

2024 MPCA Projects Completed and In Progress

1. All trees (27) on property trimmed (raised the umbrella)
2. Clubhouse closet modified to include locked cabinet for Social Committee use only
3. Spring Landscaping/Clean up completed by Memorial Day Weekend
4. Swimming pool opened Memorial Day Weekend, needed repairs made, two swimming pool “guys” hired and trained for cleaning and chemical checks daily
5. Swimming pool pole lights (4) and concrete bases were removed from property and replaced with new pole/fixtures and concrete bases.
6. Clubhouse side motion flood light (west side) replace with new one.
7. Repairs made and continuing to be made on parking lot side stairways and decks, as per the Globex report from 2023.
8. Support Beams (17) and concrete bases removed and replaced/repared on the parking lot side stairways and decks. This is being done as per the Globex report completed in 2023. The permits are issued and work is inspected/approved as completed.
9. Inspection of the individual unit owners decks that had repairs done as per the Globex report will be completed sometime in August or sooner.
10. MPCA Reserve Fund/Account moved to a government insured money market account at Huntingdon Bank in October 2023. It is now earning interest. Previously, fund was in a savings account not earning interest.
11. An accounting compilation of MPCA finances was completed in June 2024 by Snodgrass Accounting for the years 2022 and 2023.
12. Snodgrass will be hired going forward to review the finances on a semi-annual basis.
13. A professional Reserve Study on MPCA property/assets was completed in May of 2024. We are waiting for the written report/findings.
14. Replacement of the 7 parking lot light poles, fixtures and concrete bases continues to progress. Quotes for the poles and fixtures have been obtained, we are awaiting a quote for the labor/installation.
15. Investigation/discussion on the possibility of extending the concrete pad at the beach has been and continues to be ongoing.
16. Cameras to be placed at/near the garbage dumpsters in the parking lot have been purchased. Installation will be completed when the new parking lot light poles are installed.
17. New MPCA computer purchased in 2024.