



THE SHORES NEWS and NOTES

Spring 2026

Annual Meeting Summary – April 11, 2026

- The Annual Owners Meeting was called to order at 11:00 AM by President Chuck Saris.
- Board members, management, legal counsel, and numerous unit owners were in attendance.
- We appreciate all who attended—this was one of the largest attended meetings in a number of years.
- Full meeting minutes will be available on the Shores website.

Key Updates

- Ongoing structural wall repairs remain a top priority
- Insurance and water/sewer costs have increased substantially
- Continued focus on reserve funding and long-term planning

Management & Operations

- McCord Services will continue handling onsite operations, including pool and grounds
- RE/MAX (Erin Osstifin) will continue as property manager
- All contractors must be bonded, insured, and pre-approved

Rentals

- Rental registration is required for all rentals
- \$25 rental fee in effect (since January 1, 2026)
- Rental registration compliance is the responsibility of the unit owner prior to tenant arrival
- Owners must ensure tenants receive and follow all association rules
- Do not share gate codes

Amenities

- Pool & Hot Tub Hours: 9:00 AM – 10:00 PM
- No smoking in pool area
- Pool opens Mother's Day weekend

Financial Highlights

- All expenses are reviewed prior to payment
- Our property manager (Erin Osstifin) handles all monies in and out of the HOA; the Board does not
- Continued investment in roof replacement and reserve funding
- Roof replacement was originally quoted in 2023; the second roof saw a modest 2% increase due to sheet metal costs, with no additional increase for the final roof
- There is one remaining quarter for the special assessment, after which it will be eliminated

Projects Update

- Balcony upgrades (composite replacement); we hope to complete approximately ten additional balconies this season
- Owners will be advised well in advance of any repairs to their balcony.
- Roof replacement program ongoing with October phase
- Concrete leveling scheduled October
- Exterior painting and landscaping ongoing
- Ongoing structural and water intrusion repairs with advance notice and voting when required



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Board Update

- Dean Holder was elected to a new 3-year term.
- Our new Board member, Jim Fritz, was elected to a 3-year term. Welcome, Jim!
- We thank Chuck Saris for his nine years of dedicated service to The Shores. He has been a valuable asset to our community
- The Board is Dean Holder, President; Ed Wallick, Treasurer; Mike Linthicum, Secretary; Julie Durbin (oversees landscaping and grounds); Kevin Herman and Jim Fritz, Board Members at Large

News, Notices, and Policy Reminders

- The Shores website is available at theshorespc.com (account required)
- Our website has most documents that a lender would require for a sale, purchase or refinance
- There is also a Realtor marketing policy which should be followed when your unit is for sale
- UPS and Amazon have specific gate access codes. We request that you not give out your code to them. Any questions with this policy, please contact Mel

Wi-Fi Notice

- We have identified that weak Wi-Fi on some weekends is partly due to all of the streaming
- If this is an ongoing concern, we suggest you invest in a supplementary Wi-Fi service

Gate & Security Information

- Pedestrian gate requires code or lanyard access
- Again, UPS and Amazon have designated gate access codes; do not share your personal code

Maintenance Reminders

- Do not alter locks—contact management
- Use graphite only (no oil)
- Monitor water heater age
- Follow dumpster and disposal rules

Pool & Common Areas

- Follow posted pool rules
- Be considerate of other residents
- Pool operates seasonally

Important Numbers / Email

- Mel McCord – 419-734-7007
- McCord Management – mccordsamanagementservices@yahoo.com
- Erin Osstifin – 419-392-7931
- Erin Osstifin Email – propertymanagererin@gmail.com
- The Shores email – theshorespc2024@gmail.com (this email goes directly to the Board of Trustees)

The Board of Trustees would like to thank all owners for their continued support, involvement, and commitment to The Shores community. Your cooperation and engagement are essential in maintaining and enhancing the quality, enjoyment, and long-term value of our property.