

## THUNDER ISLAND CONDOMINIUM ASSOCIATION

### SPRING 2021 NEWSLETTER

Happy Spring Fellow Islanders when hope springs eternal. I trust and hope that everyone is safe and healthy during this pandemic. With any luck we will be having our Spring Meeting on May 15<sup>th</sup>, 2021 at the Convention Center starting at 1:00 PM. I am sure as in the past there will be signage directing everyone to the proper room within the facility. At this particular time we are also prepared to follow Covid-19 rules for crowd gatherings which will probably include the wearing of masks and maintaining social distancing. We will keep everyone informed of any changes that may be established by the Convention Center, City of Ocean City or State of Maryland.

To refresh everyone's memory this meeting is actually the re-scheduled meeting from November of 2020 which is required by our By Laws and will be treated as such. This is a decision during these very unusual times that was reached by your Board of Directors after consultation with the association attorney Mr. Randell Coates. The scheduled election of officers for the Board of Directors originally scheduled for the November, 2020 meeting, will occur at this Spring Meeting and you should have already received nomination forms at the time of writing this letter and all of the necessary materials for voting are included in your packet of information along with this letter. Included with the packet of information you will find the usual information furnished to you for previous annual owners meetings. Those parties elected at this May meeting will serve a two and half (2-1/2) years term which means that those terms would expire in November of 2023 to correspond to what would have occurred if the election would have been held in November of 2020.

Even though our lives and what would normally occur has been interrupted your Board has continued to work to keep the association functioning and preparing for the coming summer season which I hope will be closer to what we remember as normal, before the impact of the pandemic disrupted the summer of 2020.

**BOATING AND DOCKING** ---- A new team of players headed by Russ Long our new dock master along with help from and assistance from Ken Earle and Emory Sutch. As I am sure many of you remember Emory decided last year to retire from his position of dock master and Thunder Island sheriff. However, in order to provide a smooth transition Emory generously agreed to stay involved and assist with boat and trailer registration. The Board was informed of some violations by owners of trailer and storage issues on the East end parking lot and those owners have been notified of the violations and suggested corrected actions through the property management company, "Mana-Jit". This is being done because it appears that this coming year there may be a surge in demand for space for boats and trailers for storage. Parking spaces may be at a premium due to the numerous sales of condos within the last 15 months with the sale

of 19 units sold as of this writing and an apparent number of new owners with boats.

The number of sales at Thunder Island appears to be reflective of what is happening in Ocean City lately with a flurry of sales happening within the last year. Some of the activity can be attributed to very attractive interest rates and in our particular circumstances we would like to believe that another factor is the curb appeal of Thunder Island since the siding project which was completed in 2018. It is apparent that the siding project may have contributed significantly to the salability of Thunder Island to many purchasers when compared to neighboring condo developments. The significance of the 19 units sold in the last 14 months is very apparent when compared to the total number of units sold at Thunder Island which was 35 during the period from 2013 to 2019.

**FINANCE and BUDGET** ---- As you can see the budget for 2021 was passed by the Board of Directors without any input from the owners and was done in this manner due to the pandemic and cancellation of the previously mentioned owner's meeting in Nov. of 2020. As I am sure you are aware there was an \$80.00 increase annual condo fees in the budget over the previous year. This meant that there was to be a \$20.00 increase per quarter to \$980.00 per quarter. At the last letter which was the "Winter-2020 Newsletter" it was mentioned that "Farmer's Bank of Willards" was already in the process of mailing everyone their coupons for the coming 2021 year. We as aboard would like to apologize for the confusion caused by the errant mailings of "Farmer's Bank of Willards" for which they took full responsibility. We hope that everyone's questions on this matter have finally been resolved.

The latest financial information is included with your packet of information for the owner's meeting. Please be prepared to ask any questions you may have for our Treasurer Les Schott at the meeting. As mentioned in the "Winter-2020 Newsletter" I believe we are very fortunate to have two CPA's on the board at this time overseeing our finances and providing guidance. They are Les Schott who is our Treasurer and Rich Mahan our V.P.

**MEETING DATES** ----- Just a reminder of the remaining meeting dates. The Board of Directors has three remaining meeting dates on the 15<sup>th</sup> of May following the Owner's Meeting as well as a meeting on August 14<sup>th</sup>, 2021. There is also a meeting to follow the November Owner's Meeting scheduled for November 13<sup>th</sup>, 2021. Assuming any of the Board of Directors meetings are to be held in person any owner is welcome to attend.

**ARC COMMITTEE** ---- The Architectural Review Committee is just getting started to function again after a hiatus period. There should be on the web page a revised form for any owner to use to submit to the ARC Committee any improvement work they may plan to be performed on their condo unit. The one major change is that if any work is to be done by a contractor the contractor must be licensed in the State of Maryland and be insured and bonded. Mr. Andy

Balto a long time owner and year round resident is the head of the committee. It should be noted that Andy is a licensed and practicing architect and is well qualified for the position. Andy has recently been involved in reviewing and gathering information and bids for a contemplated re-roofing of our buildings. The existing roof is reaching the end of its useful life and is projected to be the next major project requiring attention by your Board. The plans for the re-roofing of all of the buildings is going to affect the future expenditures for repair and maintenance of our facility as called for in the GMB Engineering "Reserve Study" dated October of 2020. The "Reserve Study" will be discussed in a later section of this letter in greater detail.

MANA-JIT ---- "Mana-Jit" has been our property management firm for the past fifteen (15) months and I believe we have learned a lot from each other in the past months during the transition from the previous management firm. It has been a very smooth transition and as noted previously and bears repeating one of Brett Staley's major concerns is water leaks which in many instances caused damage to neighboring condo units. In many instances there may have been a resultant insurance claim due to the amount of damage, which over time definitely affects our insurance rates in the future. Throughout the year 2020 there were in excess of 25 water leak calls to "Mana-Jit's" office. Keep in mind that even though our structures are well built and of masonry construction the facility is on average 37 years old. For information purposes again below is the list of items of concern in dealing with water leaks noted in the "Winter-2020 News Letter".

- a) If the hot water heater is more than ten (10) years old replace it immediately.
- b) If the toilet seals (wax rings) are original replace them immediately.
- c) Dish washer supply and discharge lines should be inspected for age or leaks.
- d) Braided metal clad water supply hoses are recommended for washing machines.
- e) Make sure that the washing machine discharge line is properly attached to the drain.
- f) AC condensate line should be cleaned seasonally and it is recommended that all owners have a maintenance contract with a HVAC contractor.
- g) There are numerous HVAC contractors in O.C. Ask your neighbor or call the "Mana-Jit" office at (410) 289-1128.
- h) There are a number of plumbers in O.C. such as Joe at "By the Sea Plumbing" (443) 614-6251 or "RYT Plumbing" at (410) 213-2126.
- i) Check with your insurance agent to make sure that you as an owner have insurance to protect you monetarily for damage to your neighbors and their condos.

ATTORNEY RANDY COATES ---- As noted in the "Winter-2020 News Letter" Mr. Coates had been consulted on numerous topics during the first year of his legal representation of the association. Since that time in November he has only been consulted a few times. One of the new topics that may be of interest to owners was the use of security door bells which was

raised by a concerned owner. Mr.Coates' conclusion was that he could not find any prohibition against security door bells that provide security including recording devises such as cameras for video recording or devices for audio recording. Hopefully Mr. Coates will be able to address the latest topic as well as those listed for the November meeting and any other questions the owners may have at our owners meeting in May.

SIDING PROJECT WARRANTY WORK ---- Most of the remaining warranty work has been completed which included outstanding EFIS issues as well as walkway finish failures. Some of these issues will continue to crop up and will be addressed as the faults are found. There is one remaining gutter issue that needs to be corrected on the "B" Bldg. which is a dripping gutter seam. Previous attempts to correct the problem have failed and "All States" and their sub-contractor will continue to work on this issue till it is corrected to our satisfaction.

PORCH DECK COATINGS ----- The short comment on this issue is that there are now two (2) products that can be used by owners to re-surface if necessary their porches when the carpet is removed. The carpet is to be removed no later than 2024 by the owners. Details and specifications can be found on the association web page.

KAYAK AND PADDLE BOARD STORAGE ----- This issue is still an ongoing issue. However, the short and quick cure decided by the Board of Directors is that kayaks and paddle boards may be stored on any finger piers if available and open. In no event will kayaks or paddle boards be permitted or left on the main piers and docks where the boats are moored because the main piers are considered to be a common walkways. We are hopeful that after meeting with the City of O.C. a permanent structure and the location for the storage of kayaks and paddle boards can be agreed upon.

POOL OPERATIONS ----- "Best Aquatics" has been contracted with again this year for the management of the pool. We have been told that the same limitations experienced last year due to the Covid-19 Virus will be affective at the opening of the pool this year. The limitations imposed last year were the result of guidance from the City of O.C., the State of Maryland as well the respective health departments. Simply stated the rules are that no more than 32 pool patrons can be on the pool deck or in the pool at any one time. A pool pass must be in the possession of any patron for entry into the pool area. Each condo unit has been issued eight (8) pool passes which corresponds to the suggested limited number of occupants to a condo at any time. If there is a problem with lost pool passes please contact "Mana-Jit" at (410)289-1128. Pool patrons will be required to sanitize any chaises used before departing from the pool and sanitizer will be available for use. Pool patrons may also bring their own chairs for use. We are

seeking volunteers to be on a pool committee to help when possible the life guard on duty with welcoming patrons, checking for pool passes, assisting in signing in, sanitizing, etc. If interested please contact me at (443)520-5175.

RESERVE STUDY REPORT ---- As mentioned earlier the Board of Directors contracted for an updated reserve study after the siding project was finished in 2018. The earlier reserve study was finished in 2017 and we as a Board were advised at that time that a study should be done every two to three years to be aware of what maintenance items and long range planning is necessary to prepare for the needs of the facility because of the age of the facility as well as obsolescence. The study, contracted with "GMB Engineering" included additional studies including the continuing erosion issues as well as a study of the pool facility and the existing piers, docks, bulk heads and walkways. It's hard to believe but the piers, docks, bulkheads and the walkways along the water's edge are all in excess of 20 years old. It is apparent that there is something happening under the walkways to cause a sagging of the walkway itself. This may cause the need of an additional study by marine engineers to ascertain the cause of the sagging walkways and the necessary corrective measures.

The "Reserve Study" does define what needs to be done on a recommended schedule over a period of years setting priorities based upon expected lasting life of materials and equipment. As a result of the study the Board is in the process of considering taking care of the roof, erosion issues and piers docks and bulkheads in a timely manner while taking into consideration available finances. We will keep you informed on this progress and there will be a discussion about this important issue at the owners meeting.

INSURANCE ----- Under the leadership and guidance of Board member Stephanie Owens I believe we now have an understanding of the unique insurance needs and protocols here in Ocean City. Being a resort area has caused a very different approach to insuring the Thunder Island community not fully understood by your writer till recently. It is felt that with Stephanie's expertise and the recommendations of "Deeley Insurance", our present insurance agency we are insured properly. By the way the latest appraised value of our project was valued at \$30,878,000.00 in 2020 which, is an increase in value of approximately \$3,000,000.00 over the 2017 appraised value.

As explained in the "Winter-2020 News Letter" the increase in value attributed to some of the increase in premiums as well as the insurance industry experiences during an unusual year of claims due to storms, and fires in 2020. Compound the last year experience of the insurance industry and our unusual recent history of claims due to water leaks explains why insurance rates increased. Insurance happens to be the single highest expense in the budget being 17% of this budget year 2021. Stephanie and "Deeley Insurance" are closely monitoring our insurance needs with the objective of providing the best insurance coverage for our facility at the best effective cost. "Deeley Insurance" and Stephanie will be at the owners meeting to

answer and address any questions you may have pertaining to insurance here at "Thunder Island". "Deeley Insurance" will also be available to answer any questions you may have for your individual condo.

SMOKING AND MARIJUANA ODORS ----- This issue which appears to be on the increase will be addressed at the owners meeting. With the attendance of Randy Coates, our attorney and a review of the "Winter-2020 News Letter" on this subject we hope to have an open discussion on this matter and hopefully arrive at a conclusion on steps to be taken. I know that the "Winter-2020 News Letter" has been referred to on numerous occasions and as a reminder it can be reviewed on the association web page at [www.thunderislandocmd.com](http://www.thunderislandocmd.com) .

SECURITY ----- Security is capably managed by Board member Davey Howells and we have again entered into a contract with the ABCO Security and Detective Agency for the coming summer season. As soon as the cell phone number is obtained for the guard you will be informed. Please make sure that if you rent your unit or allow other to use your unit that the security phone number is readily available and displayed in your condo. The association, based upon the strong recommendation of Davey Howells has become a member of the "Trespass Authority Program" with the City of O.C. and the O.C.P.D. which gives us and our security guards more authority along with the O.C.P.D. to enforce trespass laws. We are still seeking a monitoring system to track the guards during their required hourly tours of the property.

DOG REGISTRATION AND RELIEF ZONES ----- This long standing and returning concern will be discussed at length at the owners meeting. To summarize the Board decided in Nov. of 2020 to abolish the need to register dogs because of the practical requirement of policing the issue. There is no way for there to be a person or persons who are available throughout the Summer season who are willing to volunteer to make sure owners are following the rules and guidelines. However, due to an uptick in complaints from some owners about dogs the Board did revisit the issue and it has been decided that if an adequate number of volunteers can be found to work as a committee to enforce the registration of dogs and the walking and relieving of the dogs in the designated areas of the property the Board would revisit the issue. A discussion of this issue is anticipated and welcomed at the owners meeting.

HALLWAY DOORS ---- As noted previously the hallway doors requiring maintenance and repair were taken care of in the "off-season". However, if you find that there is a problem with your hallway door with the hinges, closer, glass or dragging on the threshold please notify Brett Staley at "Mana-Jit".

LANDSCAPING ----- The landscaping committee headed by Jim Slater and with members John Lee and Rusty Lamot have developed a landscape plan to be utilized throughout the property.

The initial plan will be introduced in the walkway area between the "C" and "D" buildings and once planted we would like to hear any comments that you may have.

POLITICAL BANNERS ----- Based on the comments in the "Winter-2020 News Letter" there will be an open discussion and explanation about this subject.

PORCH SLIDERS ----- This is a new issue since the last letter. As a result of a question raised about replacement of the condo sliders to the porches it was thought that a reminder should be sent to all owners. The slider doors to the porches are the responsibility of the owners as far as maintenance and repair and / or replacement are concerned. The specifications of the approved sliders are as follows: Anderson Doors—PS-8 with D P Upgrade. The majority of the sliders at Thunder Island have been installed by Dean Metcalfe one of our owners and he can be reached at (717)404-3331.

BULK TRASH PICKUP ----- A reminder for all owners to please make arrangements with the City of O.C. for the pickup of any bulk items you are discarding. Do not place these items such as chairs, sofas, mattresses, etc. alongside any dumpsters on our property. If we need to call for the bulk pick up the association is charged for the extra trash pickup and the association is billed which then becomes an expense for all owners. Also, if you as an owner are doing any remodel work within your condo or having work done by a contractor please make arrangements to remove the materials such as carpet, sheetrock, doors, etc. and not dispose of these materials by dumping them in the trash dumpsters.

Speaking for your whole Board ---- Rich Mahan, V.P., Alex Mallari, Secretary, Les Schott, Treasurer, Davey Howells, Security, Stephanie Owens, Insurance and Jim Slater, Landscaping I can tell you that we are looking forward to seeing you all at the owners meeting and hope that you are planning on attending. It will be great to see all your smiling faces again after what seems like a life time already. We as a Board do appreciate your understanding and cooperation during these unusual and difficult times.

Thanks ---- Gary T. Maufer, President  
Thunder Island Condo Association