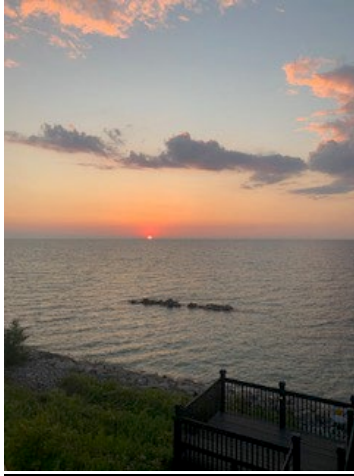


The Mariners Point Newsletter

June and July 2024



Board Officers

President: Don Ivoll
VP/Treas: Herb Bias
Secretary: Chad Gooding
Member: Joe Magni
Member: Ken Kondas

Management

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

Upcoming Meetings

Annual Meeting – July 6th

All owners will receive written notice and agenda in the mail. *The Social Committee will host a dinner at 6:00 p.m. in the 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 pool is open, the midges are here, and the annual meeting is in a few weeks....it must be summertime! It only lasts a few months, so make time to enjoy it. While you are enjoying the property and everything MPCA has to offer, the board asks you to be mindful of the rules and regulations that are put into place for your safety and security. Following are just a few reminders that often get overlooked:

1. Don't leave unattended minor children at the beach or the swimming pool. This is a tragedy waiting to happen.
2. Adults and Children, please stay off the rock jetties in the water. They are placed there to help create and maintain a beach. Nothing more.
3. What you take down to the beach and pool, please take back home.
4. Garbage dumpsters: Do not overfill. Use both sides/lids of the dumpsters, break down boxes, and do not place prohibited items in them. Waste Management charges MPCA additional fees if the lids do not completely close. Dumpsters are available in both the East and West parking lots.
5. Use the MPCA website to report or request all maintenance items. The website allows MPCA to track and follow up on requests, which will also result in faster results. If, for some reason, the website is unavailable, please call our property manager. **DO NOT contact Bill Zetlaw** to report maintenance items.
6. Similarly, we ask owners not to contact MPCA vendors while working on our property. They have a job to do and a certain amount of time to complete it. If you have an issue with one of the vendors, contact JPPM to address it properly.
7. Owners who have repaired their lakeside decks need to have the new wood stained with the MPCA-approved stain BEHR Sealant 500 Natural Tone. It can be purchased at Home Depot.
8. Volunteer for a committee. All our committees are short on people. Get involved.

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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 to Bill Zetlaw and Dr. Rashid Abdu for sending photos!

New Pool Lights:



Photo by Bill Zetlaw

The Eclipse:



Photo from Dr. Rashid Abdu

9. There are two board seats up for election this year. Ken Kondas is running for re-election, and **Chad Gooding will not be seeking another term. Thanks to Chad for all his dedicated service to MPCA throughout the years.** MPCA needs at least one person (hopefully more) to run for the elected board positions. If you are interested, please get in touch with Joe Magni, Chair of the Nominating Committee (joemagni@zoominternet.net)
10. Unit owners are allowed one pet, i.e., not two dogs.
11. Unit owners can use one primary parking spot in front of the buildings. All other vehicles should be parked along the fence line.
12. HAVE A GREAT SUMMER!

Don Ivoll, Unit 432

News from the Finance Committee:

Wow, summer is in full swing, and MPCA was a buzz of activity the week before the Memorial Day Holiday. I observed the installation of the pool light fixtures, along with workers beautifying plants, shrubs, and mulch to enhance the association's landscape. In addition, the Finance Committee performed a site walk-through with the CRS-Reserve Specialist. They compiled a thorough observation of MPCA's capital assets in preparation for the completion of the independent reserve fund requirement assessments.

I am hopeful CRS will have Estimated Reserve Requirement Values to share in our upcoming July 6th Annual Meeting. However, the full report will not be available until the 2025 budget planning at this year-end. In addition, I will update everyone on the status of the Snodgrass accounting compilation and the progress on the reserve fund study at the annual meeting.

Thanks, Greg Gmys, Chair

News from the Social Committee:



Ice Cream Social July 5th
6:00 p.m. – 7:00 p.m.
Clubhouse 😊

Annual Meeting Dinner on July 6th at 6:00 p.m.

News from the Landscaping Committee:

Landscaping is complete for the summer. *If anyone sees something that needs to be watered, please help!* - Becky Mock, Chair



Photos 1 and 2 by Bill Zetlaw
Pool Lights
Sunset

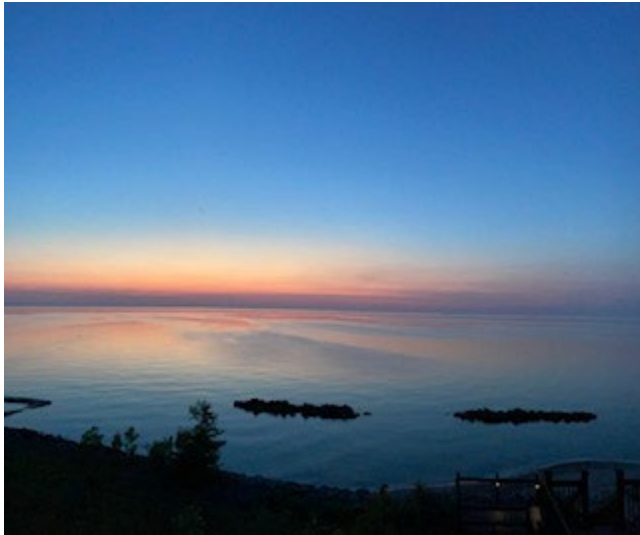
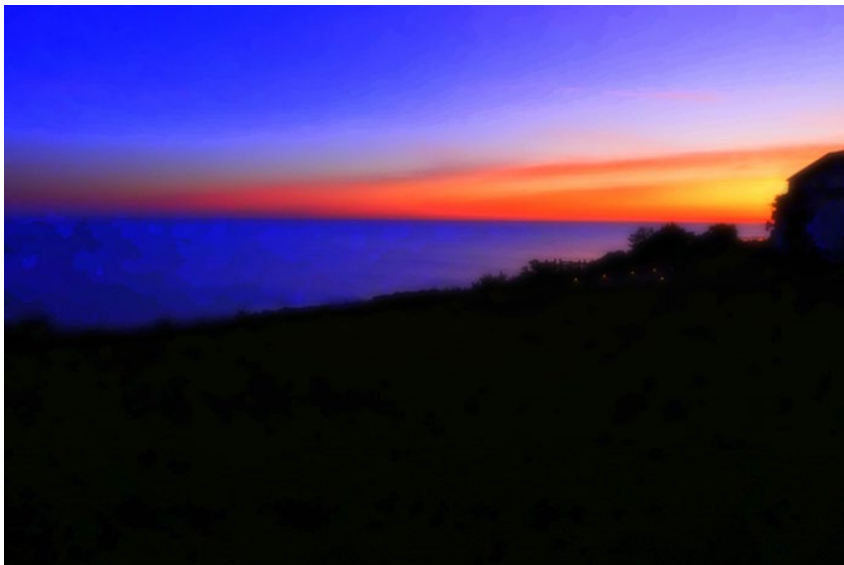


Photo 3 from Dr. Rashid Abdu
Sunrise from Building 5



End