

The Shores of Port Clinton – Annual Owners Meeting

April 6, 2024 – 11:00 AM (VFW Hall)

Board members present: Chuck Saris, Ed Walick, Julie Durbin, Dean Holder and Mike Linthicum. Also attending was Attorney Nick Meinert from Kaman & Cusimano, LLC. (Legal Counsel), Erin Osstifin, Re/Max (Property Manager), Mel McCord, McCord Services (Onsite Operation & Maintenance Manager).

Welcome, Owners Roll Call and Introductions:

11:00 AM - Meeting called to order by President Chuck Saris.

All owners, board members and guest in attendance introduced themselves.

The listed units were represented at the annual owners meeting:

#35,32,3,54,62,9,60,50,52,82,78,59,87,69,72,55,23,14,66,6,21,18,20,4,88,75,79,
53,83,30,76.

2023 Annual Owners Meeting Minutes:

Motion by Steve Smith/second by Tammy Redick to approve and waive the reading of the 2023 Annual Owners Meeting Minutes. Motion carried. Minutes approved.

McCord Management Services:

Mel McCord discussed that Sue will continue working at the Shores taking care of the pool and grounds. Also discussed was the importance of completing the contractor forms when you have an outside contractor working in your unit. All contractors must be bonded and insured. Renter registration forms must be completed and given to Mel for any and all renters. Mel has revised the renter registration form. Renters: It is important that all owners that rent make sure all renters receive a list of the rules and ensure they follow all the rules and complete renter registrations forms.

Mel McCord discussed the importance of owners winterizing their units and turning off the water when gone for more than 24 hours. It is the owner's responsibility and can cause major damage and cost to the Shores when water

lines freeze/break. Carports damaged by frozen/broken water line will be completed by the end of April.

Drones are not allowed to be operated on the property. All door locks must be changed/approved by Mel McCord.

Pool and hot tub hours are from 9:00 AM – 10:00 PM. No smoking allowed in the pool area.

Financials:

Treasurer Ed Walick reviewed the 2023 Actual/Budget Fiscal Year Analysis. Every invoice/bill is sent to property manager Erin Osstifin for review/approval then sent onto Ed Walick for review/approval before being paid. Ed explained reserve funding and reviewed a reserves document written by Kaman & Cusimano. Ed explained the association is in the process of replacing building roofs and has paid a \$46,000 deposit. Roofs to begin this Fall.

Discussion:

Chuck Saris discussed the importance keeping the Shores a family friendly environment. Owners are responsible for their actions and the actions of their visitors or renters. Rule violation letters and assessment of fines will continue. Owners that rent were reminded of the new City of Port Clinton short term rental ordinance and to contact the city with any questions.

Owners were asked to please put all chairs and tables back at the pool and decks to original location when done using them.

Chuck Saris reviewed the following list of completed and still in progress projects at the complex:

Projects - Completed/Current/New:

Added rocks along shoreline to help prevent erosion.

Replacing concrete at front entrance project.

New blacktop seal coat for parking lot.

Concrete leveling project in car ports.

Painted/patched tennis/pickleball courts.

Painted decks and bridges. Repaired steps/bridge around pool gate.

Cleaned up front sidewalks and trimmed trees

Planted Arborvitae and plants around complex. Added stones for grilling area.

Building roofs replacement project.

Water intrusion repair/Balcony repairs/Replace wood to composite/Stucco repair continues to be on-going project.

Front entrance gate project – Do Not Give Out Gate Codes.

Landscaping project around pool/moats and front gates. Owner's planting day will be April 7 @ 10:00 AM. All owners are encouraged to help.

Big Bash - July 27, 2024. Kids activities during the day. No live entertainment in order to cut costs. Canopy tents and picnic tables will be used. Not renting large tent with tables and chairs. Brats and hot dogs will be served at 6:30 PM and owners are encouraged to bring an appetizer to share.

It is important that Erin Osstifin has all owners email addresses to be able send out important documents/information about the Shores to all owners. Please email Erin at eosstifin@metrotoledohomes.com to receive a copy of the shores handbook and bi-laws.

Contracts:

McCord Services (Mel McCord) continues as onsite operations and maintenance manager.

Re/Max (Erin Osstifin) continues as property manager.

Board of Directors Elections:

Kaman & Cusimano Attorney, Nick Meinert discussed that Ed Walick and Julie Durbin 3-year board member term expires. Ed Walick will not be seeking a board position. Owners Julie Durbin, Kevin Herman and Angel Kaplan expressed interest to be nominated to the board. Missy Keplinger and Lynn Smith agreed to inspect/count all the ballots. Attorney Nick Meinert announced that Julie Durbin and Kevin Herman won election to the board for 3 years.

Open Forum:

Owners expressed concerns, ideas, and the need for the new and current projects to continue to move forward as approved by the board of directors. Request was made for a Shores webpage that could hold all the documents, handbook, rules and bi-laws. Owner JD Kaplan stated he would work with the board to get a shores webpage up and running. Owners asked if the Wi-Fi equipment could be boosted to help increase the speed.

Adjournment:

Attorney, Nick Meinert asks for a motion to adjourn meeting. Motion by Lisa Linthicum, second by Sue Walick. All in favor. Motion carried. Meeting adjourned at 12:45 PM.

Mike Linthicum – Secretary