

THUNDER ISLAND CONDOMINIUM ASSOCIATION

END OF SUMMER / Fall 2021 NEWSLETTER

Hard as it may seem the summer season is drawing to a close. I hope all of you fellow “Islanders” had an enjoyable summer season and found the time to spend in Ocean City at our beautiful Thunder Island community.

POOL: The season was not without its unique difficulties. This year we were still feeling the impact of the Covid 19 virus which affected for instance the life guards at the pool. Unexpectedly in early August college students were called back early to their campuses because of new protocols of universities because of the Covid virus. The students were called back to conform to the latest guidance requiring either vaccination or quarantining. This placed pressure on our contractor “Best Aquatics” who were already affected by the Covid 19 with fewer guards and attendants than in previous years. As a result of less personnel as well as an additional unforeseen circumstance we were without a guard or attendant the next to last week of the season. However, fortunately an attendant from the Western shore who is a middle school teacher did return for the Labor Day weekend. The pool should remain open till Sunfest week (9/30 to 10/3/2021) unless some needed repairs to the pool are scheduled which might cause the closing of the pool sooner. We will try to keep everyone up to date if there is an earlier closing of the pool.

OWNERS MEETING: A reminder that our next owner’s meeting is scheduled for November 13, 2021 at 9:00 AM at the Convention Center. We are hoping that there will not be a reason to cancel the

meeting because of the continuing pandemic and State of Maryland guidelines which was the reason for last year's November meeting cancellation. There will be an election at the meeting for two (2) expiring terms of members of the Board of Directors. You have probably already received a "Nomination Form" for the pending election. If you are interested in running for office please fill out the form and return it to "Mana-Jit" by the due date.

At this time we would like to announce and welcome the winners of the absentee election we had in August. They were Rusty LaMotte and Jeffrey Walling. I want to thank the retired members Alex Mallari and Rich Mahan for their extended months of service caused by the November 2020 meeting cancellation. They both agreed to continue to serve until we could have an election. It should also be noted that Rusty LaMotte did accept the position of secretary formerly held by Alex Mallari and Davey Howells is our new Vice President replacing Rich Mahan. It was interesting to note that only 62 owners participated in the absentee election for the two (2) positions on the board.

I can't emphasize enough the importance of your presence at the owner's meeting so that the board can hear from you of your concerns and ideas. If you cannot attend please return the proxy form which will be sent to you in October with your packet of information for the meeting. It's also a good time during the meeting to convey to you what is happening at Thunder Island and hopefully assure you that your Board continues to function in the best interest of the association through their fiduciary responsibilities. It is not always a simple task

when you realize for instance that we are dealing with a budget in excess of \$700,000.00.

It's also helpful for your board to hear from you about any problems or questions you might have. To aid you as in the past at the end of this email you will find the names of the present members of the board and their email addresses. In addition any issues or questions you may have concerning management and maintenance of the property can also be directed to Brett Staley at "Mana-Jit", our property management company.

ROOFING: As you are probably aware since you should have received an announcement earlier that we have contracted with "Charm City Roofing" to recoat and treat all of our building's roofs. This has been done in the past every few years as a preventative maintenance effort to prolong the life of the roof. This is also being done in anticipation of a major roof overlay to occur in 2024. The recoating and treatment is scheduled for the week of October 4th. We apologize in advance for any inconvenience this may cause but it is hoped that it will not interfere with your enjoyment of Ocean City.

DOGS: In past newsletters and briefly at our owners meeting in May the subject of dogs and registration of owners dogs has been discussed. As a result of the interest and dedication of a few owners they as a committee will have a plan to be presented at the November meeting. The purpose of the plan is to reinforce the fact that according to our By Laws only owners may have dogs on the premises. Over the years there has been a lax enforcement of this issue with many renters bringing their dogs with them when they rent a condo. Hopefully, the renewal of

this rule enforcement and its method and protocols will alleviate an apparent problem over time.

SMOKING: As many of you know over the past years smoking of tobacco products as well as an increased prevalence of marijuana has been a major complaint of many owners. It was decided by the Board of Directors to take a survey of the owners to see if the owners were in favor of having a smoke free campus at Thunder Island. The survey stated that smoking would not be allowed in any of the common areas of the property as well as the limited common area namely condo porches. It was suggested that smoking would be allowed along the grass plot, tree lined area on Convention Center Drive as well as the tree lined and grass plotted area known as the dog walking area on the East parking lot. Any owner can designate their condo to be a non-smoking condo thus banning smoking within the condo. Unfortunately there were only 69 votes cast with 45 supporting “no-smoking”. The Board’s initial thought was perhaps this is not a good representation of the ownership. We have reached out to our attorney for his opinion and we are also seeking data from another condo association which had a similar survey with voting. We hope to have an update soon.

SIDING WARRANTY: It has been observed that some owners are attaching materials and decorative elements to the siding material on their porches. As a reminder during the siding project we were all advised that there was to be no drilling, or any penetration of the siding material due to the siding manufacturer’s warranty. If there is a nail or screw used to hang such decorative elements and as a result there is damage incurred in the future any replacement of the siding material will be at the owner’s expense.

KAYAK & PADDLE BOARDS: I believe we are making headway on the continuing effort to provide a kayak and paddle board storage structure. Thanks to Ken Earle's persistence and perseverance he has affirmed that a storage structure does not require a permit. Hopefully a storage structure will be in place for the 2022 season. The desired floating launch will require a permit and possible public hearing and as a result will be more costly with studies, engineering, as well as design, etc. Due to the anticipated cost of the floating launch the Board of Directors will need to consider how and when this expense can be absorbed based upon the planned expenditure of funds for capital improvements based upon the present reserve study.

BOATING PIERS & DOCKS: Just as a reminder that Russ Long is our "Dock Master" and he and Ken Earle together manage the boat and trailer issues. This summer an inspection of the docks and piers was conducted with Mitch and "Mana-Jit" and some physical issues were found which have been addressed by Mitch. It was also decided that before the start of the 2022 season another inspection will be performed to anticipate any needed repairs and maintenance.

LANDSCAPING: We hope you have had an opportunity to see the landscaping improvements throughout the property. Many thanks to the landscaping committee made up of John Lee, Rusty LaMotte and headed by Jim Slater. All plantings are specifically selected for being native plants almost guaranteeing success. There was an incident with a male dog causing the loss of two plants. We believe the problem has been corrected and hope to not have any future plant losses. The committee also welcomes your comments and suggestions.

EXTERMINATORS: Over the summer we did have a bug issue with an owner's unit having a slight infestation of roaches. "Mana-Jit" received a report from the owner's real estate broker about requiring a third treatment at which time an inspection of the neighboring units was ordered by "Mana-Jit" of all neighboring condo units. In short it is the owners responsibility to not only contract with an exterminator in such instances but, in addition such action should be reported to "Mana-Jit" in order to avoid an even wider spread to adjoining units. Just as we had to advise two (2) years ago when the erosion project was under way at the "D" building, keep your unit clean and remove trash daily and do not store food items if you the owner are not going to be using your condo for an extended period of time.

SECURITY: It was a relatively quiet and calm summer season with very few incidents reported. The guards were on duty from 8:00 PM till 4:00 AM starting on Memorial Day thru and including Labor Day. ABCO our security contractor will be on duty for quite a few sanctioned and unsanctioned events in O.C. as in years past primarily during the Fall.

ARC COMMITTEE: Just a reminder that if you are planning to have any interior improvements to be done by you or a contractor please check with the Thunder Island web page for information and directions. Andy Balto is the chair of the committee and will respond to any questions you may have. Also, keep in mind that if anyone is contracting with Mitch Andrews, our on-site maintenance man, for any work or home improvements to their condos they are contracting with Mitch directly as an independent contractor and in no way is that contractual relationship related to the Thunder Island Condo Association. This needs to be stated and understood for insurance reasons.

HOLIDAY REAL ESTATE: There were no unusual issues this year with rentals other than due to some vandalism experienced to their drop box the association approved the installation of cameras at the #108 office to observe and record activities during and after hours of operation. So smile and wave as you pass by or visit their office. We hope to have a report from Holiday shortly concerning results of rentals for the year as well as the sale of any units at Thunder Island. Just as a reminder and hopefully as an incentive please remember that through the terms of the lease agreement with Holiday the condo association benefits financially with additional income. This is derived from any rental or any sales in which Holiday is involved. This additional income is in addition to the monthly rental paid by Holiday.

LEGAL: It is hoped that we will have our attorney Randy Coates attend the November 13th owners meeting to explain for you the many issues that have been confronted in the last two (2) years. Such subjects as the directions and actions we are taking about smoking, dogs, legal access to condos by the association, water leaks and other damage issues caused by neighbors, etc.

MANA-JIT: Our property management company functioned well this past year after the first year which was a learning year for both "Mana-Jit" and your association. As has been mentioned in the past the initial transition from the previous management company was practically seamless which made the progress this past year even smoother. You are reminded that if there are any questions you may have concerning the management, maintenance of the property and development please contact "Mana-Jit". We are still plagued with water issues which have resulted in damage to your neighboring tenants and "Mana-Jit" would like to remind everyone of the common sense steps that can be

taken to avert water leaks and damage.

a) If the hot water heater is more than ten (10) years old replace it.

b) If the toilet seals (wax rings) are original, replace them.

c) Dish washer supply and discharge lines should be inspected.

d) Braided metal clad water supply lines are recommended for washing machines.

e) Washing machine discharge lines should be properly attached to the drain.

f) A/C condensation line should be cleaned each season by your HVAC contractor.

Additionally, even though the treatment for pests and vermin is the responsibility of you as an owner if there are any signs of rodents, roaches, bed bugs, etc. please notify “Mana-Jit” so that a supposed local infestation doesn’t become a multiunit problem.

Also remember two (2) owner’s blue parking passes can be obtained from the “Mana-Jit” office free of charge. If additional passes are requested in excess of the allotted two (2) for your renters there will be a charge for the additional guest passes which are white.

INSURANCE: As a reminder we did not increase our deductible on our Master Insurance Policy. Our deductible remains at \$5,000.00. We must all maintain Condo Unit Owner Policies on our individual units. Please check that you have, at a minimum \$5,000.00 of coverage on your Dwelling & Loss Assessment coverage. This should cover you in the unlikely event an individual unit owner would be held accountable/liable for a claim and will incur the \$5,000.00 deductible solely. If you use your condo as a rental, part or full time, it is advisable

to have an endorsement on your policy for this activity. Please check with your Insurance Company/agent on the above.

TRAILER PARKING: Following the existing By Laws it should be noted that the parking of storage trailers on our lots is not allowed and if an owner does need to do so they are to seek permission from the board. However, over the years an exception has been made for special off season Ocean City events which generally draw renters to Thunder Island. If that occurs the renters are required to pay a fee for the parking of a trailer on our lot for the event. Only renters staying at Thunder Island are allowed parking of trailers. This past year with the retirement of Emory Sutch, Ken Earle stepped forward to be in charge of collecting those additional fees for which we thank him. The point of all of this is if you as an owner rent your condo you must make your renters aware of the fact that if the renters wish to bring a boat for their week(s) of vacation or if the renters are in O.C. for a special event and the renter is bringing a trailer there is a fee for such storage. It was further decided after a meeting with Russ Long, Ken Earle and “Manajit” that the fees for both the boats and the trailers would be increased from \$50.00 to \$100.00 each per week.

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

Gary Maufer, President g_maufer7949@aol.com

Dave Howells, Vice Pres. dhowellsjr@yahoo.com

Rusty LaMotte, Secretary thunderislandboard@gmail.com

Les Schott, Treasurer lcs001@aol.com

Stephanie Owens, Insurance nino999@comcast.net

Jim Slater, Landscaping east610@comcast.net

Jeffrey Walling, At Large wallingjrw@gmail.com

I do apologize for the long letter but there was much to be transmitted. Please remember to mark your calendars for the next owners meeting to be held November 13th at the Convention Center starting at 9:00 AM. Let's try to have a quorum at this meeting!!!!

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