

# **FALL 2018 NEWSLETTER**

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

- Sept. 22, Fall began in 2018!
- Oct. 4—Rockapella
- Oct. 5 and 6 Mid Atlantic Surf Fishing Tournament
- Oct 4 to 7—Cruisers in OC
- Oct. 12—Baltimore Boxing
- Oct. 27—Shore Craft Beer Fest
- Oct. 28—Seaside 10 mile and 5k run
- Oct 27 and 28—Autumn Home and Condo show
- Oct. 28—Artrageous
- Nov. 15 to Dec. 31—Winterfest of Lights
- Dec. 1—OC Christmas Parade
- Dec. 31—New Years Eve Fire-works

## **AN OWNERS' MEETING IS SCHEDULED FOR SATURDAY, November 10 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 2018 Owners Meeting is scheduled for Saturday, November 10th. This newsletter includes several topics that will be discussed that day, including two draft policy documents that are with this mailing.**

### **Protecting Your Unit**

Remember that when you leave your unit for the Winter 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. This will minimize the potential for water supply leaks and the damage they cause. 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. Mitch will also be noting if the unit is accessible. The By-Laws require that owners allow for access by OCREM for inspections and emergency repairs. Locks with combinations or other security features must be accessible by OCREM. If you change your lock, you must let OCREM know.

## **Thunder Island Social Committee**

Thanks so much to Alex and Marla Mallari and the TI Social Committee for the three well attended celebrations held over the Summer of 2018. Thanks to all those who supported these activities by attending and bringing delicious food to add to the fun. Thanks also to the Weithman family for donating the TI Owners Banner seen in the photo to the right. Thanks also to Charlotte with Holiday for the TI Cake. These activities give us the opportunity to get together socially and to meet any new owners. Look for more celebrations in 2019.



## Thunder Island Balcony Carpet Policy (Nov., 2018)

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. Under any circumstance and from this time forward, carpet may not be attached (glued) to the balcony surface. A separate policy document is included with this newsletter.

## Thunder Island Security – Summer, 2018

The year of 2018 started off relatively quiet even during the annual return of the "June Bugs" ( Seniors Weeks ), who for the most part were well behaved. Even the "June Bugs" responded to direct contact by our security guards. As in the past the security guards are required to summon the O.C.P.D. for matters that are beyond the ability of the security guards to handle. Fortunately, this past season there were few instances when O.C.P.D. was requested . Generally inebriated individuals on our property who were lost was an oft repeated incident. Near the end of the season there was an incident that occurred at the pool during the day which continued into the evening hours that needed to be addressed. The incident really warranted an action of eviction which did not occur. The issue of eviction has been addressed by the Board of Directors and action is being taken to assure the enjoyment of Thunder Island and all it's amenities by everyone. You will be hearing more about this at the Owners Meeting in November.

As usual, the security guards were required to make hourly tours of the property and all buildings to note and address noise and disturbance issues and to summon the O.C.P.D. if necessary. If there are ever any issues you need to make the guard aware of, please feel free to speak to the guard when you see them or call them on the cell number that is furnished to you each year. ABCO was our security contractor this year and as this is being written they will also be on duty at Thunder Island for the Bikers and Cruisers weekends as well as the expected, but not sanctioned H2Oi weekend .

## Renter compliance with Thunder Island Rules

The Owners Association is not a part of any agreement that is struck between Owners and Renters of their units. Rental Agreements are contracts made between the Owner of a condominium unit and any Renter of that unit. The Owners Association gains no direct financial benefit from any Rental Agreement. However, Association Board Members and OCREM personnel must deal directly with Renters when there are violations of any Thunder Island Rule. If a Renter ignores or refuses to comply with any Adopted Rule, it is the responsibility of the unit owner to make sure that their renters are aware and understand their responsibility to comply. Each year, there are problems with Renters that are difficult to resolve and result in the creation of nuisances that may also cause personal or property damage. These are often problems that cause conflict to occur with Association Board Members, OCREM employees and/or with Pool or Security Contractors. Recently, such conflicts have resulted in the request for Police intervention in order to gain resolution. When such situations occur, they can and often do lead to a recommendation to evict the Renters. A draft policy document is included with this newsletter. Please reference existing rules outlined in the By-Laws and the Thunder Island House Rules.

## 2018 POOL USE

As usual, the pool at Thunder Island was well used throughout the 2018 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 2018 at the end of the day on Sunday, September 23. 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. As a result of the renter problems this year, 2019 will bring back the issuance of Pool Passes to be used by owners and renters.

## SUMMER 2018 BOAT AND DOCK

The 2018 date for "First Vessel in the Water" for registered boats was delayed two weeks past the May meeting due to needed piling repairs. As of today, most boats have already pulled out due to the threat of Hurricane Florence. If you still have a boat in the water, please make plans to remove it as soon as possible, as the parking lot will be coated in 2018. (date unknown at this time).

We had the following registration:

- 37 owners boats; and 134 renter boats;
- 9 owner jet skis and 5 renter jet skis; and
- one owner trailer and 15 renter trailers.

The total income was \$4,670. Even though our docks are being used by the birds right now, we can look forward to registration beginning in March of 2019 with the first day in the water once again set for May 15.



## Bike Storage

Bike storage on parking lot bike racks has become a problem. Right now, there are 40 bikes in racks (A-18, B-12, C-5, and D-5.) Bikes must be stored in our racks or inside individual units. It is not advisable to store bikes on racks year round. There are a number of bikes that are corroded, with flat tires that have not been used for several seasons. Re-coating of the parking lot is planned for this year (2018). We do not have a start date, but when we do, Bikes will need to be removed. Unattended Bikes will be removed to an on-site storage location. Any bike that is not claimed by Spring, 2019 will be donated to charity. A yearly bike check will also start in 2019.



## Pets

Each year, the number one owner complaint concerns pets. Only Unit owners are allowed to keep pets. Owners have been defined as anyone listed on the Condo Deed. Any relative, friend or guest not listed may not bring a pet to Thunder island.

**Renters are not allowed to bring pets with them to Thunder Island.** Thunder Island rules indicate that renters that bring pets may be evicted, if the pet is not removed. It is always difficult to enforce the pet rules. Owners can help by making sure that their pets are registered. The current Pet List is outdated and will be updated over the next few months. Thanks for your co-operation.

*Thunder Island  
Condominium Owners  
Assoc.*

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*Below is a list of the current Thunder Island Board of Directors. On Nov.10 there will be an election to fill one open position.*

- *Diane McCracken*
- *Richard Mahan*
- *Jim Murphy*
- *Gary Maufer*
- *Gilbert Kennedy*
- *Jim Wiseman*
- *Jim Slater*

- *Mitchell Andrew—On-site Facility Maintenance*

***Note that Mitch is now working his off season schedule of five days per week.***

## LOOKING FORWARD TO 2019

Between now and the end of 2019, a few things should be anticipated:

- There are areas where the new walkway coatings need to be repaired. We are working with All States to accomplish that. The recoating will be done in mid-November after the Owners Meeting. There are also concerns with the gutter system that was installed during the siding project. These will be repaired before the project is complete.
- 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 properly and may become a hazard.
- 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 to store kayaks and boards at Thunder Island. Storage space is always a issue at Thunder Island. We do not yet have a location, design or schedule for the rack, but the completion of the siding project allows for .
- The Board has been working with GMB to stabilize the sandy soils below the D Building walkways. A project has been planed to place flowable fill in that area to stabilize the erosion caused by soil movement. That is planned to be implemented in the early spring of 2019.
- A new landscape plan will also be developed this Fall, so new plants can be ordered for a spring planting.

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. Real Estate Management may be contacted on a 24 hour basis for facility issues (410)524-5781.