

**Thunder Island Owners Association Board of Directors Policy**  
**Exhibit #1 to Thunder Island Resolution**

**“The use of carpet on balconies”**

The Thunder Island Board recently communicated with owners regarding an investigation involving several engineers that indicated possible concrete degradation problems associated with maintaining carpet over the balcony deck surface. Based on recommendations from our Reserve Study Engineer that were confirmed by the Associations’ current Contract Engineer on the siding project, the Board has established a policy regarding balcony carpet. The Board hereby establishes a policy that maintaining the carpet that is currently adhered to the urethane coated balcony surfaces is not “best practice” and can lead to degradation of the surface of the concrete that can affect structural integrity.

The Thunder Island By-Laws state, as follows:

“Each unit owner shall have the sole obligation, at his own cost and expense to care for, clean, maintain, and repair the private balcony or deck, appurtenant to his unit and to keep such limited common element in the same good order and condition as existed when constructed.” The Board has expressed concern for this wording being in conflict with the engineer’s recommendation.

In response to that concern, the Board requested an opinion from our Attorney regarding a possible conflict with the by-laws. His opinion was that any recommendation based on our engineers recommendation that is based on need for changing policy in an effort to maintain the structural integrity of our balconies creating a safer building, overrides any conflicting by-law policy.

## **Thunder Island Balcony Carpet Policy (November 2018)**

- 1) Under any circumstance and from this time forward, carpet may not be attached (glued) to the balcony surface.
- 2) Existing carpets glued to the balcony surfaces must be removed. Owners have until August 11, 2023 to remove existing carpet.
- 3) Any owner that wishes to may remove the existing balcony carpet at any time before August 11, 2023.
- 4) Other than carpet removal and cleaning the balcony surface, owners are not allowed to install any new coatings. At this time, **do not move to make any improvements to the balcony surface. Do not replace any removed carpet or install any replacement coatings.**
- 5) Once existing carpet has been removed, "area rugs" designed for outdoor conditions may be used, but must be removed during the winter months.
- 6) As soon as is possible, the Board will select an approved deck coating that can be used now and in the future. Acceptable coatings are being researched.
- 7) Inspections must be performed prior to the application of the Board approved coating. The Board will arrange for the inspection of balcony surfaces, as needed.
- 8) The Board will keep the current By-Law in place that requires that all balcony surfaces shall be consistent in color and material.
- 9) A specification regarding methods for the removal of existing carpet, preparation for re-coating and for the acceptable urethane coating material and color will be distributed for use. A list of Board recommended contractors will be developed as well as available group pricing will.
- 10) Owners may have this new protective coating applied to their balconies at their own expense.