

THUNDER ISLAND CONDOMINIUM ASSOCIATION

SUMMER 2021 NEWSLETTER

Happy Summer Fellow Islanders: Here's hoping that everyone has had a fantastic start of the summer season. I was hoping for just such a start of the season for the association but was sorely disappointed to experience the lack of a quorum for our owners meeting. In attendance there were only 67 owners and that was including 14 proxies not in attendance. The present quorum amount of our By Laws requires a head count of 89 owners or 51%. As you can see we were considerably short of the quorum amount. There will be more discussion later on in this newsletter concerning quorums in conjunction with the present By Laws of the association.

It was the intention of the May 15, 2021 meeting to be the replacement for the November 14, 2020 owners meeting. That meeting was cancelled due to the pandemic. The directive of the health department concerning no public gatherings of more than 25 people had a direct effect on all of the Convention Center functions and consequently our association. It was anticipated and hoped that the May 15th meeting would be well attended with a quorum since it has been 18 months since we have met. Many important matters and business of the association was to be addressed. One of the important matters to be addressed was the delayed election for two (2) seats on the Board of Directors which should have happened at the cancelled November meeting of 2020. Fortunately, the two owners presently holding the seats to be voted on have generously agreed to stay on the board until the election is held and their replacements announced.

As a result of a lack of a quorum at the May 15th meeting and other intervening problems with the scheduled election it was decided by the Board of Directors that the election will now be held as an absentee election with nominees filling out nominee forms via email in order to form a slate of candidates. Also, the election will be held remotely via E-mail and U.S. Mail with election winners announced in July. All of this was explained in earlier emails to the owners as well

as at the May owners meeting. By this time you have probably received an email explaining the circumstances as well as a nominee form.

Just to give everyone advance notice, we have the annual owner's meeting scheduled for November 13th, 2021 when it is hoped that we will return to a normal sequence of meetings. There will also be an election for two (2) more expiring seats on the board at that time plus the normal business issues of the association. Your Board of Directors is continuing to function in the best interest of the association with their fiduciary responsibilities. But, we need input and guidance from the owners in order to fulfill that function. The best method is to meet regularly at our owners meetings or communicate directly with the board or through communication with "Mana-Jit". Communication with each other through Facebook and other social media does not always reach the Board of Directors. At the end of this letter you will find the email addresses of all present members of the board as well as their areas of responsibility. Any questions concerning management and maintenance of the property should be directed to Brett Staley at "Mana-Jit".

One of our owners, Ken Earle raised a question about the quorum amount of 51% of the owners being needed pursuant to association BY Laws and stated that a recent change in the Md. Laws governing condo association boards resolved that a quorum can be as little as 25% of the ownership of an association. He suggested that the board provide such an amendment to the present By Laws to reflect a 25% quorum or some amount less than the present 51% and that this be done in conjunction with the proposed absentee election to take place. The board has sought the advice of our legal counsel and, it has found that it is unfortunately not as simple as perceived. It is however presently under discussion with Mr. Randy Coates our legal counsel and it is hoped that the quorum issue can be resolved by or at the November meeting.

After it was announced and confirmed that there was no quorum it was decided to move forward with the agenda to inform those present and interested owners with what has occurred at Thunder Island during the past eighteen (18) months.

The Board of Directors have held no less than four (4) board meetings and two (2) emergency meetings in addition to numerous email discussions and numerous actions on many issues dealing with management issues, unexpected repair requirements, financial issues, insurance matters, etc. I can assure you that this is a working board with everyone offering input in decisions affecting the maintenance and upkeep of our property as well as the financial health of the association.

I have decided to follow the May meeting agenda format for the purposes of this letter.

WEB PAGE ----- Ken Earle who is our webmaster reminded everyone that the web page is full of information as well as useful forms. He is requesting that anyone with photo talent to please provide pictures of the Thunder Island property and appurtenances to be placed on the web. The webpage is your source for up to date information about Thunder Island. One question from an owner was if there was a way to add electronic voting to the web page which Ken said it would be costly and difficult to manage. Another suggestion was to include the address to mail condo fees. Here I would like to add that your condo fees are sent to "Farmers Bank of Willards" whose P.O. Box address is on the invoices and payment coupons.

ARC COMMITTEE ----- Next to speak was Andy Balto who is the chairman of the Architectural Review Committee. The new ARC form is on the web page and anyone contemplating any remodel work of their condo unit is required to complete the form and must hire a contractor licensed and bonded in the State of Md. Andy explained that what he is working on at present is the next major project for the association which is the roof. He is developing specification of what it is the association should be seeking to provide a new roof or roof over lay. Once developed the specifications will then be submitted to roofing contractors for bidding purposes.

Andy also mentioned that anyone installing hard floor material should consider also installing an acoustic mat to reduce noise to the neighbors below.

It is probably proper to mention at this point that if anyone is contracting with Mitch Andrews, our full time maintenance man for any work or home improvements to their condos they are contracting with Mitch directly as an independent contractor. As such there is no relationship between the individual condo owner contracting with Mitch as the contractor and the Thunder Island Condo Association. This needs to be stated and understood for insurance reasons.

LANDSCAPING ---- Jim Slater was then asked to bring everyone up to date on the efforts of the landscaping committee. The committee also includes John Lee who is a landscaping architect and Rusty LaMotte who donated some plants last year. Thank you Rusty!!! They are in the process of introducing plants that are indigenous and native to Ocean City. You may see various plants that have been planted throughout the property and approved by the board. Your reaction and input are welcomed by the committee.

TREASURER'S REPORT ---- Les Schott the association treasurer reported that in fiscal year 2020 the association experienced a deficit of \$13,507.00 because of three maintenance expenses such as the long over-due hallway door repairs where 44 of the 90 doors needed repairs. There were also additional expenses as a result of changing management companies and having the full time maintenance position to be an employee of the association. We also experienced storm damage repairs not meeting the insurance deductible which occurred when an unusual April storm hit Ocean City. All of the damage was to the "A" and "B" building with the greater amount of damage to the "A" building. The other unexpected maintenance item was the overdue cleaning of the dryer stacks which had been delayed because of the siding project. The usual interval of scheduled cleaning had been a three (3) years period.

Les Schott also reported that as is our practice an audit was performed by the same company hired for many years by the association but, after encountering some difficulties with that firm, it was decided to contract with another auditor and "Strauss & Associates" will perform for our next audit for 2021.

The Reserve Account as of 3/31/2021 is \$699,000.00. Also, a new system

was designed between the association and “Mana-Jit” to control the timely transfer of funds to the Reserve Account from the Operating Account.

BOATS PIERS & DOCKS ----- We as a board were more than happy to call forward to the dais Emory Sutch to receive an award for his countless years of service to the association as the person in charge of boat and trailer registration as well as for being the “Sheriff” of Thunder Island. Emory informed the board last year that he was retiring and passing off his duties to the next generation. We presented Emory with a plaque honoring him and thanking him for his many years of service.

Emory will remain involved during the transition but only helping out with the boat and trailer registration working with our new Dock Master, Russ Long and Ken Earle as his trusted ensign. Both will work with Emory on the registration and enforcement of the rules and regulations for the docks and piers as well as the parking lot storage of trailers. It should be noted that the new Dock Master and crew have developed a notification system with “Mana-Jit” wherein any violators of any rules or registration and parking lot storage regulations are now formally notified by letter. The letter indicates that any violations will be corrected within an expected time and, if not corrected further action will be taken by the association.

THE POOL ---- “Best Aquatics”, our pool and life guard contractor informed me that the same rules for pool use will be in effect in 2021 as 2020 except, there will be no limits on the number of people using the pool at any time but, social distancing is encouraged. The pool hours this year will be 10:00 AM until 7:00 PM daily unless the pool is closed because of inclement weather. At the meeting it was mentioned that due to sanitation rules in place at that time there would be no tables or umbrellas on the pool deck. However, as I am sure you have already noticed there are tables and umbrellas in place on the deck as in the past because of the latest changes by the health department. It should also be mentioned that if anyone wishes they can bring their own chair to the pool.

SECURITY ----- Dave Howells who is in charge of security informed everyone that we have again contracted with ABCO to be our security company. The guards will be on duty this year from 8:00 PM till 4:00 AM daily starting Memorial Day

weekend. I'm sure you have already received notice that the guard's cell phone number is (443) 523-0004. Please make sure that this number is prominently displayed in your condo for your renters use as well as family and friends. A fine can be and will be placed on the owner for any noise violation issued by a guard. The owner should then recover the fine from the renter through forfeiture of any security deposit.

Dave then introduced Rondell one of our security guards who said the guards will be touring the property hourly and noting any and all problems in the incident book which is reviewed by Dave Howell and ABCO. The guards work with the O.C.P.D. about disturbances and unacceptable behavior by visitors to Thunder Island. Thunder Island also participates in trespass enforcement with O.C.P.D. through a O.C. City program and there are signs posted on our property.

"MANA-JIT"---- Brett Staley our property manager and a principal of "Mana-Jit" was the next speaker. He reported that the responsibilities of their office is to pay bills, book keeping, attend board meetings, coordinate audits and answer owner's questions and address their needs when called upon. There have been in excess of 22 condo sales in the 17 months at Thunder Island since they took over management. There have been over 25 reported water leak and damage issues and repeated the water issues owners should be aware of. As a matter of fact there were reported three (3) water leaks from toilets reported Memorial Day weekend. "DM Taylor Pest Controls" seems to have the previously diagnosed mouse problem under control. However, if there are any signs of rodents please call the "Mana-Jit" office. Brett worked with the board in developing this year's budget and monitors it monthly and quarterly along with the Treasurer. The association had the dryer vents cleaned by "Shoreline Vents" this past year. All contracts such as "Best Aquatics", "ABCO" for operations during the summer months were negotiated and signed promptly this year. Owner's parking passes are issued at no charge to owners with only two (2) passes per owner. Once the window stickers are gone rear view mirror hangers will be issued. Owners parking passes will be "blue" and visitor and/or renter parking passes will be "white". The board is to have a discussion about possible encryption of unit parking passes to

protect owner's identity. Those requesting more than the allotted two (2) parking passes per unit for rental use will be charged for the cost of the passes.

LEGAL ---- It was unfortunate that the association attorney Randy Coates was not able to attend due to a family medical emergency. However, a new issue arose recently and we were advised by Mr. Coates that there are no Md. laws or restrictions against owners installing the new technological security door bells.

The continuing discussion and complaints about smoking and marijuana odors was briefly discussed and the recent findings and recommendations of Mr. Coates is that any owner can designate their condo as a non-smoking unit. As such no renter or occupant may smoke within the confines of the condo unit. However, the "no smoking rule" may not apply to the outside porch area since it is defined as a "limited common area". Further discussion of this prevailing and increasing complaint of many owners was later discussed by the board and we are considering a survey of the owners to be done as another association in Ocean City. This will all be done and, with further consultation with Mr. Coates. Hopefully, a decision can be reached at the next owners meeting or before.

The registration of dogs is a continuing complaint by some owners. This item was tabled till the next meeting in the fall. In the interim the board has decided to see if there is a group of owners who are willing to police this issue. The By Laws state that only owners are permitted to have dogs or pets. It appears that over the past years renters as well as visitors to Thunder Island have been bringing their dogs with them. However, as a practical matter it is a policing and enforcement issue since volunteers are needed.

GMB ENGINEERING/RESERVE STUDIES ---- Bryan Adkins from "GMB Engineering" was introduced to bring everyone up to date on the "Reserve Study" recently performed (October 2020). Further investigation of additional erosion issues, pool structural integrity, as well as walkway and sea wall status was performed. The study also took into account the remaining life of such components as railings, walkways, light fixtures, elevators, siding and structural issues as well as the roof condition. The reserve study then sets out a plan for maintenance, repair and replacement over a 25 year period of time. The plan is then used by the board to budget for the needed maintenance, repair and replacements in

conjunction with a plan to have the necessary funds available to accomplish those needed actions in the future.

KAYAKS & PADDLEBOARDS ----- It was explained that the board decided that both Kayaks and paddle boards may be temporarily stored only on the finger piers and not on any main pier which may cause a foot traffic hazard. There are many finger piers in front of the "A" and "B" buildings. The association with the help of both Ken Earle and I are still seeking a permanent storage structure on the property which may require a permit.

HOLIDAY REAL ESTATE ----- Mr. Ted Smith was not able to attend the meeting due to an illness. It was mentioned that "Holiday Real Estate" leases unit # 108 which is owned by the association. As part of that lease agreement in addition to the monthly rent and other expenses HOLIDAY is to share with the association a percentage of any leasing or sales commissions. It is therefore strongly encouraged to use "Holiday Real Estate" for both renting our condo units at Thunder Island as well as any possible condo sales that may occur. In any instance the association benefits with additional income from "Holiday Real Estate".

INSURANCE ----- Stephanie Owens our board member and insurance expert introduced Hope Thomas and Melissa Esham of "Deeley Insurance" the association's insurance agency. They attempted to bring the owners up to date on the coverage that is in place for the association. A question was raised by a few owners about a possible misunderstanding about the new law in Maryland as of 2020 that states that the previous deductible of \$5,000.00 for each owner for damages derived from their condo upon other owners was increased to an option of a \$10,000.00 deductible. The need for the additional coverage to \$10,000.00 should be discussed with their insurance agent. Attached is some printed material from "Deeley Insurance" to explain the association's insurance coverage and the owner's insurance responsibilities.

REMINDERS ---- Again as owners we are reminded that the area around the dumpsters are not to be used for the disposal of large items such as furniture, appliances, toilets, and construction debris as the result of remodels and any construction. If you contract with a contractor, make sure they are aware of the

fact that they are responsible to dispose of all construction debris and waste from the premises. Please do not allow contractors to use the dumpsters.

BOARD MEMEBERS ---- As promised here is the list of present board members and their area of responsibility and email address:

Gary Maufer, [President---g_maufer7949@aol.com](mailto:g_maufer7949@aol.com)

Rich Mahan, Vice President [----richard.mahan@cohnreznick.com](mailto:richard.mahan@cohnreznick.com)

Alex Mallari, Secretary [----ajm47@msn.com](mailto:ajm47@msn.com)

Les Schott, Treasurer ---- lcs001@aol.com

Stephanie Owens, Insurance ---- nino999@comcast.net

Dave Howells, Security [----dhowelljr@yahoo.com](mailto:dhowelljr@yahoo.com)

Jim Slater, Landscaping ---- east610@comcast.net

As usual I apologize for the long letter but, as you can see there is much that needs to be communicated as far as actions and accomplishments over the past months. I hope that we can accomplish our pending election in July and as a result we will then be welcoming two new members to our Board of Directors. Please mark your calendars for the next owners meeting on November 13th, 2021. Let's try to have a quorum at that meeting. Have a glorious Summer !!!!!

Thanks ---- Gary T. Maufer, President

Thunder Island Condo Association