

FALL 2019 NEWSLETTER

INSIDE THIS ISSUE:

2019 Owners' Meeting scheduled
TI Management
Winter precautions 1

Web-site update
TI Social Committee
2018 Security 2

2019 Pool Use
2019 Boat and Dock
Bike Storage
Pets 3

2019 Accomplishments
Looking to 2020 4

2019 Fall and Winter Events in OC

- Oct 10 - 13—Cruisers in OC
- Oct 10 - 12 Hot Rod and Custom Car Show
- Oct. 12—Historic House Tour
- Oct. 13—27—OC Restaurant Week
- Oct. 19-20—Halloween Fesivities
- Oct 26 - 27—Autumn Home and Condo show
- Oct. 26—Shor Craft Beer Fest
- Nov. 21- Dec. 31— Winterfest of Lights

AN OWNERS' MEETING WAS HELD ON SATURDAY, NOVEMBER 2nd 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 October or November (but not on the weekend prior to Thanksgiving). Our 2019 owners meeting is scheduled for Saturday, November 2 starting at 9:30 AM. We have a full agenda and some significant changes to management.

Thunder Island's Management Company

After many years using Ocean City Real Estate Management (OCREM) as our management company, the Board voted not to renew their contract. As of January 1, 2020 Mana-Jit will become the Management Company for Thunder Island. The Board has been considering this change for several years. Several previous Boards also considered making this change, but the time wasn't right. The current Board felt that now was the right time to make the move.

The complete change over will take some time to carry out. The first need will be to have all Owners fill out an Owners Information Sheet to update our files. Many things will continue to happen around TI. In the spring, boats will be registered and Emory Sutch will still be responsible for compliance. Hopefully, our new management company will be more responsive to the Owners' and the Board's needs. Mana-Jit representatives will be at the November Owners' Meeting to introduce themselves.

Winter Precautions

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. Mitch will be doing the regular temperature setting and water valve checks.

Mitch will also be noting if the unit is accessible. The By-Laws require that Owners allow for access by our Management Company for inspections and emergency repairs. Locks with combinations or other security features must be accessible. If you change your lock, you must let Management know.

A New Look for the TI Website and a new Webmaster

If you haven't already visited our Association's Website, be sure to visit it at www.thunderislandocmd.com. The Website contains latest alerts and events on the Home Page and offers sections for, among other things, past meeting Minutes and Newsletters, important forms and documents, Board and Owner meeting dates, and a contact form to be used to request help from the Board plus request agenda items for the Owners' meeting, or to report an incident. We are always striving to add information and improve the functionality of the site. We welcome any suggestions you may have. Just jump over to the "Contact Us" section and let us know what we can do. The Web site also houses information that will help Owners. For example, the Web site houses information and specifications that will help Owners comply with the balcony carpet issue and a list of contractors that can be called to coat your balcony. We anticipate adding product information and specifications for balcony ceiling paint. Please familiarize your self with the TI Web Site. For Thunder Island information, this Web Site should be the first place you look.

Thunder Island Security—Summer, 2019

Fortunately for Thunder Island, the past Summer season was a quiet one from a security stand point . Even "June Bug Weeks" were calm and quiet when compared to previous years . We had ABCO Security as our contractor again this year . They are still contracted for some remaining Ocean City activities such as car shows, as well as, the infamous H2Oi which was the weekend of 9/27 thru 9/29 . Unfortunately our much beloved and trusted guard Charles left us unexpectedly in early August to move to Alabama but was replaced with other security guards of ABCO . Late in the season, we were made aware of the fact that the wand system used by the guards during their scheduled hourly tours of the property was not functioning . This will be addressed and corrected before the 2020 season begins . During this past Summer, we were able to have another board member volunteer to oversee security for our complex in 2020 . Mr. Dave Howell will oversee Security in 2020 and I can assure you he knows more about security that I do and ever thought I knew . He is a retired police officer and is presently a Judge in Pennsylvania . When you see Dave around the property, let's welcome Dave to his new duty at Thunder Island .

Thunder Island , Social Committee



Once again, we thank Alex and Marla Mallari and the TI Social Committee for the three well attended celebrations held over the Summer of 2019. Thanks to all those who supported these activities by attending and bringing delicious food to add to the fun. These activities give us the opportunity to get together socially and to meet any new Owners.

Special Pig Roast thanks goes out to Marla Mallari and Susan Slater and Kathy and Les Schott who donated Raffle Baskets and to Wayne Harmon who donated Duck Decoys for auction. Wayne also served as our auctioneer and sold small duck carvings and Duck Jewelry. All income was donated back to the Social Committee.

Look for more celebrations in 2020!

2019 POOL USE

As usual, the pool at Thunder Island was well used throughout the 2019 Summer season. The pool was used up to and including the last day. The pool closed for 2019 at the end of the day on Sunday, September 22nd, the last day of OC Sunfest. Best Aquatic will come in to do a final cleaning and will winterize the pool. Although there was some confusion early in the season, the pool passes worked well. There were no serious issues that were not resolved to our benefit and satisfaction. Store your passes so they can be used during the 2020 season.

SUMMER 2019 BOAT AND DOCK

The 2019 date for "First Vessel in the Water" was after the May Owners Meeting. Boats must be out before December 15.

We had the following vessels registered:

- 39 owners boats; and 25 renter boats;
- 7 owner jet skis and 1 renter jet skis.



We can again look forward to registration beginning in March of 2020 with the "First Day in the Water" once again set for Mid May, after the Spring Meeting. At this point, there is no damage to the docks that will need to be repaired over the off-season.

Bike Storage

Bike storage on parking lot bike racks is always full. Bikes must be stored in our racks or inside individual Units. It is not advisable to store bikes on racks year round. Early in 2019, there were a number of bikes that were corroded, with flat tires that had not been used for several seasons. Unattended Bikes were removed at that time. Bikes may be kept in bike racks during the summer season. If they are not in the rack they should be stored in your unit. Please remove your bike to your unit or to off site storage before the winter months. They corrode quickly in Ocean City and Mitch needs a clear area for his winter clean-up.



Pets

Each year, the principal complaint received from Owners concerns pets. Thunder Island Rules indicates that only Unit Owners (Listed on the deed) are allowed to keep pets. As a result, Renters are not allowed to bring pets with them to Thunder Island.

It is always difficult to enforce the pet rules. Owners can help by making sure that their pets are registered. As we transition to the new Management Company owners will likely need to re-register pets as the current Pet List is outdated. Owners that rent, please make sure your tenants and rental agencies understand that TI dose not allow renters to bring their pets. Thanks for your cooperation.

Thunder Island
Condominium Owners
Assoc., Unit 108C

107 Convention Center
Drive
Ocean City, MD 21842

Below is a list of the current Thunder Island Board of Directors. There will be an election at the November 2nd meeting to fill three positions.

- ***Ken Earle*** ***David Howell***
- ***Gilbert Kennedy*** ***Diane McCracken***
- ***Richard Mahan*** ***Gary Maufer***
- ***Jim Slater***

2019 ACCOMPLISHMENTS

By the end of 2019 the following accomplishments will be completed:

- Dock and pier repairs to correct damages incurred during the 2018 Boating Season. There was no notable damage during the 2019 season that requires repair.
- The City Repaired the stormwater system that runs between our D Building and Bradley.
- Corroded B Building Elevator sills were replaced and our Rooves were Coated in April, 2019.
- Crack seal and coating of all of the parking lots was accomplished before the 2019 summer .
- The Board is working with GMB to stabilize the sandy soils below the D Building walkways. A project was implemented to stabilize the erosion caused by soil movement. During this project, the D Building A/C units will need to be removed temporarily. Letters have been forwarded to D Building Owners.
- A new slab will be poured at the beach shower and broken concrete areas along the south face of B will be repaired.

LOOKING FORWARD TO 2020

Between now and the end of 2020, a few other projects should be anticipated:

- Warranty Repairs—All States will be responding to warranty issues this Fall. There still remains areas where the new walkway coatings need to be repaired, as well as, locations that still show exposed mesh behind the EIFS. There are also a few gutter issues remaining.
- This Summer, again showed an increase in the use of kayaks and paddle boards. The Board is still considering alternatives to both storage and launching areas. A future project will be considered by the Board to build a rack for Owners 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.

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.