



The Shores of Port Clinton Condominium Association



October 7, 2025

Dear Shores Family,

The concrete leveling of Building 1807 began on Monday, October 6th. Below is a summary of the leveling completed. Also included is the leveling that still needs to be continued next year.

Building 1807

#62: 4 sections leveling completed

#63: 3 sections leveling completed, 1 corner section still needs leveling or repair

#65: 1 section leveling completed

#70: 2 sections leveling completed

#71: 1/12 sections leveling completed

Between carports #74-#73 and #77-#78 in center landing 20 small sections leveled

Between carports #64-#69 and #70-#71 in center landing 2 small sections leveled

Between carports #80-#82 and #86-#88 in center landing concrete 14 small sections were prepped and holes were drilled but leveling was not done, will be completed on next scheduled visit.

Still needs leveled:

#67: 1 section needs leveling

#68: 1 section needs leveling

#73: 1 section needs leveling

#74: 1/12 sections need leveling

#75: 2 sections need leveling

#76: 2 sections need leveling

#77: 2 sections need leveling

#79: 1 section needs leveling (holes drilled)

#81: 1 section needs leveling

#82: 1 section needs leveling

#83: 1 section needs leveling

#87: 1 section needs leveling (or grinded down)

#88: 1 section needs leveling

#89: 1 section needs leveling

Even with the leveling, some carports need to have additional concrete repair because the damage could not be solved entirely by leveling. Also, there are remaining cracks that still must be filled after some broken concrete slabs are leveled. There was an issue with some of the carports that were

leveled as the carport pad rose above the level of the asphalt parking lot and they must be cold patched to even them with the level of the carport. The remaining high spots in the carports are to be ground down. This will be done by our Maintenance staff.

The next phase will begin in the Fall of 2026 with finishing Building 1807 and possibly starting Building 1801.

Below is a summary of carports completed in 2023 and 2024.

Building 1801

#22: Leveled one half, must replace cement the other half. (2023)

#26: Leveled one half, must replace cement the other half. (2023)

#23: cement only

Curb by #22 leveled. (2023)

Building 1803

#51: one square leveling completed. (2023)

#54: 3 squares leveling completed. (2023)

#55: 3 squares leveling completed. (2023)

#56: 1 square leveling completed. (2023)

#60: 1 square leveling completed. (2023)

#44: half square leveling completed. (2023)

#45: 1 section leveling completed. (2024)

#46: half square leveling completed. (2023)

#37: one section leveling completed. (2024)

#40: quarter section leveling complete, needs replace some cement. (2023)

#33: one section leveling completed. (2024)

#31: three sections leveling completed. (2024)

#35: half section leveling completed. (2023)

#34: half section leveling completed. (2024)

#42: one- and one-half sections leveling completed. (2024)

#49: one- and one-half sections leveling completed. (2024)

#52 one section leveling completed. (2024)

#50: one section leveling completed. (2024)

#59: seal cracks (2023)

#58: one small section leveling completed. (2024)

Between carports #50 and #57 in center landing 10 small sections (2024)

The Board of Directors

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