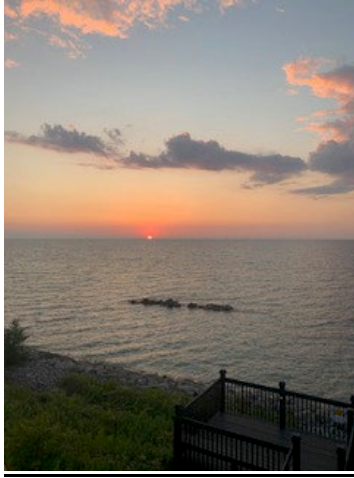


# The Mariners Point Newsletter

## Spring 2025



### Board Members

President: Herb Bias  
Vice President: Joe Magni  
Treasurer: Chris Mediate  
Secretary: Ken Kondas  
Member: Tom Dean

### Management

John Phillips Real Estate  
and Property Management  
Office: 330-847-0850

### Upcoming Meetings

*Check the MPCA website for board meeting dates and times and copies of the minutes from previous meetings.*

**Annual Meeting: July 5**

### Website

Reserve the clubhouse, read meeting minutes, review financial reports, find copies of governing documents, rules and regulations and other forms.

[marinerspointcondos.org](http://marinerspointcondos.org)

### *A Note from the President:*

Hello fellow residents, friends, and neighbors. It is hard to believe that winter is behind us and spring has finally arrived. I am sure you are all looking forward to your time at Mariners Point this summer. As you may know, Don Ivoll sold his unit and is no longer on the BOD. We want to thank Don for his dedication, hard work, and his contributions to our community. Tom Dean, Unit 327, volunteered and accepted the open position on the BOD. Thanks to Tom for stepping up to the plate. The board's new officers are me as President, Joe Magni, Unit 413, Vice President, Chris Mediate, 434, Treasurer, Ken Kondas, 526, Secretary, and Tom Dean, 327, Member.

Much has happened over the winter. We had record-breaking snow. The building and grounds survived with minimal problems. I wish I could say the same for the snowplow budget. We hope that snow for the remainder of 2025 is minimal.

When you return, you will notice several improvements. New parking lot lights and bases were installed, adding to the night security of the parking lots and buildings. All the stair treads have been replaced in all five buildings. Stairs in Building 2 were widened to the current code. All the Globex items have been addressed and repaired.

The staining of the parking lots' common area decks and stairs has been delayed until 2026, on the recommendations of the staining contractors. The new stairs need to cure before they are stained. ***Owners who had work done on their lakeside decks must have them stained this summer. The sooner, the better. The management company emailed stain specifications. See the architectural review committee report for additional information.***

The hillside was recently cut, and all the trees and saplings were cut down, including the top of the area by the stairs down to the lake.

We have secured the personnel to take care of the pool this summer. It is scheduled to open Memorial Weekend. The closing day is not finalized. We may need some help from the owners in the fall because they are college students, and classes start early.

Security remains an issue. The board is investigating the possible installation of FOB gates down to the lake and the

*Cont., page 2*

## Note from the Editor:

Is there something you would like to share, including photos? Send to Marie Lane  
[marielane2015@gmail.com](mailto:marielane2015@gmail.com)

## We need you!

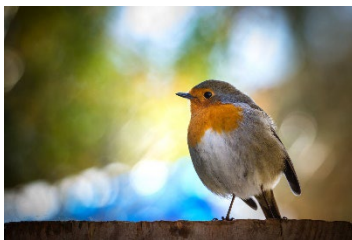
Volunteers are needed for all committees! Contact the Herb Bias for more information  
[herbjanne@gmail.com](mailto:herbjanne@gmail.com)

## Beach Clean Up Day

Join us on May 17<sup>th</sup> to clean our beach!



## Welcome back, Snowbirds!



## Follow MPCA on Facebook

Park gate. We are also investigating the installation of security cameras at the dumpsters and at the entrance. *If you see someone trespassing on our property, we have been advised to call the Sheriff's Department (440-576-9046) to have them removed.*

The finance committee and Chris Mediate, Treasurer, have actively aligned the budget with the reserves study. In addition, we had Snodgrass Accountants review our expenditures for 2024. All of this is available on the MPCA website.

The beach committee is having a cleanup day on May 17<sup>th</sup>. Please help if you are available. All the committees need members to help in various ways in our community. If you can help, please do so.

Unfortunately, this winter, an owner failed to turn off their water. The hot water tank sprang a leak, damaging the units of other owners. As a reminder, owners are liable for damages to other units. According to our documents, all owners must have insurance on their units.

The MPCA Annual Meeting will be on July 5<sup>th</sup>—details to follow.

Thank you to everyone for your support. Wishing everyone a safe and happy summer!

Herb Bias, President, Unit 213



## News from the Landscaping Committee:

Members: Janne Bias, Chair, Becky Mock, and Lisa DeJacimo.  
Board Liaison: Chris Mediate.

MPCA landscaping fared well considering the brutal winter. New buds and plantings are appearing daily.

The initial spring cleanup was done at the end of March. That included removing leaves from landscape beds, pruning bushes, and spraying landscape beds with weed killer. Landscape Creations will return later this spring to mulch, refresh any damage, and add a few plantings as needed to spruce things up for all of us to enjoy!

The landscape committee welcomes anyone who would like to be a part of keeping MPCA a beautiful place.

Janne Bias, Chair

*Cont., page 3*

## *News from the Entertainment Committee:*

Members: Michele Thirion, Chair, Char Birner, Julie Starner, and Jen Powell.

We are looking forward to a fun in the sun summer. We will send out the dates for upcoming social events in the next few weeks. We use the following methods to advertise:

1. Follow our Facebook Page: Mariners Point Condominium Association
2. Emails from Phillips Management – ensure your email is on their list.

Looking forward to a Happy and Safe Summer!  
Michele Thirion, Chair

## *News from the Architectural Review Committee:*

Owners may opt to do their lakeside deck staining themselves or hire someone. Two contractors have bid on the staining project: Jim Hale Power Washing and Painting (440-261-2801) and Brad Eller Superior Power Wash (440-969-1661 and 449-969-0796). The wood stain for the decks is Behr Semi-Transparent Chocolate St-129 Tint base No. 5077, a 6-year stain and sealer. The approved paint for the doors is Gray Frost D57-3 by Olympic.

The ARC and board must approve all window, slider, door, and storm door replacements in advance.

## *News from the Finance Committee:*

Members: Greg Gmys, Chair; Dave Masdea; Dale Finicchio; Board Liaison: Chris Mediate. There is nothing to report currently.





*Goodbye Winter!!!!!!!*



*End*