



Next Owners' Zoom Meeting

To Be Announced

You will receive a Zoom Invitation

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Alert: Emails from [Nancy Smith](mailto:Nancy.Smith@ourmccisinbigtrouble@aol.com), Ourmccisinbigtrouble@aol.com, Bestmccclifestyle@gmail.com, Isadoramay12@gmail.com, and more, link back to a few "astroturfers" who have been inundating owners with emailed misinformation to raise fear and hysteria in the community.

What is Astroturfing? (Yes, that is the spelling)

As the dictionary defines it, "Astroturfing is an attempt to create an impression of widespread grassroots support for a policy, individual, or product, where little such support exists. Multiple online identities and fake pressure groups are used to mislead the public into believing that the position of the astroturfer is the commonly held view."

MCC's new board and management company's attempts to counter the astroturfing has resulted in more and more members rejecting the incendiary emails. However, that didn't stop the Astroturfers from taking advantage of the Surfside condominium collapse in Florida to spread their fear mongering by contacting a local TV station with claims that the MCC towers may be similarly unsafe.

Of course, the news media jumped on the "breaking" story, and without investigating it thoroughly, left the impression that the towers could be in danger. County Supervisor, Janice Hahn, arranged a visual structural inspection, and when it was completed she went on record saying that, like many other older buildings, MCC has a lot of deferred maintenance to do, but there is NO IMMINENT DANGER. Nevertheless, the damage was done to our community.

For months, the new Board of Directors has been working with the county and our landlord, Essex, to resolve the deferred maintenance problems that have plagued MCC for many years. The astroturfers are hurting the Board's efforts.

Restaurant PPP Loan Update

More than 12 million U.S. businesses have received loans from the Small Business Association's Payroll Protection Program (PPP) to keep their employees paid and businesses operating during the pandemic. The program advertised that the loan would not have to be repaid if monies were used according to federal requirements.

The MCC Restaurant (MCCR) Board of Directors at the time, Louise Pesce, Mark Greenberg, and Donna Bryce took advantage of the free money opportunity and voted to apply for the loan. Mr. Greenberg, the Treasurer, did the work to file the application, set up Pay Pal as the funding source (yes, Pay Pal was approved for that), and hire a CPA firm, TaxCap, to administer the program. In May 2020, MCCR received \$166,647.

As reported in the October/November Owners' Voice, TaxCap confirmed that the requirements had been met for forgiveness. Since then, MCCR has a new Board of Directors which required changing the name on Pay Pal paperwork from Mark Greenberg to the new Treasurer, Steve Rehling. Now, with the help of Mark Greenberg, that has been accomplished. The MCCR loan is now in line for the government forgiveness decision within the government's published 90 day limit.



MCC Owners' Voice

To make Marina City Club the best it can be!

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Our new logo is designed to differentiate The Owners' Group communications from incendiary and misleading emails sent by Astroturfers who are damaging MCC

MCC LAWSUIT UPDATE

Introducing a new section of our Newsletter devoted to communicating what all of the legal expenses and lawsuits involving the Marina City Club (be it the COA/HOA, the Restaurant, Essex, County, etc.) are for and why. Most people don't fully understand what all the talk is about and rather than continue to sit back and watch fantastical numbers and accusations fly around without response, we want to bring you the facts.

All complaints filed with the courts, unless under seal, are public record. One can pay for access to any document filed in most cases. That's important to note because this column will be based SOLELY on facts and what we know at the time. It will also not attempt to go into great detail and re-hashing the back and forth hearings, etc. Our goal is to get to the nitty gritty of what they were or are all about and how much they cost us, the MCC owners. We'll try to take one lawsuit a month and give you the following information:

- Identify the parties (who is suing who)
- Cause(s) of action (what the lawsuit was/is for)
- Case status and next steps if any
- Judge's ruling
- Legal fees and other monetary judgments incurred by the association or entity that the MCC owners must cover.

We will stick to the bottom-line facts. Look for a summary and the first lawsuit breakdown in our next newsletter.

Lights! Camera! Instagram!

The Marina City Club can definitely use some positive publicity these days, and thanks to West Tower North resident, Tatum Kassel, MCC will benefit from a widened technological visibility. She has volunteered to both create and maintain an official **Marina City Club Instagram account**.

Tatum has the education and experience to make it a success. She received her Bachelor of Science degree from the University of San Francisco, with a focus on Marketing for Social Change. Using her knowledge, and the skills she acquired working for her successful photographer father, Tatum will post gorgeous photos of our community on Instagram.

With her professional DSLR Canon camera, and an eye for beauty, she can capture and showcase our iconic club's architecture and amenities, and post our exciting events. The Instagram account also clearly notes that amenities and events are for members-only, and there is a direct link to sign up to become a paid, non-resident member.

All posts are approved by the COA board, and everyone is encouraged to follow the account. If you are using a cell phone, you can click or tap [HERE](#) to be taken directly to the Instagram Page. If you are using a computer, log into Instagram.com and search @marinacityclub.

You may also mention the MCC Instagram account in your own Instagram posts and stories and it may be re-posted!

FREQUENTLY ASKED QUESTIONS

We also wanted to create a section of our Newsletter devoted to answering your questions about anything. Rather than have to try and figure what's fact and what's fiction, we will address your specific concerns and do our best to answer each question in a factual manner.

For instance,

- How do I stop all the crazy emails that I get virtually daily?
- Or what's the status of our negotiations with the County?
- Or can I learn how to play paddle tennis here? (YES)
- Or are our buildings going to fall into the sea? (NO)

And the first question is: "What are the new fees for Outside Members?"

Non-Resident Fees As of July 1st For "NEW" Members

FULL ACCESS:

| <u>Classification</u> | <u>Initiation Fee</u> | <u>Monthly Dues:</u> |
|-----------------------|-----------------------|----------------------|
| Individual: | \$2,500 | \$300 |
| Family: | \$3,000 | \$500 |
| Corporate: | \$3,500 | \$600 |

FULL ACCESS WITHOUT TENNIS:

| | | |
|-------------|---------|-------|
| Individual: | \$750 | \$175 |
| Family: | \$1,000 | \$325 |
| Corporate: | \$1,500 | \$500 |

ANNUAL FEE:

| | |
|-------------|------|
| Individual: | \$49 |
| Family: | \$89 |
| Corporate: | \$89 |

Change of Fees to Current/Existing Non-Resident Members as of August 1st (Not available to new members)

| FULL ACCESS: | Old Monthly Rate | New Monthly Rate |
|--------------|------------------|------------------|
| Single: | \$115 | \$165 |
| Couple: | \$175 | \$300 |

RACQUET SPORTS ONLY: (NOT Available to "New" Members)

| | | |
|---------|-------|-------|
| Single: | \$ 75 | \$125 |
| Couple: | \$105 | \$200 |

TENNIS BALL MACHINE: \$10. Half Hour
 \$20. Full Hour

GUEST FEE PER VISIT: \$20. 10 Visits Max

EXISTING BOAT SLIP MEMBERS: (Essex boat slip verification required) **Membership full**

PERSPECTIVE

by Edward Robin

In California, “Quiet Enjoyment” is a legal term which protects a tenant’s rights. In the non-legal interpretation, quiet enjoyment points to a feeling of wellbeing where one can go about normal daily activities without aggravation or conflict. If you came to MCC for the latter, you’re likely asking yourself, “What have I gotten myself into?”

For many years, MCC has been infiltrated by strong characters and many disruptive forces - personalities and opinions abound. Attacks on our volunteer boards, our finances, and our legal structure are part of everyday life. Now even our physical structure is under attack. Separating truth from fiction is a blurry exercise at best. At worst, “chicken little” can damage property values and destroy the possibility of quiet enjoyment.

So why are we here?

MCC is in a fabulous location close to the water with excellent access to the city and the airport.

MCC has optimum weather conditions, some of the best in the world and some of the best in So Cal.

MCC has its own amenities in addition to the fabulous amenities nearby, many within walking distance.

MCC boasts some of the most pleasing vistas and panoramas that can be found anywhere in the world.

MCC units are spacious and well appointed.

MCC has a natural layout for excellent security which can be enhanced through conscientious management.

So what’s the problem?

Lots of deferred maintenance, some more of a nuisance than others.

A legal structure where we are the lowest on the totem pole.

The “Big Bad” County, and “Big Bad” Essex – Up to this point, we haven’t had a chance. These entities took and are still taking advantage of our weaknesses and our inexperience.

Volunteer boards that didn’t have proper help and guidance from previous management companies.

With a plethora of opinions, a healthy amount of criticism is not unexpected, particularly when long standing issues that face our community are so clearly in view. That said, it is essential that criticism leads to improvement and positive results, and not just to venting of negative opinions and fear. Blame is easy to assess, and tends to increase the level of frustration and hopelessness.

That said, everyday there are people in our community who contribute significant effort, energy and expertise in addition to the board. They seek solutions and help to create positive outcomes to the many challenges we face.

So what are the tasks that need to be addressed? How can you help?

Continue to support the members of the COA Board that you elected last March who are working tirelessly to bring MCC back to its full potential. This is a phenomenal group of individuals who are facing the issues, many that they inherited, head on.

Contribute your time and expertise to support the needs of the community. Your efforts, whether large or small, are essential to the wellbeing of your friends and neighbors.

There are no simple answers, but together we can bring about meaningful change. And please, whatever you do, don’t allow the negative forces to destroy your quiet enjoyment.