



I Am the New Year

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I am an unspoiled page in your book of time.

I am your next chapter at the art of living.

I am your opportunity to practice what you have learned about life during the past twelve months.

All that you sought and did not find is hidden in me, waiting for you to search it but with more determination.

All the good that you tried for and didn't achieve is mine to grant when you.

All that you dreamed but didn't dare do.

All that you hoped but did not will.

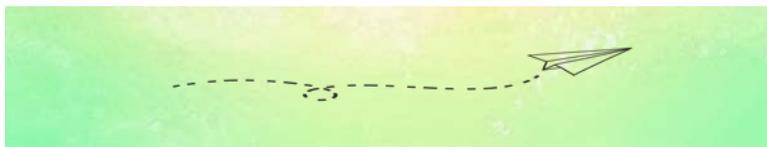
All the faith that you claimed but did not have-these slumber lightly, waiting to be awakened by the touch of a strong purpose and opportunity.

I make all things possible.

Have an Amazing 2019!

Storage in Garage~

The only two items that can be stored in the common areas of any Marina Point garages are shopping carts and bikes. Empty shopping carts can be stored in your parking space and bikes must be tagged and locked on one of the many bike racks located on the P1 and P2 levels of both tower garages (be sure to register your bike with the office as well). Items which cannot be stored in the common area of the garages are baby carriages, golf clubs, kayaks, chairs, electric grills, and such. The marina does have a few storage bins for rent at \$75.00/month. Please contact the office if you need or want additional storage.



What Things Cost~

The additional cost associated with requested items such as keys, remotes, filters and such are as follows:

Unit key: \$30.00	Common Area Key: \$25.00
Storage Room Key: \$10.00	Garage Remote: \$50.00
H/P Door Remote: \$55.00	Unit Lock Change/2 Keys: \$150.00
HVAC Filters: \$8.00	Water Shut Off: \$125.00
Window Screen Repair: \$25.00	New Window Screen: \$50.00
Co2/Smoke Alarm: \$100.00 installed	

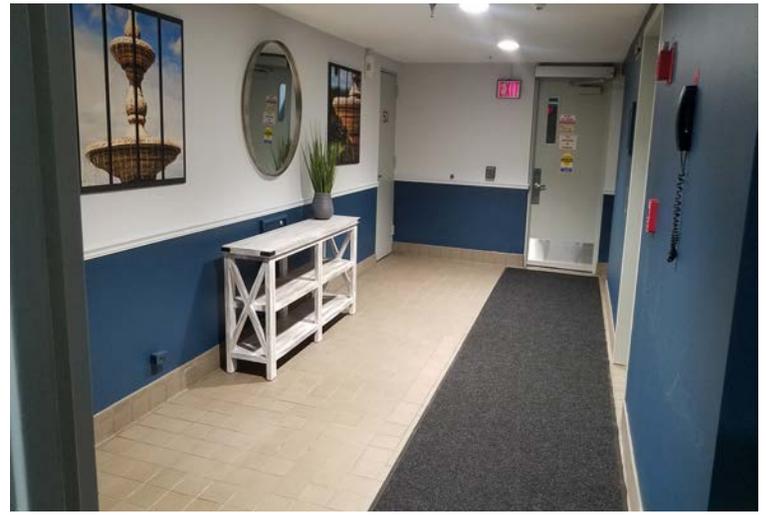
If you would like to order any of these items please contact the management office at 617-773-1112.

The Final Step!

All of the floors in each elevator landing have been bleach-cleaned and scrubbed by our maintenance staff~ what an improvement!



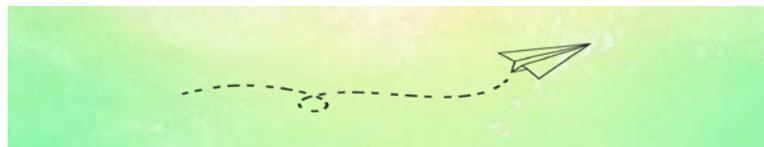
In the lower main elevator landing new upgraded floor mats have been laid. These mats are made of high quality berber which traps dirt and debris in the carpet to prevent it from being dragged into the Marina Point common areas. The new mats which run from door to door in the elevator lobby are a big improvement over the smaller mat which just covered the front of elevator entrance. Below are some great before and after pictures of the lower lobbies and the amazing upgrades made!



The Marina is working on upgrading all the old worn out mats to the newer berber mats. Keep your eyes peeled for these small but pleasing upgrades to your home!

The Three W's ~ Winter Weather and Wind!

The windy wintery weather is coming, batten-down the hatches! Please clear your deck of any items which can blow off, such as seat cushions, and secure any patio/deck furniture you plan to keep outdoors. In the past years glass tables and high top chairs have been found in pieces behind the towers from blowing off decks. Please take the appropriate precautions to prevent this from happening again. Flying objects from decks can be very hazardous.



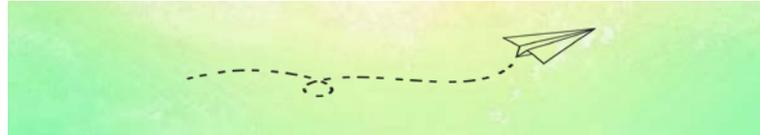
Unit Decking and Patios~

At no time should any kind of rock salt or de-icer be used on your deck or patio. It could cause issues with the integrity of the metal bearings and the concrete flooring. It also drips onto the decks below you and makes a mess. If you have snow on your deck you are not allowed to push it over the edge. The Declaration of Trust prohibits sweeping or throwing anything off your deck.

FYI: The Master Deed also prohibits modifying your deck. It states: the architectural integrity of the building and units shall be preserved without modification...and no exterior change, addition...shall be erected or placed upon, or attached to any unit including without limitation to balconies, decks or terraces. Not only does the master deed prohibit any flooring but our insurance company requires all decks to be free of any type of flooring. Please do not add flooring or carpet to your deck in the future.

10:00PM to 8:00AM~

Please be respectful of your neighbors. Noise does tend to travel and residents participating in late night activities such as using hot tubs should be mindful of the extra noise it causes. We have received a few complaints from Marina Point residents in the office and felt it appropriate to pass them on.



New Year's Resolution~

If your New Year's resolution is to start working out do we have a deal for you! The fitness center, located in the East building, is only \$48.00 a year! The room boasts multi nautilus machines, tread mills, bikes and free weights as well as a TV you can watch. The fitness center is open from 8:00AM to 10:00PM seven days a week. If you are interested in joining please contact the management office.



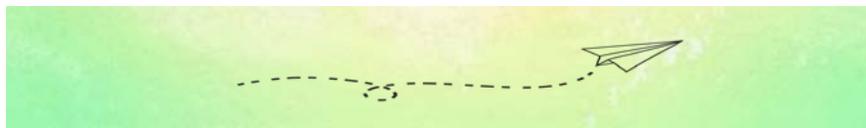
FYI~ Some insurance companies will reimburse you for a fitness center memberships. If you need proof of your membership for reimbursement please contact the Marina Point management office.

Decorations~

With the holidays over, all wreaths must be removed from your door. If the wreath is "real" and needs to be disposed of please leave it by the recycling bins.

As a reminder, nothing is allowed to be left in the hallways. This includes umbrellas, shoes and the like.

If you would like an exterior hallway door mat for your unit the Marina Point Board of Trustees has approved one which is only available for sale through the Marina Point office only. The cost for the mat is \$50.00. Please contact the management office if you would like to purchase one. This mat is the only mat which can be used in the hallway which is a common area.



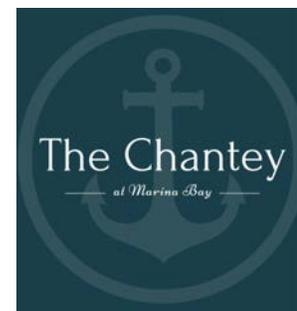
Deliveries~

With the increase of online ordering and, thus, deliveries please remember: No deliveries are allowed before 8AM or after 5PM. This includes UPS, FedEx, Amazon, Pea Pod, etc. Deliveries are only allowed Monday-Friday and are not allowed on Sundays or Federal holidays under any circumstances.

To 'beat a dead horse'; please pick up your deliveries from the concierges in a timely manner. The security room is small...there are a lot of deliveries...

Living at Marina Bay~

There are many perks to living at the Marina including the many restaurants on and right off the boardwalk! A majority of them are open year round and offer full winter inspired menus as well as year round staples. Please consider either dining in or taking out from these "neighbors". You will not be disappointed! There are also two markets open year round, Gaveston's and Meriel Market Place which are both well worth checking out.

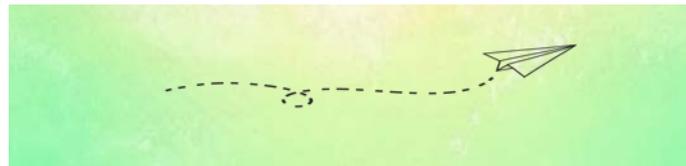


MB Access Corp. runs a free weekday shuttle to and from the North Quincy train station. This shuttle runs every 10-15 minutes starting at 6:00AM and ending at 11:00PM (the last run departs the NQ train station about 11:00PM). There are multiple shuttle stops but the closes ones are front of both the East and West towers. There is also a free app you can download -BSCSHUTTLE /code 2721- which allows you to track the shuttle's whereabouts and approximate arrival time.

Who's Doing Work in the Towers?

It is *imperative* you have an approved in-unit construction form on file in the Marina Point management office before beginning any construction project in your unit. Applications are available online at www.marinapointcondominium.com or in the Marina Point office. We are open Monday-Friday from 9:00AM-3:00PM.

Failure to comply may result in your project being put on hold until the application is approved.



OPEN UNIT OWNER'S MEETING

TUESDAY, FEBRUARY 12th

7:00 PM West Hospitality Suite

Marina Point Condominium

BOARD OF TRUSTEE

Mike McNally

Carol Bowe

Maureen Glynn

Mark Raimondi