

MARINERS POINT CONDOMINIUMS

JULY/AUGUST 2021 NEWSLETTER

Mariners Point condominium
Association Ashtabula Ohio
board members

President Tom Prince
Vice president Bill Zetlaw
Secretary Chad Gooding
Gary Burlin
Donald Powell

Treasurer Bob Munson

From the President

MPCA's second Annual Meeting *outdoors* proved to have the cooperation of Mother Nature. Those attending sitting in the sun needed SPF 50 protection, while others in the shade wore jackets. A special *thank you* to everyone who attended and to those of you who sent Proxies that allowed our meeting to have a quorum.

Board members reviewed the past year's challenges and accomplishments thru COVID, beginning with the efforts to open the pool including its repair. The underground leaks in the shallow end were resolved, bringing with it a 90% savings of water replacement and providing a return on several thousands of dollars of investment (ROI) within one summer's use.

The Engineering Survey recently conducted, substantiated the decision to invest in our embankment protection with wave breaks and Iron Rock 10 years ago. We've been able to see first hand the severe erosion damage that exposed utility lines at Geneva Township Park, and how that could have translated to MPCA had we not protected our shoreline. The study advised that additional protection would be necessary to stop the erosion that we continue to experience on our western bank in front of Building 5. Sink holes, caused from broken surface water drainage, will be repaired this summer while additional stones and gravel will be added to extend the concrete area and repair the pathway to the beach in front of Building 1...a special thanks to Carmen Pompeii, Bill Zetlaw and Dave Masdea for clearing the tic infested growth allowing this work to commence.

Board Meetings

per Tom Prince "Meetings remain closed with owners to be able to solicit questions via email and attendance by request/invitation on a specific issue...more will follow after August"

The financial health of the association was confirmed to be positive, having reserves within State guidelines. However, the owners were advised that due the age of the property, the buildings and amenities could rapidly deplete the funds with both planned and unexpected expenses.

Owner voting results for Board vacancies due to term expirations, elected Donny Powell and myself to fill these 3 year positions. A special thanks to Dave Masdea for his contribution to the Board the past 19 months filling an interim vacancy. His efforts included COVID pool planning and repair, security system and fob installation while sharing his experience as a commercial business and investment property owner.

The Association members were informed of the Board decision to use a local company, John Phillips Real Estate for Property Management, eliminating the need for employees and the positions of Maintenance and Office Managers. Bob Munson assisted the Board to fill the vacancy the past year and oversee the responsibilities in maintaining the MPCA property. Frank Bosich held the duties of Office Mgr. the past 19 months after Judy and Carl Ports retirement. Excellent performance and effort from both of these employees...please extend your appreciation to them. Bob will continue to retain the position of Treasurer and Chairperson of the Finance Committee.

As a final topic...the Clubhouse is now available for group reservation with an online digital calendar on the MPCA website under Homeowners > Forms. Once a reservation date has been submitted, an Agreement with Clubhouse Rules will be emailed to the owner for signing, requiring \$150 security/usage deposit to secure the date. Afterwards, if the Clubhouse is left clean as it was provided, a full refund will be provided to the owner for their first usage in a given calendar year. Subsequent reservations and usage in the same year will warrant a \$50 fee, returning the \$100 balance if cleaned without damage. In any case, if the Clubhouse is left uncleaned or damage has incurred, no monies will be returned.

In conclusion...may everyone enjoy a safe and enjoyable summer on our southern shore of Lake Erie and it's beach...*finally!!*

Tom Prince

MPCA Board President

FROM THE TREASURER

I am working with John Phillips Property Management LLC for what I hope to be smooth turnover of our day-to-day operations in both the financial and property management areas.

For the time being updating of our Web Site will remain my responsibility, if you would like to see additional information added to the site, drop me an email at bobmunson924@gmail.com.

We have contracted with Kelly's Garden to cut and maintain our lawns this year.

We have contracted with Landscape Creations to enhance and maintain out landscape beds.

If you have an issue with either of these services, please enter a Maintenance Request on our Web Site so that we can track the issue, as well as any other maintenance request you want to make the Association aware of.

The following items have also been either approved or our in the process of getting quotes:

- Repair of the drain line by the hillside – August timeframe
- Repair of the storage door (DONE) and outside access door to the restrooms (August).
- Working with the Finance Committee on getting quotes
 - for adding security cameras at strategic points within the complex
 - for the resurfacing and painting of the pool in the fall (September)
 - for outdoor lighting replacement

SOCIAL COMMITTEE

Co-Chairs and members: *Michele Thirion, Shelly Magni, Jen Powell, Manny Bautista*

Board Liaison: *Gary Burlin (sales@garyburlin.com)*

The social committee of MPCA is excited to announce that we have scheduled our first in-person social in almost two years! You are not going to want to miss this one!!!

This event is scheduled for August 21, 2021 at 6pm at the clubhouse.

The theme is LUAU!!! The committee will provide Hawaiian pulled pork and chicken sliders along with an adult "Hawaiian Punch" that is sure to be a crowd- pleaser

Wear your favorite Hawaiian shirt as there will be a contest for the best dressed person-couple.

Please bring an appetizer, side dish or a dessert to share along with your favorite beverage.

Come and enjoy some good food, tropical drinks and friends! We will also be having a 50/50 drawing!

Any questions? Feel free to contact anyone on the social committee

From Gary Burlin:

I would like to thank Beth Ceremuga for her many years on the social committee. It has been my delight to work with Beth over the years, both as a committee member, and the board liaison.

Beth will always be a part of the social committee, even though she has gracefully chosen to step down. We both have shared the same vision of young blood involvement in the Social Committee at Mariners Point. We will all look forward to her pot luck treats at future events

I would also like to thank Georgene Bosich, who has served as co-chairman with Beth for the last few years.

ARCHITECTURAL COMMITTEE

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

Members: *Rich Deckert, Joe Magni* Board Liaison: *Donny Powell*

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.

FINANCE COMMITTEE

Chairperson: *Bob Munson (bobmunson924@gmail.com)* Members: *Marty Connell, Greg Gmys, Emelia Lindberg, and Chuck Olesky* Board Liaison: *Gary Burlin*

The finance committee continues to secure 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. The committee is also involved in looking at additional security items for the complex, establishing reserve line-items for both our hillside and beachfront and securing bids for the painting of the pool in the fall.

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

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*

You may have noticed that with every storm, the beach seems to change. It is an evolving organism that is at the mercy of wind, weather, sand movement and water depths; all of which constantly change. Enjoy MPCA's beach while we have it.

To that end, be sure to familiarize yourselves and your guests about our beach rules. Here are a few important reminders:

1. Whatever you bring down to the beach, you must bring back up.
2. Do not discard **anything**, including branches and tree logs, into the Lake. This is a violation of both state and federal laws, and can cause serious harm to boaters, swimmers and water skiers.
3. Keep off the rocks.

In case you need a refresher, our beach regulations are posted online, at the beach and in our printed **MPCA RULES** booklet.



Congratulations to Vicki Galatis on the catching of this 35 inch walleye off of Geneva! At this time, we are not saying what Mike caught ☺

LANDSCAPING COMMITTEE

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

No Updates

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RULES COMMITTEE

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

The Rules Committee had its second walk-around on July 9th. All but one of our previous notices were corrected. We did find some door frames that need to be painted along with some storm doors that need attention. New rule books were handed out at the Annual Meeting, for those of you that were not at the meeting a booklet is being mailed to you. As a reminder, the Rules Committee only looks for violations found in Section 2, 3 and 4. Thank you in advance for your cooperation.

UNITS FOR SALE

Unit #336 Call 330-633-0361 for information and appointments

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

This is a good time to review the Rules and Regulations of living in our condo community. There is a copy on our website.

I have been asked to specifically mention a couple of things: We do live in a "community". There are certain responsibilities that go along with that. If you live on the 2nd or 3rd floor, remember that those below you can hear more than they want to from your unit. Please try and be aware of this as you go about your normal activities.

The grills are for the use of all residents. They started out clean this season. If you use a grill, you should clean it when you are done. That may mean going back later. We all share in this responsibility.

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

At the annual meeting a request came up to share contractor information for work done. If you have recently used a contractor for

- plumbing
- electrical
- windows
- HVAC
- or general remodeling

and you were happy with their work, please provide their name and contact information. We will create a list of these contractors and add to our Web-site. Send this information to bobmunson924@gmail.com

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

I DID REQUEST BOARD MEMBERS TO REVIEW ASPECTS OF THE ANNUAL MEETING

Bill Zetlaw:

See MPCA website for additional details from annual meeting notes regarding KS (Civil Eng. Firm) assessment in Nov. 2020.

- On a positive note:
 - There are no severe immediate needs to address at this time. However, we do have some areas of concerns, especially to the west property line and bluff.
 - Repairs on drainage to the lake
 - Andy Pompano's company is scheduled within the next few weeks to replace the drainage line.
- Periodic monitoring: KS suggests gathering additional data for current and future conditions on bluff and revetment before investing in additional shore protection.
- KS recommends we avoid walking near the bluff as it may be unstable.

KS recommendations:

- These can be found on MPCA website

Stone pathway leading to beach and concrete pad at Lake:

- The board had requests to clean up the stone pathway to beach for easier access
 - Thanks to Dave DeJacimo, Carmen Pompano, and Dave Masdea for helping to clear the beach area and the pathway helping to save MPCA additional contractor fees.
 - The board has approved All Seasons lawn care and landscaping to clean up and applying 57 Canadian blue stone south of the concrete pad, and will replenish and lime stone down pathway. Schedule pending.

Chad Gooding

Based on the discussions at our annual meeting the MPCA board has modified the clubhouse reservation rules. Currently as of 7-10-21 when a unit owner reserves the clubhouse on the calendar there will be \$150 Deposit, but the first reservation will be fully refunded upon proper cleaning of the clubhouse. Every subsequent reservation from that unit owner will result in a \$150 deposit with \$100 refunded upon proper cleaning of the clubhouse. Thank you all for your thoughtful comments in regard to this matter.

Respectfully,

The MPCA board

FROM THE EDITOR:

1.) The directory that comes out this month, will be the last one until next season.

If you would like to be included in the next edition of the “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.) If you are interested in doing a guest restaurant review, please do so and send to:
charmedlifebygigi@aol.com.

3.) I continue to look forward to any suggestions for the newsletter. Please stop me if you see me around the property or send them to charmedlifebygigi@aol.com.

Georgene Bosich