

To: Thunder Island Condominium Owners

April 31, 2015

Parking – Spring is here and we will soon be in Summer. Any community like Thunder Island will always have conflicts and problems to solve. One problem that has increasingly become more difficult to manage is parking. Our location adjacent to the Convention Center creates complications when events are going on. We have the ability to tow vehicles that are parked without authorization, but that's difficult to do with confidence if we don't have a reliable way to identify whether the vehicle belongs to an owner or a registered renter. The only reliable way to make that determination is if all owners and renters have and use authorized parking passes. In the past it was not necessary to require that owners use their passes and that renters be given and use parking passes. This has changed with the increase in fall, winter and early spring events at the Convention Center. That fact now necessitates that we require that all owners and renters have valid parking passes and that those passes are visible. Starting this summer, as of May 30 unauthorized vehicles will be subject to towing.

Over the weekend April 17 to 19 there was an event at the Convention Center. There were owners staying in their apartments and there were a noticeable number of renters. Throughout the weekend parking was somewhat difficult, but on the night of Saturday April 18 both the Convention Center lot and ours was full. Most of the cars on the Thunder Island lot had no parking passes visible. Not just owners, but renters were impacted. This situation is increasingly evident. There are also off season events that have resulted in property damage in addition to inconvenience. The board recently voted to increase the cost of trailer parking from \$20 to \$50.00. In addition, our security contractor, ABCO, will be providing security during many of the off season events at additional cost. We also plan to chain the western most entrance to the B Building parking lot forcing everyone that enters the lots to B, C, and D buildings to enter at the Guard Shack. A Building lot will be monitored independently. We are also going to be meeting with Convention Center management in June to discuss joint security.

What we ask of you is first to use and display your owners parking pass. Starting in 2016 each owner parking pass will have the owners unit printed on it. If for some reason you find yourself without your pass please place a piece of paper identifying which unit that the vehicle is connected to on the windshield, however, this should only be in emergencies. A temporary pass is a temporary measure. Please use you issued parking passes. We don't want to tow any owner or valid renter, so please use your printed parking permits. If we establish that Thunder Island is willing to tow unauthorized vehicles the problem of unauthorized vehicle parking should be reduced. Right now parking on the Thunder Island Lot without authorization has no negative consequence. In concert with that we need you to make sure that your renters have parking passes that also show the unit number they are renting. Each rental agent that you work with will also have to be told. Thunder Island owners and renters have the right to park. Parking and parking enforcement will also become much more complicated during the upcoming siding replacement project.

Please help the Board try to resolve this complicated problem.