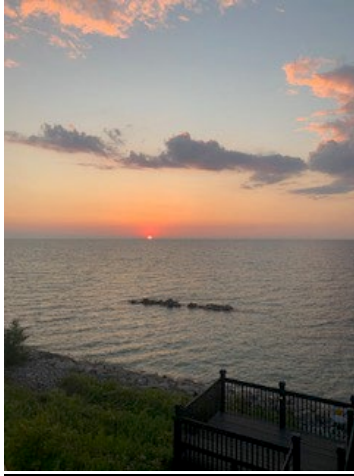


The Mariners Point Newsletter

May 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

Board Meeting – June 8th at
9:00 a.m., clubhouse.
Annual Meeting – July 6th

Website

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

marinerspointcondos.org

Like us on
Facebook!

A Note from the President:

Hopefully, you had the chance to attend the MPCA Eclipse Party and view a once-in-a-lifetime event! It really was an amazing sight, and what a beautiful day!

Things are busy at MPCA; the grasscutters have been here a few times. The landscapers will be on the grounds soon to begin Spring cleanup, and the birds have started to nest in our exhaust vents and on top of our light globes! Please make sure that you check your vents and clean out any debris. As you know, this is a very dangerous fire hazard. The Board recommends installing vent covers (look like a cage) around your vents to stop birds from entering. I believe they can be purchased at Home Depot and Lowes,

We have found a person to maintain the pool Monday through Friday and are talking to another to cover the weekends. Both will be trained in what needs to be done, from the pool cleaning to the chemical checks. We need to have this done by the anticipated pool opening around Memorial Day.

Update—The lighting project for the swimming pool is delayed due to scheduling conflicts with the contractors and the weather. We are still looking for a completion date before Memorial Day. As for the lake, the last time I was down on the beach, there was a “good amount” of beach. Hopefully, it stays for a while, but Mother Nature always has the last word. Keep your fingers crossed.

As always, we need volunteers for all committees: Social, Architectural, Nominating, Rules, Lake Front, Finance, and Landscape. There are board positions that expire in July. If you have any interest in running to serve on the board, please contact Joe Magni, Chair
Liaison(josephcmagni@gmail.com)

I hope to see you around the property. Until then, stay safe and healthy.

Don Ivoll, Unit 432

Thank you to Michelle Thirion and the Social Committee for a wonderful total eclipse watch party!

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Note from the Editor:

Is there something you would like to share, including photos? Send to Marie Lane

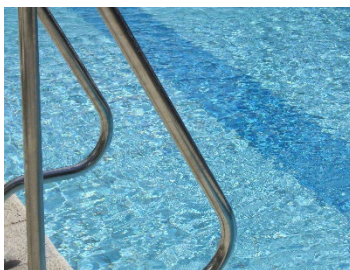
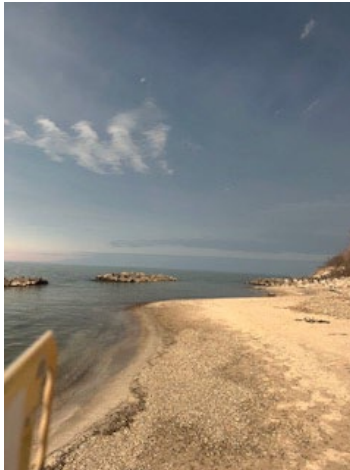
marielane2015@gmail.com

Units for Sale:

Getting ready to sell your unit? Another current owner might want it! Before publicly listing the sale, consider notifying the management company so the info can be shared within the association.

Fingers Crossed that the beach sticks around for a while!

(photo taken 4/8/2024)



Hello Pool Season!!

News from the Landscape Committee:

The landscapers are planning the spring clean-up either the week of May 13th or May 18th. *Note about Building 5 – someone has added several concrete slabs to the stones. If this person wants to keep them, they must be removed before the spring clean-up. If not, they will be removed by the landscapers.* – Becky Mock

News from the Finance Committee:

Wishing everyone a Happy New Year as we are all excited to get back into summer. The Finance Committee has been busy this spring. On Saturday, April 6th, the Finance Committee performed a physical review/audit of the full year – 2023 MPCA financial records administered by John Phillips Real Estate and Property Management LLC.

This internal review/audit is not yet complete, as the Committee and the Board are working through some minor observation findings, which will ultimately be memorialized with recommendations for future action. In this year's Annual Meeting, I will speak to the highlights from the final report.

Overall, this financial review was very successful. I want to thank the committee members, Dave Masdea, Dale Finicchio, and Don Ivol, for their efforts and follow-up contributions. I would also like to acknowledge the corrective actions taken by JPPM for their much-improved document organization for this year's process!

Finally, I would like to reassure everyone that the long-awaited independent/outside financial overview for providing MPCA with a compilation for fiscal years 2022 and 2023 financial records is ongoing. MPCA is under agreement with Snodgrass of N.E. Ohio, Inc., a local Ashtabula CPA firm, to convert our financial data into financial statement reporting that follows the Ohio HOA laws.

As of late Feb.'24, MPCA is now under contract with Community Reserve Specialists LLC, an Ohio-based reserve fund specialist committed to providing us with a "reserve fund" in compliance with Ohio HOA laws. Recognizing this assurance of proper reserve funding is a big part of a community association's responsibilities for minimizing surprise assessments while protecting common elements

that are used and enjoyed by owners and preserve property values.

I'm looking forward to seeing everyone this summer! – Greg

News from the Social Committee:

Thank you to everyone who attended the Total Eclipse Party! More events will be upcoming, but in the meantime, here is the concerts in the park schedule.

Concert Series 2024

	Geneva Park Tuesday 7 -9pm	Saybrook Park Wednesday 7-8:30pm	Walnut Beach Thursday 7-9pm
Week of June 16th	2 Kings	Swamp Rattlers (Classic Rock)	
Week of June 23rd	Nick & Lori	Phil Yan Polka Band	
Week of June 30th	TBD	Memphis Honey Blues (Blues & Rock)	Ernest T
Week of July 7th	Woodwind Orchestra	The 4 Kings (Motown)	Madison Jazz Project
Week of July 14th	Lost Sheep	Ernest T (Rockabilly)	
Week of July 21st	Sue Hagan	Outside the Wall (Pink Floyd)	
Week of July 28th	TBD	Abbey Rodeo (60's)	Bobby Hayes & H2O
Week of Aug 4th	Twisted Vibes	Busman's Holiday (Swing)	Swamp Rattlers
Week of Aug 11th	TBD	Blue Collar Band (Rhythm & Soul)	Xcetera
Week of Aug 18		Pet the Cougar (T. Petty & J. Cougar)	



April 8
2024

End