - \$12,000
 - Inspections and Repair of Roofs and Stairs - \$10,000
- The financial condition of our association remains strong, including the funding of our reserves. We will be repaying the \$40,000 loan as well as making our reserve contribution of \$27,711 in 2021

If you have any questions, feel free to drop me an email at bobmunson924@gmail.com.

SOCIAL COMMITTEE

Co-Chairs: **Beth Ceremuga** (jtcmuga1@hotmail.com) **Georgene Bosich** (charmedlifebygigi@aol.com)

Members: **Many Helpers** Board Liaison: **Gary Burlin**

Currently there are no socials scheduled. Will be updated as Covid-19 restrictions change

LAKE FRONT IMPROVEMENT COMMITTEE

Chairperson: **Diana De Vito** (ddevito113@gmail.com)

Members: **Carol Alex, Jim Enyeart, JoAnn Ramsey, Bob**

O'Brien, Jeff Fetchet Board Liaison: **Tom Prince**

- We received the inspection report on the lakefront's condition as completed by the engineering company that constructed our beach, KS Associates. Here is an important excerpt:
- *In general, the Mariner's Point revetment appears to be in good condition, with a few stones out of place and a few gaps in the armor stone, but no major damage. However, the bluff on the western end of the common property appears to be eroding at an accelerated rate between the end of the revetment and the end of the older seawall. Wave energy appears focused in areas around sharp corners in the structure due to shoaling and diffraction, which is resulting in erosion on the west end of the revetment. The leaking drainpipe is also contributing to the erosion along the bluff slope.*
- The Board will need to discuss if, when and how they would like to address the erosion problem on the western hillside.

ARCHITECTURAL COMMITTEE

Co-Chairs: *John Mock (rmjm207@aol.com)*, *Terry Coughlin (oldtannerycoug@yahoo.com)*

Members: *Rich Deckert, Joe Magni* Board Liaison: *Dave Masdea*

A friendly reminder that replacement windows and doors must comply with condo rules. If this information is not clear in the Rules and Regulations found on the website, please contact the committee.

LANDSCAPING COMMITTEE

Chairperson: *Sylvia Deckert (sdeckert1214@gmail.com)* Members: *Janne Bias, Becky Mock, David and Nina*

Shevchik Board Liaison: *Chad Gooding*

Landscaping Committee wishes everyone well and hopes you are able to stay safe.

FINANCE/AUDIT COMMITTEE

Chairperson: *Bob Munson (bobmunson924@gmail.com)* Members: *Emelia Lindberg, Greg Gmys, and Chuck Olesky*

Board Liaison: *Gary Burlin*

The finance committee has started working on getting bids for the replacement of all outside lights in the complex. Lights to be replaced include the east and west parking lot, pool lights and lights on the walkways in the center of the complex. This project would also include switching all lights to LEDs. The Committee will be securing 3 bids to review and present to the Board for consideration.

MAINTENANCE MANAGER

Bob Munson (bobmunson924@gmail.com)

As many of you know, I took over the Maintenance Manager role in September of last year. During the fall and winter months the main activities of the person fulfilling this role are:

- Closing the pool
- Coordinating fall clean-up, final mowing for the year, leaf pick-up and cleaning of our landscape beds.
- Arranging for snowplowing during the winter.

Our complex has had to deal with multiple roof leaks and two major storms late in the fall that caused numerous issues with our siding across all 5 buildings.

I've started the bid process for next year's landscape contract as well as coordinating the opening of the pool.

Last year we fixed several leaks in the pool and filter system, however we still have a leak in the return lines. This will necessitate the draining of the pool in the spring, to determine the exact location of the leak or leaks and fixing them. We are working with both the original installer of our pool and a contractor they recommended to address this issue. Weather permitting this work should take place in late April or early May.

If you know of any maintenance issues around the complex that have not be addressed, please use the form found on our web site to report the issue. All entries go into a tracking system that allows both me and the board to stay on top of items.

If you need to contact me, I can be reached at bobmunson924@gmail.com.

RULES COMMITTEE

Chairperson: Lynn Munson (lynnmunson0813@gmail.com) Members: Ruth Prince, Anne Canacci, Shyanna Lindberg
Board Liaison: Tom Prince

No Updates.

WELCOME

We would like to say “Welcome to Mariners’ Point Condominium Association” to:

Manuel Bautista – unit 422

Advertisement for Pool Cleaning

MPCA is looking for individuals to clean the pool this year. This can be a job share arrangement. The individual or individuals would be responsible for the cleaning of the pool on a daily basis, including using the use of the “robot sweeper” and the testing and recording of the PH of the pool. Anybody interested should contact Bob at bobmunson924@gmail.com. This is a PAID position.

LOST AND FOUND

Please place anything found inside the rear door of the clubhouse near the book cases. If it is anything of possible value (watch, bracelets, etc.) please contact the office (440-964-3519) for safe keeping.

REMINDERS

Need an estimate or repair in your unit and not sure where to go? See the Bulletin Board or Office door in the Clubhouse for suggested contractors.

Please make sure the ground floor water closet doors are **CLOSED** and **LOCKED** at all times.

Water damage caused by frozen pipes can be a major problem. **Please** maintain a minimum temperature of 60 degrees Fahrenheit in your unit.

Please like “Mariner’s Point Condominium Association” on Facebook. Look for posts on community links, current events, and pictures from socials & happenings in our association. ** Thank you **Jennifer Gooding for updating our Facebook page!!!! You can reach Jennifer at: cgooding@sbcglobal.net

PHOTOS

This is a reminder to please send us photos that you have taken around the property. We would like to frame some and use them to decorate the walls of the restrooms in the Clubhouse. There could be a prize involved if

Find us on the Web at www.marinerspointcondos.org
Important Phone Numbers: Clubhouse: 440-964-3519

Visit us on Facebook @ Mariners Point Condominium Association
Extreme Emergency (Bob’s Cell) 440-221-4869

Ways to notify Management: email: mpca@marinerspointcondos.org OR place a note in the MPCA Office Dropbox located in the clubhouse

a photo you took is chosen. Photos should be sent in a separate email to: charmedlifebygigi@aol.com ; please include your name and phone number.



This photo of the red fox, sitting outside one of the condos, was posted on our Facebook page in early winter.

I do not know who posted the photo so I apologize for not giving you credit.

FROM THE EDITOR:

1.) There has been some interest in a directory. I will attach a listing of those who have sent me their information.

If you would like to be included in this “Directory”, please send me an email @ charmedlifebygigi@aol.com stating that you would like to be included in the directory and the information you would like included, i.e. Names, unit #, contact information (phone &/email).

2.) I am putting together a “Welcome Packet” for new owners. I continue to be interested in what you feel would be helpful to be included. I look forward to input from everyone, but especially from newer owners. Please send suggestions to: charmedlifebygigi@aol.com

These are both works in progress. I appreciate those who have sent me information and suggestions. Please continue to send them to me.

Georgene Bosich

Looking for something to do? The following websites will give you some ideas.

<https://visitashtabulacounty.com/events>

<https://visitgenevaonthelake.com/>