

Update Concerning the 2017 Thunder Island Siding Project March 6, 2017

Dear Thunder Island Owner:

Your Board of Directors has made a series of decisions that will update and improve Thunder Island for many years to come. We have been talking to you about the siding project for over two years as we have gone through the planning and design process and now into the contractor bid process. In a bid process that started in November of 2016, we recently selected All States construction of Ocean City to implement a project design that includes the removal of Thunder Island's original siding and it's replacement with new siding, trim and EIFS wall coatings in addition to new walkway coatings and many other minor improvements. Once completed, Thunder Island will be refreshed with an updated appearance. We do have one immediate decision to make; color. That decision will be made by the Board by mid March to accommodate the siding manufacturer lead time.

All States Construction not only offered a bid that does all that we asked for, but they proposed to accomplish all of the needed work prior to Memorial Day of 2018. This is an ambitious schedule that will affect all of us. This rigorous schedule requires continuous work that starts with Building C and then works through to Buildings B and D simultaneously. Building A will be completed at the end of Spring in 2018. Because the work flow is continuous, the challenge will be finding ways to continue working while creating minimal disturbance to your lives during the 2017 summer season. This will entail working the stair and elevator towers and gable ends of the buildings during the busy summer season before shifting back to working the walkway and balcony facades of D and B buildings and finally completing the upgrade of the complex with Building A.

We ask your consideration and indulgence during the construction process. We know that there will be disturbance, disruption and complications to deal with. We also know that weather will affect the schedule. That is beyond our control. Being able to work the project continuously without breaking, will bring us to completion much quicker. All States Construction is well experienced working in Ocean City and with working around the daily lives of their clients. The Board has emphasized the need to minimize such disturbance.

If you have any questions please use the email contact portal on the web site or ask any Board member. Please refrain from asking questions of the workers. They may or may not have up-to-date information and we want to allow them to work. We will post the project schedule on the web site and will offer regular and, if needed, weekly updates. The Thunder Island web site used in conjunction with other modes of communication will keep you informed. We will also need to rely on owners to inform their renters about the project. This is especially critical if you

have any long-term renters. We need to ask your help and cooperation in order to accommodate the contractor work process.

Right now, beginning with Building C, we need owners to remove anything that is currently on your balcony and anything that is attached to the siding. It is also necessary that you remove both window and slider screens to minimize potential damage. Mitch has started contacting owners in Building C and is assisting with moving those items. This must be done immediately. Building C will be finished by early June. It will start with siding along the walkways, followed by the balcony side and ending with the building ends. When C is complete, the contractor will move to work on the towers and building ends through the summer. After the summer, work will accelerate. All of the above will also be asked of Building B and D which will be worked in tandem with a larger crew. Lastly, Building A will follow the same pattern. Later in the year, schedules will be provided for walkway coating by Building. This will be more complicated as walkways will not be accessible for a specified period. Year round owner/residents will be contacted. As each building is completed, owners will be free to use the balcony space. NOTHING must be attached or hung to the siding that will perforate or puncture the siding. Doing so, will violate and possibly void the siding manufacturer's warranty. Owners that violate this requirement will be responsible for replacing any damaged siding, including any labor cost incurred. In response to owners that have asked about balcony carpet replacement, we plan to cover that separate from this project.

All States will also have several trailers on site using our parking lot. Increased parking enforcement will be needed to keep unauthorized vehicles off our lot. Please make sure your parking pass is visible and that renters use theirs. As we move forward, more details concerning work schedules will be available. Other needs will be communicated as they are realized. The Board will make sure that you are aware of the construction schedule and how it will affect you and any renters you may have.

Please work with us to complete this project. Please read through any communication that you receive. We are relying on each one of our owners to be patient as we move through this renewal of our Thunder Island complex. On behalf of your Board of Directors, we thank you.

Jim Slater
President, Board of Directors