



The Owners' Voice

EMAIL: org@mcc-owners.org

December 2020 Issue 1

Next Owners' Zoom Meeting

Thursday
December 10th
7 p.m. to 8:30 p.m.

You will receive
a Zoom
Invitation

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Call To Action by Andrea Robin

Day before Thanksgiving—the barely functioning 4 person MCC Board of Directors pulled another fast one on the homeowners. The Board held their meeting at noon on a workday, and only a few homeowners were able to attend this very important meeting.

The latter part of the meeting dealt with fines for facemask violations, a proposal to lock toilet paper dispensers, and the continuing debate over approving an annual tennis tournament hoping to take place on 4 weekday mornings between now and May 2021.

Tucked into the middle of the agenda was Item E of Unfinished Business, “Approval of 2021 Budget.” Not discussed at all or just minimally were issues dealing with cost cutting, reserves, budgeting, and the ground lease.

Supposedly the meeting had to be held early to fulfill legal requirements of sending the 2021 Budget to homeowners by end of November. Obviously, it could have been scheduled the evening of an earlier day allowing more homeowners to attend.

5.7%—The increase for just the maintenance fees portion of our monthly billing beginning January 2021. Just a percentage. No dollar figures discussed. No breakdown of how that would affect monthly costs. No discussion about how that amount was determined.

No discussion about the many amenities that have been shut down because of the pandemic. Although there are fixed fees that have to be paid regardless of amenities being open or closed, many expenses have stopped and are not being incurred.

There should be some savings to homeowners. No explanation, no discussion, no savings.

Bottom line—Condo Owners will now be paying over \$400,000 more per year for maintenance and amenities. Amenities that are closed and unused.

5.7%—not 5.6%, not 5.8%—a very precise number without explanation

The Board stated future savings from cost cutting will not reduce our monthly costs, instead they plan to put any saved monies into reserves to deal with infrastructure, maintenance issues.

Ground Rent increases—totally not discussed which likely will further increase monthly costs. Also not discussed—renegotiation of these fees and extension of ground lease with County..

Call To Action

Homeowners at MCC love where we live. We love our lifestyle. We love our community. Things need to be fixed, updated, renovated. As a community, we can begin to handle that.

The constant fighting, threats, lawsuits, and bullying have no place in our community. As a community, we need to end it. It is expensive and wasteful nonsense.

The next regular Board election is scheduled for mid March 2021.

Not the recall, which would only have a 2 month benefit.

It is time for the homeowners to step up and be part of a change that includes a Board surrounded by advisors and advocates and people willing to work to affect that change. We don't need to scramble for committee volunteers after the election, we need to create a slate of prospective Board candidates with designated committees before the election.

We have so much talent at MCC. Use it to our benefit. Let's turn this ugly situation into something productive and powerful.

It is not just who we elect to the Board that makes the difference. It is about assembling an entire team committed to working together that will make the Board a powerhouse.



MCC Owners' Voice

To make the Marina City
Club the best it can be!

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Call to Action

Jack Fishman
Gym Proposal

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Rent + Taxes on the Land Under Us

By Susan Bursk

Look at your annual Property Tax Bill. Under **VALUATION INFORMATION** you will find two categories of taxes, one for “**Improvements**” (your condo), and one for the “**Land**”. Since LA County owns the land our Marina City Club condos sit on, every month we must pay **Ground Rent**. However, with annual property taxes now due, we are once again reminded that in addition to the Ground Rent, we must also pay a tax on land we do not own.

Why the Property Tax Billing? MCC Condo owners hold a taxable Possessory Interest (PI) that occurs when a person or entity leases or uses real estate owned by the government. The Marina City Club (MCC) is on Los Angeles County owned land, so MCC condo owners must pay the PI tax, also called “Property Tax”. Taxable PI’s are created by almost any use of government-owned property, including these examples:

- Boat slips on public lakes, rivers, and Marinas.
- Retail/wholesale business operations in publicly owned buildings
- Ski resorts, concerts, private entertainment programs on public lands
- Rental car facilities at airport

Just like ownership Property Taxes, the PI tax goes to fund police and fire departments, flood control, community health and recreation, and other public services, but PI Taxes are computed differently and are typically lower than Ownership Property Taxes.

Can the PI tax increase? When there is a change in ownership or completion of new construction under the guidelines of Proposition 13, a base year value is established for taxable PI’s and can increase by a maximum of 2% per year, until a new re-appraisable event (change of ownership, etc.) occurs, or the property suffers a decline in value

How can the County charge us tax on land we don’t own? Upon purchase, every owner signed a Disclosure Notice and Acknowledgment stipulating that in addition to paying Ground Rent, and a specified share of the costs to operate and maintain the property, owners will “be responsible for Property Taxes (or the alternative PI taxes...)”, allocable to your condo.

Restaurant Update

Restaurant Ordering Problem: If you had trouble with the Restaurant phone system, the problem may have been resolved. It all started when our new management tried to integrate its phone system into our existing system. It didn’t work properly, taking callers to the wrong extensions. The result—lost orders! We are assured by Management that the system is working properly now. If you don’t get a live voice you will get a call back message or a message with restaurant operating hours and closures.

Please Take Our Survey: Many of us are looking forward to the day our restaurant can finally open again. In the meantime, The Owners’ Group will soon send you a survey to find out what will attract more members to the restaurant. If you will take a just a few minutes to fill it out, the Owners’ Group can help the board reopen a restaurant that will be more appealing to long time residents and the younger people who are moving here.

Proposal for Board to Safely Reopen the Gym—Outside!

By Jack Fishman and other gym enthusiasts

It has been several months since the Marina City Club Tennis Courts and Pools have been safely reopened to members. Now, gym users have submitted a formal proposal to safely open the Fitness Center “Outdoors”, **after LA County’s current lockdown is lifted**. As with the Pools and Tennis Courts, members will need to sign a waiver to use the outdoor facilities at their own risk.

PROPOSAL: Use limited to a maximum of six (6) members at any one time on a one (1) hour schedule (actually 50 minutes to allow time for sanitizing equipment between each group of six). Each member will be directed with stickers-on-the-ground to space themselves at least six (6) feet apart. Masks will be required at all times, according to County advisories. At the outset, we advise that no towels be issued, and as per LA County Department of Public Health, masks will be mandatory. We further propose that this reopening be for “residents only” and is not to include personal trainers. Also, people with active colds / coughs cannot participate.

LOCATIONS: Pool deck area next to the oval pool just outside the fitness center doors closest to the treadmills and the adult pool just outside the aerobics room.

SCHEDULE: Daily, approximately from sunrise to sunset except when the temperature is below 60 degrees or it is dark, raining or very windy.

EQUIPMENT: A specified number of FREE WEIGHTS, SPINNING BIKES, TREADMILLS, WEIGHT MACHINES, CHAIRS / MATS, EXERCISE BENCHES - all covered or taken in at night and during bad weather.

CLASSES: Held outside with a maximum of six (6) people plus the instructor and as feasible simultaneously transmitted for additional participants who wish to attend via Zoom from their units. At least 1 or 2 classes per day. Hours (TBD), Classes (TBD). We suggest that classes include Chair Exercise (most popular), Yoga and/or Matt Pilates conditioning. All participants will be separated by six (6) foot distancing stickers on the ground.

STAFFING: One managerial staff person to coordinate the “outside fitness program.” Hourly staff as necessary to cover a daily operation of up to 10 hours each day. This additional staff could have shifts similar to those full-time employees who covered the desk when the fitness center was open. They would check-in members with reservations for the use of equipment or classes and would sanitize equipment, chairs, and benches between uses. The staff could also coordinate and pre-test the computer equipment/connectivity needed for any classes broadcast via Zoom. Instructors can be secured at reasonable fees, perhaps on a “per class” basis to lead “live” classes in person and simultaneously on Zoom.

RESERVATIONS: A strict system requiring residents to make reservations to use the equipment or to attend classes live or via Zoom through the MCC website where there would be specific tabs to make reservations (similar to reserving tennis courts or times for swimming). Alternatively, they can contact PMP Resident Services directly at 310.578.4984 to make arrangements.

SUPPLIES: Hand sanitizer, disinfecting wipes, tarps to cover equipment outdoors at night, laptop with Wi-Fi for zooming classes, extension cords for equipment needing power, six (6) foot distancing stickers for the ground, large outdoor thermometer and clock. We also suggest that the water coolers from inside the fitness center be taken outside by each of the pool decks for use “only” with disposable paper cups, and that refilling of personal water bottles is prohibited with appropriate notices due to the obvious sanitary and covid-19 risks.