

Marina Point Newsletter July 2017



Marina Point Trustees:

A quorum was not established at the Marina Point Annual meeting on June 7, 2017. The Marina Point trustees had to wait 30 days before meeting to appoint the two Trustee positions, and the officer positions.

On Tuesday July 12, 2017, Michael McNally and Mark W. Raimondi were both appointed to a new 3 year terms as Trustees.

The Trustee positions are;
Mike McNally Chairman
Richard Pierce ~ Treasurer
Carol Bowe ~ Secretary
Maureen Glynn
Mark W. Raimondi

East Squantum Street Manhole Repair:

The East Squantum Street manhole repair is 100% complete in record breaking time. From the time of discovery to completion was less than 18 days, at a cost of \$174,500.00. This tab was picked up by the City of Quincy "in full". A group effort was made by Marina Bay Access Corp. Board. We would like to thank Mayor Koch and Dan Raymondi, along with two other very important people.



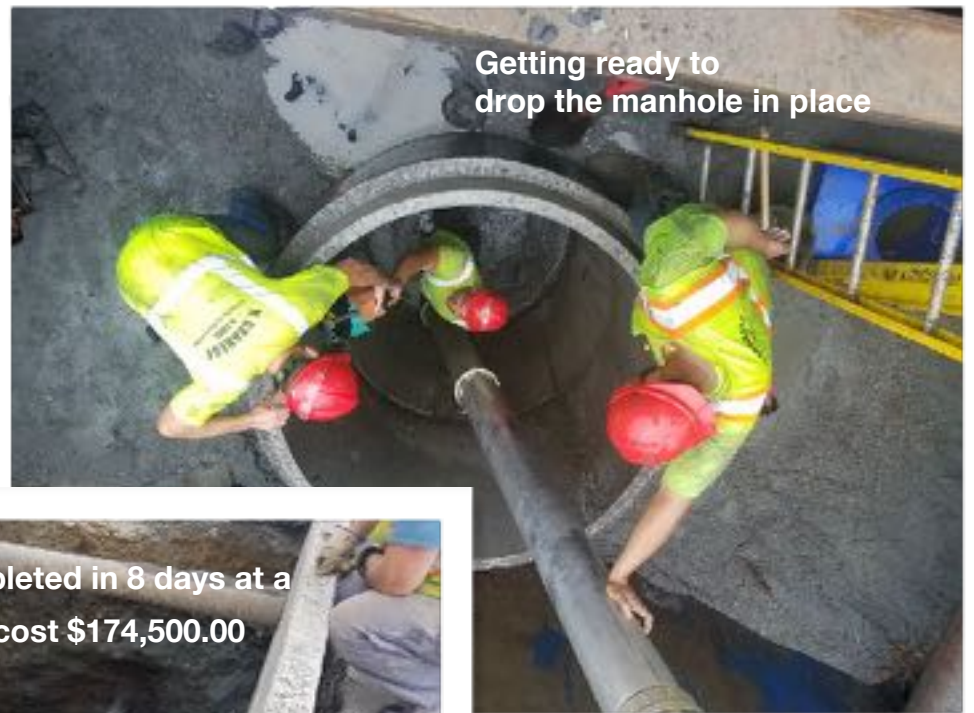
Four men dropping the steel ring to insert the cover



Last piece of Precast cement being installed for manhole



East Quantum Street manhole repair.
The hole was 10 ft by 20 ft x 19 ft deep.
These men are standing 19 feet
underground at the base of the manhole.



Getting ready to
drop the manhole in place



Completed in 8 days at a
total cost \$174,500.00

The Boston Belle 2nd Annual Cruise:

Was a great success to a “sold out” boat! Despite Mother nature not co-operating with the damp weather, all neighbors, friends and family had a great time and are looking forward to the next cruise! Many Thanks to John & Susan Swirbalus for co-ordinating the event.

Contractors:

If you planning work to be performed in your unit, please call or email JanetMarinaPoint@comcast.net for a copy of the “In Unit Construction” rules and form that is to be filed with the office. Or you can visit our MarinaPointCondominium.com website and print a copy, or stop by the Marina Point Management office and Janet will hand you a copy. You MUST remind you contractor to enter and exit through the padded service elevator. Passing through the main lobby with “ANY” construction equipment is prohibited.

First Floor Red Brick Patio Moss

Please call Marina Point Administrative Assistant Janet Morrell (617) 773-1113 M-F from 9-3PM to generate a “Work Order” in order to have Marina Point Maintenance remove the moss from your red brick patio. The charge is \$60.00 per hr. for the labor and \$25.00 for the chemical. Time 2hrs.

Insurance “Betterments and Improvements”

Someone at the annual meeting mentioned that improvements and betterments to a unit should be insured by the unit owner. This does not mean that only the improvements and betterments made by the present owner would have to be insured under their HO-6 policy.

It was verified with Rodman Insurance that carries Marina Point Condominium Master Policy that improvements and betterments made to a unit at any time, have to be picked up by the present owner and valued at replacement cost.

Marina Point East Tower Stained Pavers;

The stains on the brick pavers on the water side of the East Tower that have been there for years are now gone! One and a half pallets of pavers were removed and replaced out side of the East tower fitness room door near the planters. The 29-30 year old replacement bricks “match” perfectly because they were saved from the re-vitalization of the planting area between the East & West Towers.



Marina Point Painting of Raised Planting Bed Walls:

Painting has started on the raised planting bed walls and will continue for the next two weeks, including walls and the 8' stone Marina Point cement address sign in the circle in front of both East and West towers. The paint color that has been selected to match the exact "color match" of the Aluco-bond paneling on the building exteriors. On rainy days you will notice the painters inside both East and West towers painting walls and ceilings in P-1 & P-2 elevator vestibules.



Marina Point Waterside Concrete Restoration:

Marina Point Waterside of both East and West towers concrete restoration has started. The concrete stairs have settled over the last 25 years. The old cement/caulking has been grinder off and new caulking has been installed. The majority of the chipped cement stair treads have been re-constructed.



Marina Bay Ferry:

Please support the Marina Bay Ferry! The schedule is not perfect quite yet and the struggle is when the boat drops off at Rowes Wharf, there are MANY other commercial boats that already have a time slot to drop off and pick up. Hence the Marina Bay/Winthrop Ferry has to fit in to the times that are available right now. The scheduling administrators are working to add more time choices to the schedule to enhance ridership when a time slot opens up in Boston. Please visit the website for "up to date" schedule.

<http://www.mbferry.com>

House Cleaners

Many Marina Point residents engage the services of house cleaning people. Please make sure your cleaning people DO NOT carry their vacuums and house cleaning equipment through the main lobby. They are to be instructed to enter and exit through the padded service elevator to prevent banging of their equipment on the glass entry doors, wooden lobby doors and the unprotected wood inside the main elevators.

Marina Point Common Areas:

Eye witnesses reported to us that one of the first floor large red brick patios had guests come up the rear stairs, cross over the brand new planted bushes which were planted specifically to deter anyone walking over the lawn and then they crossed over the neighboring first floor red brick patios to get to their destination.

Proper mandatory procedure is for you to physically meet your guests entering through the back door and walk them down the interior hallway to your unit, or ask them enter at the concierge desk.

Please remind your family and guests that Marina Point common areas surrounding both East and West towers are not for recreational use, i.e. playing in the reflector pools, ball playing or sun bathing on the lawns, etc. Please respect our new landscape areas.

Marina Point Irrigation:

In our “new” 2017 landscaped areas, Marina Point has installed all new irrigation, including multiple zones, time clocks, piping, heads and drip lines, etc. Each zone runs 20 minutes at a time. When you see the irrigation spray first start, it will run for 20 min. then moves on to the next zone. We have brought all this irrigation up to 2017 code, and it is working beautifully. This irrigation was also included in the cost of this 2017 Landscape Project budget which is now completed, once again ahead of schedule and under budget.



Marina Point Parking in Visitor Lot:

Please, please, please DISPLAY your PARKING PASS on the DASHBOARD of your car and be very mindful of the EXPIRATION DATE AND TIME to avoid being towed!

Towing is enforced to keep unauthorized vehicles out of the guest parking lot in order to provide parking for Marina Point guests only.

Recently we have had situations reported to the Marina Point management office involving a resident or a guest vehicle being towed. The **ONLY** way to avoid being towed is to follow the procedure and display your parking pass **CLEARLY** on your **DASHBOARD**. Ayers Towing has no information and will not seek out your information, as to who owns what car. They check the parking pass for date and time expiration that is it. If Ayers Towing does not “see” a pass on the dashboard, you will be towed. If you are not mindful and or you do not **inform your guests** and you or your guest are towed, you will have no one to blame but yourself.

Marina Point Website:

For quick access to Marina Point information, our Marina Point website is **MarinaPointCondominium.com** where you will find; condo meeting agendas, condo meeting minutes, Master Deed, Declaration of Trust, budget, etc. that can be viewed and printed from the website.

Marina Point Condominium Board of Trustees

Mike McNally
Richard Pierce
Mark W. Raimondi
Maureen Glynn
Carole Bowe