

THUNDER ISLAND CONDOMINIUM ASSOCIATION  
END OF SUMMER NEWSLETTER 2022

HAPPY END OF SUMMER, FELLOW ISLANDERS!

I certainly hope you all had an enjoyable summer and everyone is looking forward to a Fall Season. Where did the time go? It seems as though the summer season just started and here it is over for another year. We can't say it was an uneventful summer season with all of the changes we needed to impose at the pool for instance due to personnel issues. But, with a few small bumps in the road and even with the changes to what had become standard operating procedures at the pool, we survived. Hopefully, we all learned from the summer of 2022 experience. I can assure you that the board did learn and what was learned will be incorporated into our 2023 plans.

Throughout the summer your board has been working tirelessly along with "Mana-Jit" to provide the best environment for sun, fun and relaxation.

"C" BUILDING: The erosion work beneath the "C" Bldg. will commence during the fall months with hopefully little interruption to the owner's use of the units in the building. The owners in the "C" Building will be notified as soon as the contract is awarded and a date for the work to begin has been established. The work that needs to be done will entail the temporary removal of the six (6) heat pumps on the West side of the building and I am sure that access to the porches on the first floor will also be affected.

PIERS & DOCKS: Further evaluation of the piers, docks and bulk head which are 21 years old will be needed. They are definitely in need of attention as they are showing wear and tear as well as some

deterioration especially on the walkways and boardwalk. Combined with that evaluation we plan to also obtain a further evaluation of the pool and the structural components since it was installed during the original construction of Thunder Island on or about 1983/1984.

QUORUM VOTE AMENDMENT: It is hoped that the amendment of the present quorum amount of 51% will be resolved and changed to 33.3%. This needs to be accomplished to meet a reasonable quorum amount so that productive owners meetings can occur in order to conduct association business. This all depends upon your participation in the voting process. At present, due to Md. Law a 60% favorable vote is required to amend any existing By Laws. Therefore, with a total of 175 units, 105 favorable votes are required to pass the quorum amendment. All of this will be finalized at the November 5<sup>th</sup> owners meeting and, I can't emphasize enough the importance of getting your votes into "Mana-Jit" prior to the meeting. Also, submit your proxy for the November meeting so that your vote on the quorum can be counted. Keep in mind that if you do not designate anyone to vote for you on your proxy for the Nov. 5<sup>th</sup> owners meeting the Secretary of the association will vote for you in your absence.

In addition, it is absolutely imperative that we have a quorum at the November owners meeting which at present would require 88 participants either in attendance or via proxy. Just to repeat if you cannot attend, please submit your proxy. In the packet of information for the November meeting there are two (2) proxies. One is for voting for the board and one is for the transaction of business.

OWNERS MEETING: Saturday, November 5<sup>th</sup>, 2022 at the Convention Center starting at 9:00 AM. Please make every effort to attend or send in your proxy to satisfy our present requirement of 51% participation in

order to have a valid meeting and conduct business. Just to recap when we had our meeting on 5/15/2021 to replace the Covid cancelled meeting of November 2020, there were only 64 owners in attendance including proxies. We were 25 owners short of a quorum. The November 13<sup>th</sup>, 2021 meeting was short of the 89 quorum by a mere six (6) owners. We've got to do better with our participation otherwise a greater burden is placed upon the Board of Directors to continue to care for and manage our association and its property and improvements.

**FINANCES:** You will be receiving the proposed budget along with your packet of information for the November meeting. In it you will find that the board has proposed a budget that reflects the finances required to maintain our facility as well as the increasing costs of operation. We as an association are not exempt in any way from the increased cost of living experienced by everyone. Rising material and labor costs continue to affect our budgeting and insurance is still the one single largest expense item in our proposed budget.

**CONVENTION CENTER EVENTS:** As mentioned in the last owner's letter our neighbor, the Convention Center, was taking steps to control traffic and parking during their events. We will continue to monitor this effort but from the feedback I have gotten from Ken Earle, who is responsible for trailers and boats as well as keeping an eye on illegal parking, it appears that the efforts of the traffic control contractor of the Convention Center seem to be working. Let's hope they continue to be affective. We will also continue to monitor any efforts on the Convention Center's part to erect a multistory parking facility and most importantly the location of the parking facility.

**POOL OPERATIONS:** Although, as mentioned earlier in this newsletter there were some rough spots during this past pool season. Because of what was experienced and what is anticipated for 2023 we will see another season without a life guard or attendant. As a result we are attempting to form a “pool Committee” to aid in the pool management. A few names of interested owners have been furnished to Jeff Walling, who is the chairperson of the pool. I am sure that he would be more than interested to hear from you if you have any interest in joining the pool committee. His email address is at the end of this letter.

**SECURITY:** I believe that we were fortunate this year with a relatively quiet, uneventful season. With the exception of some early disturbances during the June bug weeks.

I am also sure that if you have any interest or suggestions for Davey Howells who is the chair person for security he would be more than happy to hear from you and his email address can be found at the end of this letter.

**ROOFING:** The roofing overlay is still on schedule for 2024.

**DOGS:** At last count 40 dogs have been registered through the efforts of Peggy Slater. Only owners are allowed to have dogs on the premises. Renters are not allowed to have their dogs or pets at Thunder Island and an owner is ultimately held responsible if a renter violates this rule. An owner is expected to advise any broker/agent leasing their condo of this rule. If you have any questions please contact Peggy Slater at (410) 236-3725 or [mmess10@comcast.net](mailto:mmess10@comcast.net) . I am sure that she would also welcome any volunteers in this effort.

**SMOKING:** There will be another attempt to address the continuing smoking issue here at Thunder Island. We hope to get your input by

responding to a voting survey again. We hope to receive a greater response than the 39% of the owners previously. Keep in mind that we have been advised that any owner can designate their particular condo to be a “non-smoking condo” which can be considered a start.

**BOATING, PIERS AND DOCKS:** There were only a few incidents with the boats and the piers which were addressed and the offending parties notified. Seemed like a pretty peaceful boating season as a result of the excellent planning and organization skills of Russ Long and Ken Earle our Dock Master crew. An inspection of the docks and piers will be made at the close of the 2022 season.

**KAYAKS AND PADDLE BOARDS:** At last there has been some progress. The Board has decided this past August during the budget preparation that \$5,000.00 will be designated to cover the anticipated cost of the actual racks and screening around the heat pumps on the South side of the “A” Building.

**LANDSCAPING:** The landscaping effort will continue into 2023. However, any plans for the “C” Building will be delayed because of the erosion project mentioned earlier in this letter. If you are interested in joining the landscaping committee please contact Jim Slater at his email address at the end of this letter.

**ARC COMMITTEE:** I am sure that Andy Balto who is the ARC chair would welcome anyone who may be interested in joining him. Please let anyone on the Board of Directors know if you are interested and they will put you in contact with Andy.

**OFFICE # 108:** The board is still in the initial stages of gathering pertinent information pertaining to the possible sale of #108 including a

complete financial analysis of the possible benefits of a sale versus the possible benefit of maintaining ownership of # 108. As you can see we listened to your comments at the last meeting when this was brought to your attention. We are trying to make a logical business decision on this matter rather than decide just on the basis that we as an association have always owned # 108.

MANA-JIT: As stated earlier it was an interesting year managing the facility for various reasons and I can assure you that “Mana-Jit” shared in all of the experiences we had and we owe them a big ‘THANK YOU’ for their guidance on many matters.

As usual we are still plagued by repeated instances of water leaks usually resulting in damage to neighboring condo units for which the causing party is responsible. “Mana-Jit” would like to remind us that there are some very basic common sense steps that can be taken by owners to hopefully avert these incidents and they are as follows:

- a) Replace hot water heaters if ten (10) years or older
- b) Replace toilet wax seals if they are original
- c) Inspect dish washer supply & discharge lines
- d) Use only metal clad water lines for washing machines
- e) Washing machine discharge lines must be connected to drain line
- f) A/C condensation line should be cleaned by your HVAC contractor

INSURANCE: As a reminder the association has not increased the deductible on the Master Insurance Policy and remains at \$5,000.00. We as owners must maintain our own Condo Units Owners Insurance. Please check with your insurance agent to make sure you have at least minimum coverage of \$5,000.00 on dwelling and loss assessment coverage. This should cover you in the unlikely event an individual

owner would be held accountable and liable for a claim and will incur the \$5,000.00 solely. If you use your condo as a rental, part time or full time, it is also advisable to have an endorsement on your policy for this rental activity on your part. Please check with your insurance company/agent on this matter.

BOARD OF DIRECTORS E-MAILS: Here is the list of board members, their areas of responsibility and e-mail addresses. Please feel free to contact them with your concerns, suggestions and questions:

Gary Maufer, President [g\\_maufer7949@aol.com](mailto:g_maufer7949@aol.com)

Davey Howells, V.P. & Security [dhowellsjr@yahoo.com](mailto:dhowellsjr@yahoo.com)

Rusty LaMotte, Secretary [thunderislandboard@gmail.com](mailto:thunderislandboard@gmail.com)

Les Schott, Treasurer [lcs001@aol.com](mailto:lcs001@aol.com)

Stephanie Owens, Insurance [nino999@comcast.net](mailto:nino999@comcast.net)

Jeffrey Walling, Pool [walling@gmail.com](mailto:walling@gmail.com)

It is here that I must announce that this will be my last newsletter since I have decided not to run for office again. It has been a privilege to have served on the board for the past nine (9) years and definitely an honor to have been president for the past three (3) harrowing years.

Harrowing, I say because of what we as individuals as well as an association have gone through because of the pandemic and its aftermath. Like all things, this too shall pass and there will be a brighter tomorrow. I would like to express my appreciation to my fellow board members as well as "Mana-Jit" who I have been honored to serve with and thank them for their interest and devotion to doing what's best for our community.

Thanks ----- Gary T. Maufer, President

Thunder Island Condo Association

