

## ***FALL 2017 NEWSLETTER***

### **INSIDE THIS ISSUE:**

|                               |   |
|-------------------------------|---|
| <i>2017 Owners' Meeting</i>   | 1 |
| <i>Siding Project 2018</i>    | 1 |
| <i>Siding Project Update</i>  | 2 |
| <i>Pool Update</i>            | 2 |
| <i>Social Committee</i>       | 3 |
| <i>2017 Dock and Security</i> | 3 |
| <i>Looking Forward</i>        | 4 |

### **2017/2018 Fall and Winter Events in OC**

- Sept. 22, 4:02 pm EDT- Fall began in 2017!
- Sept. 30—ESA Surf Series
- Oct. 6 and 7 Mid Atlantic Surf Fishing Tournament
- Oct 2 to 4- OC Power Boat Races
- Oct. 3 and 4—The H2O Car visit, cancelled, but many still planning to be in OC.
- Oct 5 to 8—Cruisers in OC
- Oct. 13 –14— Fee State Corvette Club Weekend
- Oct. 21— Breast Cancer 5K walk and run
- Oct. 28—Shore Craft Beer Fest
- Oct. 28—Seaside 10 mile and 5k run
- Oct 28 and 29—Autumn Home and Condo show
- Oct. 29 to 30—Wine on the Beach
- Oct. 30—Coin and Currency Show
- Nov. 5 to 19—OC Fall Restaurant Week
- Nov. 16 to Dec. 31—Winterfest of Lights
- Dec. 2—OC Christmas Parade
- Dec. 5 —Cheer and Dance Extreme
- Dec. 31—New Years Eve Fireworks
- January 16—Nautical and Wildlife Arts Festival
- Feb. 16 to 18—OC Seaside Boat Show
- March —St. Patrick's Day Parade
- May 5—Spring Fest

## **AN OWNERS' MEETING IS SCHEDULED FOR SATURDAY, November 4 at 9:30am., at the OCEAN CITY CONVENTION CENTER!**

A Fall owners' meeting is mandated by the MD Condo Act and our by-laws. It must be held on one of the first few Saturdays of November (but not on the weekend prior to Thanksgiving). Our 2017 owners meeting is scheduled for Saturday November 3rd., at the OC Convention Center.

### **A REMINDER TO START**

The Summer of 2017 is over and we have moved into Fall. This year, the autumnal equinox fell on **September 22** at 4:02 P.M. This is the time of year that most owners are heading to their other residences. **Remember that when you leave your to unit make sure that your thermostat is set to 55 degrees, your water is turned off at the main valve and the breaker for your water heater is off.**

**The Fall unit inspection will be in November.**

### **THE SIDING PROJECT—IMPROVEMENTS 2018 AND BEYOND**

The siding project took a few years to get going, but All States Construction has been working steadily toward a May 2018 completion date. Owners have generally been accommodating and complimentary. A project with a broad scope, such as this one, requires considerable coordination. As of now, C Building's siding is essentially complete, although final inspections may reveal further needs. During the Summer, the contractor concentrated on the towers and building ends. Since Labor Day, they are here with more crews to move the project forward while maintaining the project specifications. Dean Metcalfe is serving as the owners Representative throughout this project. He is serving the owners well during the project as he is on site regularly coordinating with the contractor.



## THE SIDING PROJECT TODAY



As of today, both A and B Buildings are the focus of the renovation. Work is proceeding steadily and is on schedule. All siding has been removed from all surfaces, except the balcony facades. Balcony work is scheduled to start for A Building on October 1 and for B Building after that.



One issue that will affect all owners will be the preparation and application of new walkway coatings. This is recommended to be performed regularly, but to save cost, the Board decided to include that task in the siding project bid. This effort will restrict owners access for a period during the application. The contractor needs 5 dry days to accomplish the task on each building. The dates were shown on the project schedule that was distributed to owners and posted on the Thunder Island Web Site. Those dates, however, were preliminary. New dates have been developed and will be given to owners as soon as they are available. C Building will be first in October, followed by A in November and B in December. D Building will be last in April of 2018. C Bldg. The remaining owners will be contacted as each buildings start dates are finalized. Owners will be contacted first and the dates will be posted on the web site.



## THUNDER ISLAND WEB SITE

Thunder Island's Webmaster, Jim Wiseman, has been updating our web site throughout the year. The site will have information and updates of ongoing Thunder Island activities. There was also a new contact process added using the email address—[ti.info2019@gmail.com](mailto:ti.info2019@gmail.com). Please look to the website (<http://www.thunderislandcmd.com>) for information regarding the siding project. That and any OC-REM communications are the only sources of information from the Board and Management. There will soon be a posting regarding the walkway coatings. We are approaching the dates when walkway coatings will be applied. That activity will restrict movement in and out of units, so we are working with the contractor to be able to provide a exact date for each building. We will again be reviewing the list of owners to create a list of reliable emails. If you do not have an email address on file with OCREM, please consider doing so. You will also be asked at the November meeting. **We need your email.** Having a current email address will allow us to contact you much quicker with important information and updates. This may include emergency information that may impact your property.

## 2017 POOL UPDATE

As usual, the pool at Thunder Island was well used throughout the Summer season. Even in our extended season through the Sun-Fest weekend, the pool was used up to and including the last day. The pool closed for 2017 at the end of the day on Sunday, September 24. Best Aquatic will then come in to do a final cleaning and will winterize the pool. Best Aquatic has served us well this summer. There were no serious issues that were not resolved to our benefit and satisfaction.

## A REJUVENATED THUNDER ISLAND SOCIAL COMMITTEE

Thanks to Marla Mallari and the newly formed Thunder Island Social Committee, we had two fun and well-attended events this past Summer Season. On the Fourth of July, TI hosted an Ice Cream Social. Sundaes were enjoyed by owners and renters who had some time to relax and cool down on a hot afternoon.

To close out the season, a Labor Day celebration began with a Spot Tournament followed by a friendly competitive game of "Cornhole". Both offered cash prizes. The festivities ended with a meal of Pork BBQ, Fried Chicken, corn bread and thanks to several owners who generously shared their favorite recipes, plenty of sides and desserts.



This event was for owners only who had time to get to know each other and enjoy a delicious meal together. There were several new owners that attended. The social committee is looking forward to opening the 2018 season on Memorial Day Weekend with another family fun event. Look for details in the Spring 2018 Newsletter and on the Thunder Island web site.

## SUMMER 2017 BOAT AND DOCK

The 2017 date for "First Vessel in the Water" for registered boats was May 1. Most have already pulled out, but, you must be out of the water by December 1. We had 33 owners boats and 10 jet skis registered and in the water. We also had 30 renter's boats and 6 renter's jet skis using the facilities. The income from Boat registration was \$3,260 and from Jet Ski registration \$580. Income from renters parking trailers on our lot was \$1,350. Even though our docks are being used by the birds right now, we can look forward to registration beginning in March of 2018 with the first day in the water once again being May 1.



## Thunder Island Security—Summer 2017

The 2017 summer season started out much like any other year on the Memorial Day weekend. It was a relatively quiet and calm season. The early weeks, that include the Senior Week period, did offer some problems, but after that, nuisance related issues settled down. There were a few circumstances when our guards needed to call OCPD. As usual, Thunder Island Guards were required to do rounds from building to building, walking each floor regularly. The guards are prepared to be observant of noise and disturbance issues throughout the entire facility. They are required to report regularly and are free to contact the OCPD if circumstances warrant. ABCO has served us well and will again be on site for the Cruisers and the expected H2O activities.

## Thunder Island Condominium Owners Association

107 Convention Center Drive,  
Unit 108  
Ocean City, MD 21842

Ocean City Real Estate  
Management  
5901 Coastal Hgwy. Suite C  
Ocean City, MD 21842

Below is a list of the current Thunder Island Board of Directors along with their Board responsibilities:

- Diane McCracken— Treasurer
- Richard Mahan—Financial Guidance
- Gary Maufer—Security
- Jim Murphy—Architectural Committee Chair
- Vacant
- Jim Wiseman—Vice President, Secretary, Web Master
- Jim Slater— President

### LOOKING FORWARD TO 2018

Between now and the end of 2018, a few things should be anticipated:

- The Fall Unit inspection will happen in early November. In addition to the regular temperature setting and water valve check, Mitch will be checking the condition of balcony ceilings. Remember that if you change the lock to your unit, OCREM will require a copy of the key (two keys if you have a dead bolt). It is important that OCREM has the ability to access your unit for inspection and in emergency situations.
- Before the beginning of next summer, we will have a rebuilt beach shower at the end of B Building. The current shower deck is not draining and has becoming a hazard.
- The pool house will be renovated to match the resident buildings.
- The Board is considering upgrading the Guard Shack.
- The maintenance area at the east end of D Building will also be brought up to date. The Board has approved a new shed and Vinyl fencing is being considered that will better organize the maintenance area. This, in conjunction with the siding and tower updates, will help Thunder Island have a new look that will also appear more up to date and organized.
- This summer again showed an increase in the use of kayaks and paddle boards. Because of this, a future project will be brought to the Board to build a rack for owners and renters to store kayaks and boards at T.I. Storage space is always a issue at Thunder Island. We do not yet have a location, design or schedule for the rack (all needs to be approved by the Board).
- Lastly, due to the age of the complex the project is uncovering unexpected needs that are being dealt with as they arise.

**Emergencies** - This a reminder that if a medical emergency occurs at Thunder Island, please don't hesitate to call 911 immediately. If there are any disturbances, loud noises within the complex (especially after midnight), evidence of destruction of property, threats to life and limb, or any perceived criminal activity, please contact the Ocean City Police Department directly @ 911 or (410)723-6600 (non emergency). During the summer season, our guards are instructed to also call the Ocean City Police Department if there is an incident or disturbance that they may not be able to handle. O.C. Management may be contacted on a 24 hour basis for facility issues (410)524-5781.