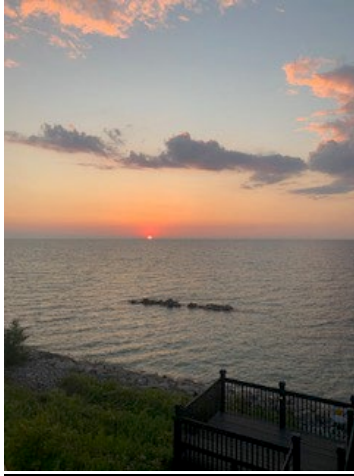


The Mariners Point Newsletter

August and September 2024



Board Members

President: Don Ivol
Herb Bias
Joe Magni
Ken Kondas
Chris Mediate

Management

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

Upcoming Meetings

Board Meeting, Sept. 14th,
9:00 – noon, clubhouse.

Website

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

marinerspointcondos.org



A Note from the President:

The MCPA Board thanks all the homeowners that attended the annual meeting on July 6th. There were some great questions and discussions. I hope all of you that attended got as much out of it as the Board did preparing for it.

Following is a summary:

1. The majority of owners voted in favor of continuing to operate the reserve funding has we have in the past.
2. The Board is continuing to review the reserve specialist documents and recommendations. We have a meeting scheduled in the next few weeks with the specialist to review our comments, concerns, and observations noted in the report. Implementation of the document will also be discussed. This should be completed prior to the start of the 2025 MPCA budget process.
3. We have struggled with the selection of the deck stain and the communication process with Home Depot. We believe the issues have all been resolved and by the time this newsletter goes to print all owners will have received an email with the stain specifications. We apologize for the delays and errors in the communication process.
4. Summer is coming to an end which means the pool will be closing. I want to thank both of the “pool guys” (Bryan and Brian). They did a great job this summer, but they are now headed back to school. ***In order to keep the pool open past the third week in August, we need to have someone finish the summer. If anyone is interested, please contact our property manager. It is a paid position. We would like to keep the pool open past Labor Day and possibility beyond to mid-September. But we do need to have someone maintain the pool. Again, please let our property manager know!***
5. We continue to have an issue with the guests at the next-door Airbnb using our property to gain access to our beachfront. Calls have been made to the owner asking them to remind their tenants that they cannot trespass on MPCA property. A letter has also been sent to the owner. “No Trespassing” signs have been ordered and will be posted.

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Note from the Editor:

Is there something you would like to share, including photos? Send to Marie Lane
marielane2015@gmail.com

Thank you, Dr. Rashid Abdu, for sending photos!
See pages 3 and 4!

Units for Sale:

Unit 536 – Contact Barb,
330-720-6263

Local Activities:

Perch and Pilsner Festival
Conneaut Township Park
Aug 31st and Sept. 1st

Crafts in the Park
Lake Shore Park
Sept. 7 and 8th
10:00 a.m. – 5:00 p.m.

Log Cabin Days
Blakeslee Log Cabin
Seven Hills Rd. @ Rt. 11
Sept 7 and Sept 8th
Noon – 5:00 p.m.

Annual Grape Jamboree
City of Geneva
Sept 28th and 29th.

Brandt's Apple Orchard
Open for the season
4749 Dibble Rd,
Ashtabula

Ashtabula Arts Center
Schedule of events
available at
ashtabulaartscenter.org

6. MPCA property insurance renewed on July 26th. Condo insurance has become increasingly more difficult to secure. Average renewal costs have been in the 50% plus range and many of the carriers have not renewed their insureds, leaving many associations without insurance. We were told by our legal counsel and insurance agent of the insurance crisis and to expect a large increase, a non-renewal, or changes in the coverage. I am happy to report that we did get renewed, and the price increase was about 14%. This is all good news. The carrier, however, did change our deductible for wind and hail coverage: it was a deductible of \$5,000, but is now 2% of the value of the building(s). MPCA's deductible for other perils such as fire remains at \$5,000. The Board is in the process of addressing this issue and how to handle the increased deductibles. More information will be forthcoming.
7. Chris Mediate (Unit 434) has been appointed to fill the vacant board position. The Board thanks the owners who volunteered to fill this position and urges all to run for the Board during the next election during the 2025 annual meeting.
8. Projects that are moving forward with anticipated completion before the end of the year: new parking lot lights, beach hillside maintenance, magnolia tree issue, repairs on the parking lot side steps and stairways, and changes to the financial reporting.

Fall will be here before we know it! – Don Ivoll, Unit 432

News from the Rules Committee:

Within the past year, three rules' inspection "walk thru" were conducted. There were minimal violations noted, but the common violations are: bird nests in exterior vents, bird nests on the top of light globes, front door screens with holes/tears, tape covering screen tears, and dirty exteriors (e.g. bugs and spider webs covering doors and windows, bird dropping around light fixtures, bird droppings on siding and windows)

Please keep the area around your front doors clean and free from bird droppings as well as making sure your vents are free from bird nests. Both situations are health and safety issues.

For the enjoyment of all and the beautification of the property, please abide by the rules and regulations. If you have any questions, please contact the property manager. -- Roy Starner, Chairperson

News from the Social Committee:

We had a successful Movie night! We had 30 individuals who sat on the grass under the stars, while many others watched from their decks. Top Gun: Maverick was a great movie pick. ***Big thanks to Tom and Holly McVicar*** Stay tuned for news about an end of the year pool party. Remember the first year we held this event? It was the 1st of October and a warm and sunny day!



Lake Erie Barge



Beautiful MPCA Pool

MPCA beach goes



Sunset



End