

THUNDER ISLAND OWNERS ASSOCIATION
NOVEMBER 10, 2018 ANNUAL MEETING MINUTES

Meeting Location – Ocean City Convention Center

1. Jim Slater opened the meeting at 9:30.
2. Jim introduced Terry from the Town of Ocean City who brought the meeting attendees up to date on the next phase of the construction project for the Convention Center. He stated that the next enlargement of the Convention Center (Phase 3) would occur starting in November of 2019 with a 30,000 square foot addition to the North Side of the Convention Center. It is anticipated that the construction will take 18 months and should have no impact on, or affect Thunder Island. After 26 years of trying to provide easy access to the Boardwalk, from the side streets, he will now be overseeing the construction of permanent barriers to the Boardwalk replacing the present temporary highway barriers currently in place. There will be two (2) new transit facilities erected at 2nd and 26th Streets. There has been major storm drain failures detected throughout Ocean City. As a result, a further study will be done throughout the entire system and a plan implemented to address the failures. There has been storm drain collapse to the South of the “D” Building at Thunder Island which is scheduled to be repaired for replaced by the end of 2018.
3. It was announced that we had a quorum. 91 present including proxies. A motion was made to waive the reading of the past owners meeting minutes and was approved as presented.
4. Melissa Esham from Deeley Insurance was the next speaker and she reminded everyone that if there are any question about insurance that she is available to answer them and that she only handles condominium associations. She also reminded those in attendance to keep their thermostats set at 55 degrees and shut off the water to their condos when not in use or occupied. Smoke detectors should be replaced every ten (10) years as well as hot water heaters. Storm water damages are still covered as a claim with the understanding that for the association and its individual owners there is a \$5,000.00 deductible in affect. Additional coverage against the \$5,000.00 deductible for the owners can be obtained by the owners purchasing what is known as an H O 6 coverage. Andy Baltos asked if the Thunder Island complex is fully insured to 100% of its valuation. Melissa from Deeley confirmed that it was fully insured up to 100% of the valuation performed in 2016, but the valuation should be done every 2 to 3

years. * *As a note, we are coming up on the three year anniversary of the last valuation.*

5. The election was the next action before the membership. It was mentioned that Jim Murphy, one of the seats to be voted on was stepping down from the Board of Directors after 12 (twelve) years of service. A thank you and applause was rendered in recognition of Jim's service to the Thunder Island Condominium Association. It was also announced that Jim Wiseman had just submitted his resignation from the Board of Directors because of this work schedule. Attendees were reminded that there were now 3 (three) seats on the Board and that they were being voted on and 4 (four) candidates running. Three of the candidates who were present spoke briefly to the membership including Gil Kennedy (Unit 17-A), who is presently serving on the Board and is up for reelection, as well as Ken Earle (Unit 154-D) and Greg Pappas (Unit 161-D). David Howells (Unit 105-B) was not present but, his daughter spoke for him. The vote was then taken with blank ballots.
6. After the ballots were collected the meeting resumed and moved on to the next item for discussion which was the budget and finances. Eugene Jubber of OCREM gave a review of the finances for the year as well as the proposed budget for the coming year 2019. The budget was reviewed and will be approved during the board meeting. Andy Balto raised some questions about the lack of adequate financial information provided when compared to what had been provided in years past. Both Rick Mahan and Gil Kennedy stepped in to address Mr. Balto's concerns about the information provided, as well as questions concerning the future finances of the association in light of the bank note for the siding project as well as the needed funds in the future to cover related maintenance issues anticipated and planned as a result of the Reserve Study. A commitment was made by the Board to provide more information in the future to the owners.
 - Resolution – A motion was made to approve resolution to transfer excess membership income at end of 2018 to reserve account. Which was seconded and passed
7. Board Member Gary Maufer then spoke about security at Thunder Island and briefed everyone on some occurrences this past 2018 season, one of which has resulted in the Board re-evaluating its procedures and rights in dealing with unruly renters. Everyone was reminded to vet their renters wisely and have their respective realtors do the same. It was suggested that the owners should make sure that their renters as well as their realtors have a copy of the rules pertaining to behavior at Thunder Island which is to be attached to the rental agreement and executed by the renters. As an additional reminder the owners were informed that if the rules are not followed they as owners may be called upon to evict the renters. The right of eviction also applies to the owners realtors if one is being used by the owners. Mr. Ted Smith of Holiday Real Estate was then

introduced to the meeting to give his perspective on renting and managing the owner's renters if there is a violation pertaining to rules or behavior. Ted Smith reminded those present that they are the resident realtor in Unit 108 and manage numerous properties throughout Ocean City, and several units here at Thunder Island. They are naturally only responsible for the particular units they are contracted with here at Thunder Island. However their policy is to vet potential renters for those properties they represent as thoroughly as possible within the restrictions of the laws that govern. He reminded us that if a question of age is asked in the wrong way it may be determined that such an action is discriminatory. Holiday's procedure with unruly or disturbing renters is as follows: once a complaint is received the renter is visited by an official from Holiday Real Estate and the renter is advised of the reported infraction. They are then told that this first visit is a friendly visit and notice and that if Holiday has to return again, the second visit will be to evict them due to the second violation. He also reminded the owners that they are present at Thunder Island as a service and if there are any questions to please let them know. However, if they have another realtor handling their property they need to deal with that particular realtor.

8. Gary Maufer then introduced a representative from Best Pools who gave information about the identification anklets, bracelets, tags and some form of ID to gain access to the pool and the fact that owners will receive 8 (eight) initially at Association cost. The owners will be responsible for the cost after 8 (eight).
9. The results of the board elections were provided with Ken Earle, Gil Kennedy and David Howells being elected each to a three-year term.
10. Jim Slater provided an update on the construction project was given in all accounts the project is complete. The board is working with Allstate Construction to address several small punch list items which they will be addressing shortly.
11. The board had provided to the owners in the meeting package the current policy regarding the balcony carpet removal. The owners will have three years to remove the carpet on your balcony. The board is still finalizing what product will be allowed to be put down on the balcony once the carpet is removed but it is believed the requirement will be for a similar urethane deck coating be installed like what was used on the walkways. A gentleman from GMB Engineers was introduced explaining the reason for the removal of the carpet from the balcony since it retains moisture and could cause damage to the concrete if left in place.
12. With there being no other business, the meeting was adjourned at 12:15pm.