

Thunder Island Condominium Association
C/o Mana-Jit, Inc
18 41st Street Unit 104
Ocean City, MD 21842

SPRING NEWSLETTER 2020

Greetings Fellow Islanders : The Board of Directors and I want to take this opportunity to wish you all a belated Happy Easter and Passover . We all want to extend our wishes to you and to your families and hope that everyone is in good health and staying safe . This corona virus has affected everyone including the association and it's anticipated Summer activities as you will see in this letter . Based on the newsletters from the Mayor and City Council of Ocean City they are all but saying it would be best if everyone would stay in their homes for the present until the "all clear" is given by the Governor . At present the beach and the boardwalk are closed and they have basically banned any and all visitation to Ocean City from non-residents of Ocean City and short term leases and rentals are banned till May 22nd . If you wish to be kept up to date with the further actions of the Ocean City Council and Mayor's Office you may do so through the city's following email addresses, oceancity@public.govdelivery.com or, www.oceancitymd.gov/covid19 .

MAY OWNERS MEETING ---- Has been cancelled as of this writing out of an abundance of caution . In fact the Convention Center at this time is closed to the public . All conventions have also been cancelled through the month of June .

BOAT REGISTRATION ---- Registrations will continue as in the past but only through the mail by contacting Emory Sutch to reserve a slip if possible . However, the Board has made a decision to delay till further notice "Boats In The Water" till the Governor's restriction known as "Stay At Home" is lifted . The reason for this decision was based upon the Governor's executive order which was further interpreted by the "Maryland Dept. of Natural Resources" . The DNR has stated that recreational boating is not allowed unless it is for the purposes of sustenance fishing and crabbing . In addition no more than ten (10) people can be on a vessel and they must be able to maintain social distancing of six feet and anyone indulging in outdoor activities should be a family member or people who reside together . Other water activities such as kayaks and paddle boards are permitted because they are considered exercise .

PIERS and DOCKS ---- Over the Winter months a great deal of work was done on the water sources and electric on the docks and piers correcting some failures due to the age of the original construction which goes back about twenty (20) years . It is hoped that our boaters will be pleased with the corrective measures taken which were improvements to the fresh water lines and the removal of any dangerous and corroded electrical wiring .

MANA-JIT ---- As noted at the owners meeting in Nov. of 2019 "Mana-Jit" had been contracted to be the new management company for Thunder Island replacing "OCREM" . After four months the transition from the previous management company to "Mana-Jit" seems to have been flawless and smooth . "Mana-Jit" stepped into their role seamlessly and has been a reliable source of ideas and direction as well as follow through . We hope to have a long term relationship with this fine, professional organization .

RANDY COATES ----- Our new attorney has already had an impact on the operation of the Association with his comments and direction on some very key issues . As a matter of fact based upon Mr. Coates recommendation it has been decided by the board to not pursue changing our existing "By Laws" . This was ultimately decided because in any instance if there is a question concerning the existing "By Laws" they shall be governed by the existing laws in the State of Maryland as decided by recent case law or legislative changes having to do with condo associations . Therefore our two plus year venture to up date our "By Laws" has come to an end .

MITCH ---- Our on-site maintenance man has continued to work diligently under the direction of Brett Staley at "Mana-Jit" and yours truly . He has assumed additional duties such as grass cutting and trimming and I am sure you will see him periodically throughout the coming season cutting the grass when you return to Ocean City . This change was done in an effort to save money due to a substantial increase in cost proposed by the previous contracted landscaping company . Mitch is also taking a more pro-active involvement in general maintenance issues throughout the complex .

As a further reminder the board would like to remind everyone that if you contract with Mitch for any work in or about your condo your contract is between you as an individual owner and Mitch as an independent contractor and not with the "Thunder Island Condo Association" .

OWNERS MEETING ---- At the present time we are assuming the annual owners meeting in November will be held on Saturday, November 14th, 2020 at the Convention Center starting at 9:30 AM . So mark your calendars when hopefully we will be able to gather again . If there are any changes to this schedule you will be informed .

"D" BUILDING EROSION ----- The erosion project under the "D" Bldg was finally completed in January with the re-installation of all unit owners heat pumps on the new staged platform by the week of January 6 .

MICE INFESTATION ----- As a result of the underground work required for the "D" Bldg. erosion we experienced a minor infestation of mice in approximately eight (8) of our condo units throughout the property . Their habitat was disturbed so they were seeking shelter elsewhere on our property . An exterminator was contracted for treatment of the property which included treatment of the affected individual units experiencing the uninvited presence of the mice. We can now report that there appears to be no further evidence of mice and we have entered into a contract with the exterminator for a yearly contract for the whole complex for exterior treatment bait stations . However, if you do notice any evidence of mice in your unit please contact "Mana-Jit" immediately . Also, please practice good hygiene and maintenance on your part by not leaving out any food, empty your trash regularly and do not leave food in your condo if you are going to be away for any extended period of time .

EFIS INSPECTIONS ---- For those of you who do not know what EFIS is, it is an industry acronym for Exterior Finish Insulation Systems . It is probably commonly known as "stucco" . After completion of the siding project It was discovered that there were some faulty installations or applications made throughout the complex primarily on the porches . Mitch was tasked with checking each and every unit to inspect the porches to list all of the faults he could observe . It is noteworthy that after completion of the siding project all owners were notified to inspect their individual units and notify the board of any problems they may have found as a result of the construction . In spite of that effort it was found after that effort of owner inspections that there

were additional EFIS errors overlooked and discovered . The effort now will be to work with the contractor, "All States Construction", to correct the faults and errors with the EFIS materials . In the future if entry is necessary to your unit for the EFIS work you will be notified, otherwise we are hopeful that the work can be done with personnel mechanical lifts . "All States Construction" is also responsible for any and all corrections to the walkways due to failure of the materials used or faulty installation .

POOL OPENING ---- The pool contractor "Best Pools" was contacted and they are progressing and preparing for the season as though the season will start on time . The only change in their operation is to be more aware of cleansing and sanitation protocols . At this time whether more than ten (10) people can gather in the pool area at one time has not been decided and they are waiting to hear from the Health Dept. for a directive as to use of pools in general . As soon as we hear anything we will be in contact with you .

DEFIBRILLATOR FOR THE POOL ---- As a result of a heart attack incident in the pool last Summer it was decided by the board to obtain a defibrillator to be prepared in case there is another future incident . For those of you who were familiar with our pool attendant last year, Gary Dietz it was also decided by the board that recognition be given to him with a small plaque for his swift action which probably resulted in the gentleman's survival . We hope to have the defibrillator installed before the season begins .

APPRAISAL ----- In addition to taking care of the day to day and week to week needs of the complex along with "Mana-Jit" the board has been attempting to take care of everyone's investment here at Thunder Island . As an example and as a result of a recommendation by our insurance agency, "Deeley Insurance Agency" a new appraisal was performed and as a result there was an increase in value of about \$3,000,000.00 to \$30,878,000.00 . The last appraisal was performed in 2016/2017 before the siding project and the value at that time was found to be \$27,898,700.00 . We just thought you would want to know that fact and to provide you as an owner with further pride in being an owner at Thunder Island .

HALLWAY DOORS ----- During the season you may see some work being performed on our hallway doors . All of these doors are being inspected to decide which need maintenance and repair . Keep in mind the doors are showing wear and tear due to their age, the elements and repeated use . Some doors may need a hinge and/or closer replacement . Some may need gaskets for the glass or there may be a threshold needing attention . Hopefully over a period of reasonable time they will all be repaired . Hopefully all of this will be put into motion as soon as possible since the company we are dealing with has temporarily closed due to the corona virus .

KAYAKS AND PADDLE BOARDS ----- As many of you know this has been an item of discussion for a few years and was delayed because of the siding project . However, after meeting with the City Zoning officer it was found that no structure for storage of kayaks and paddle boards can be erected within 15 feet of the water nor can a storage unit be built on the parking lot because under present code requirements we do not have sufficient parking for the 175 condo units that make up Thunder Island . It was also decided that any effort for the installation of any launch facilities on our piers for either kayaks or paddle boards would be delayed since the City is adding steps to the fishing pier at the rear of the Convention Center . It should also be noted that kayaks and paddle boards may be stored on the parking lot where the boats and trailers are located providing space is available and they are stored and secured on a boat like trailer . Registration of such trailers can be handled by contacting Emory Sutch.

DRYER VENT CLEANING ---- On or about March 30th, 2020 the 35 main dryer vent stacks on all four buildings were cleaned by "Shoreline Vents" . The last time this vent stack cleaning occurred was almost 6 years ago . It was also offered by "Shoreline Vents" to have the individual owner's dryer vents cleaned at a discounted cost of \$65.00 at the same time . Approximately 30 owners took advantage of the offer and contracted with "Shoreline Vents" to have their dryer vents cleaned . There were a few condo access or communication problems encountered and it needs to be understood that if there were any problems with scheduling it was between the contractor, "Shoreline Vents" and the individual owners who contracted for the service . Any confusion or perceived communication failure was not a reflection upon either Mitch or "Mana-Jit" .

SHOWER PAD "B" BLDG. ----- Hopefully by the time the season starts you will see a new concrete shower pad installed at the East end of the "B" Bldg near the mailboxes . Work actually started on April 28th . This is a long over due project that was delayed due to the siding project and was installed as a safety and maintenance issue.

WATER LEAK ISSUES ----- We continue to be plagued with water leaks happening and causing damages to neighboring condos . We can't emphasize enough your RESPONSIBILITY to your neighbors to please SHUT OFF YOUR WATER when you are leaving your condo for any extended period of time and in the Winter please leave your thermostat in the heat mode with the temperature set at 55 degrees.

BULK TRASH PICK UP ----- It is your RESPONSIBILITY to notify the City about any bulk pick up of furniture, appliances, carpet and debris from any remodeling work you or a contractor may generate while working in or remodeling your condo .

SECURITY ----- ABCO will again be our security company . Board member Davey Howells will be the coordinator and oversee this year for our security force . If you are interested in helping him with this effort please email him at dhowellsjr@yahoo.com . As soon as the guard's cell phone number is available you will be informed .

ARC COMMITTEE ----- We are in the process of reactivating ARC which is the "Architectural Review Committee" which exists for the purposes of being informed of any changes you as an owner wish to make to your condo . This is necessary to make sure that anything that may be undertaken inside your condo is not of a structural nature possibly causing damage or injury to your fellow neighbors . If you are interested in joining this committee and helping out in this effort please let me know . My email address is g_maufer@verizon.net .

LANDSCAPING COMMITTEE ----- If you are interested in helping out with the planning and implementation of a landscaping plan for our complex which is in the preliminary stages now that the siding project is finished please contact Jim Slater at east610@comcast.net . Jim has already teamed up with John Lee another owner to establish a plan of beautification to be in concert with and enhance our new look .

STORM DAMAGE ---- On Tuesday, April 23rd a sudden intense storm whipped through Ocean City and the "A" Building incurred some damages . A portion of the gutters and downspouts were torn off the West side of the building . The gutters and fascia board and downspouts were carried across the roof of the building causing some minor damage to the roof . There was also some damage to the siding on the South side of the "A" Building . The debris torn from the "A" Building was then deposited in the grassy area between the "B" Building and the pool . "Mana-Jit" and Mitch have been on top of this incident since it happened and the roofer is due to be on

site the beginning of the week of May 4th to repair the damage to the roof after their initial inspection on April 25th . "Mana-Jit" has also been in contact with "All States Construction" to replace and repair the gutters and downspouts as well as the siding . All of the 5th floor units were inspected by Mitch to assure that there was no rain water damage to the units .

I apologize for this lengthy letter but thought it was best to try to keep everyone informed of activities at Thunder Island since the May Owners' Meeting was cancelled . We hope to see you all at the Island some time this Summer as soon as the corona virus clears and the Governor lifts any restrictions . In the meantime please be safe, healthy and happy.

Sincerely,

Gary T. Maufer, President
Gil Kennedy, Vice President
Les Schott, Treasurer
Alex Mallari, Secretary
Davey Howells, Security
Rich Mahan, Finance
Jim Slater, Landscaping