

RESORT ONE QUARTERLY NEWSLETTER JULY 2024



Annual Meeting 2024

Our Annual Meeting was held on Saturday, June 8th. Members of the Board of Directors are Jay Majka, President; Mike Hammer, Vice President; and Tami Matthews, Secretary/Treasurer. Thank you to Glenda Owens for organizing the picnic following the meeting, and to the many owners who helped with the picnic and the social events that have already taken place this season.

A HUGE thank you to Lisa Aglioti who completed her three year term as Board Secretary/Treasurer and for volunteering countless hours towards improving our community!

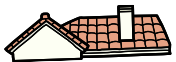
The meeting provided a forum for a lot of positive conversation and sharing of information.

Please visit greencoversort1.net to read minutes from the meeting.



News from M2 Management

Please submit all forms, including maintenance requests, through our portal, which can be accessed through m2managementgroup.com. Assistance with setting up your login can be requested by calling M2 Management at 330-220-1100.



Roofing and Siding Project

Be on the lookout for communication coming soon regarding our roofing and siding project. Each owner will be required to submit feedback regarding skylights and satellite dishes.

Summer Fun! Mark Your Calendars!



Thursday, June 27th, 5-8 pm

Maybe Cheese Born With It Food Truck

Friday, June 28th, 7:30 pm

Bingo at the Pavilion

Saturday, June 29th, 6-8 pm

Holly's Homemade Eats Food Truck

Thursday, July 4th, 10am

Golf Cart, Dog, and Bike parade

Saturday, July 6th

Tentative Euchre Tournament (pending interest)

Saturday, August 3rd, 6-8 pm

Holly's Homemade Eats Food Truck

Bingo at 7:30 pm

Friday, August 30th, 6-8 pm

Extreme Cuisine Food Truck

Sunday, September 1st, Time TBD

Cornhole Tournament by the pool

All events are sponsored by our Social Committee. If you would like to volunteer for the Social Committee, please email greencoversortone@gmail.com.



Pool and Fish House Keys

If you are selling your unit, it is your responsibility to leave the key in the unit for the new owner. If you need a replacement key for any reason, please email the Board of Directors at greencoversortone@gmail.com.

News from our Dockmaster

Thank you to those who have been submitting their insurance and renewals and putting the sticker on their boat. The stickers make it easy for me to spot the boats that are supposed to be here. Earlier this season, we stopped a charter boat from using our docks and responded to a couple of our docks mysteriously becoming detached from the ramps. If you see things like this happening, please let me know.

We currently have 36 rental docks. 19 are rented. 17 are unrented. Of the 36 docks, 11 are owned by the HOA and 25 are owner docks. When an owner dock is rented, 50% of the funds taken in will be credited toward the owners HOA dues for the fourth quarter. I normally let a prospective renter choose the dock they would like from those available. If they are from out of town and not familiar with the resort, I find out what their needs are and suggest the available dock that most suits their needs. My goal is to make the experience positive so that they rent again in future years.

Based on renter feedback from last year, we lowered our rates to be competitive with other rental docks in the area, and I designed and installed a sign at our entrance to advertise the docks. I am not on Facebook, but anyone who is can spread the news to help generate more interest. If you find a prospective renter for your dock that way, have them contact me and I will handle all the administrative details to assign them the dock.

My other project for this season is working with ODNR to get us re-certified as an Ohio Clean Marina. We were last certified in 2015. This will demonstrate our commitment to protecting the coastal environment for all of us to enjoy.

I can be reached at greencoveredockmaster@gmail.com.



Pool Rules

- Children under the age of 14 must be accompanied by an adult when entering the pool area.
- No glass bottles, food, or pets inside the pool area please.

Remodel Proposals

As our buildings get older, we understand that there will be more requests for remodeling projects, particularly to enclosed porch areas. Please see page 16 of the Owners' Association Handbook for full details, which can be found on our website at greencoversort1.net

“Alterations or additions to the exterior of a Unit are prohibited without the prior review and written approval of the Board of Directors. A written request and professional site plan drawings must be submitted to the Board of Directors at greencoversortone@gmail.com.”

Condo Rentals

A reminder that those who rent their unit need to pay \$1.00 per day of each rental, according to Article 4, Section R of our Declaration of Ownership. Those owners who continue to violate stipulations of rentals, such as renting to more than 1 party in a 7 day period, will be assessed a \$100 enforcement assessment per violation.

Please submit your \$1.00 per day rental fee quarterly, and send separately to:
M2 Management, Attn. Barb McTigue
7835 Freeway Circle
Middleburg Heights, Ohio 44130

Consent Ballots NEEDED

If you have not returned your ballot please do so as soon possible. The proposed amendment to the bylaws is to increase the number of board members from 3 to 5. As of today, we do not have enough ballots for a decision for or against. Thank you!