Thunder Island Condominiums

Spring 2017 Newsletter

April 19, 2017

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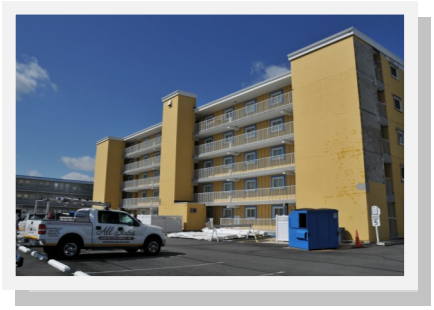
2017 Spring Events in OC

- **March 20 — Spring began in 2017!**
- **May 1—Thunder Island Docks open to owners' boats, please register!**
- **May 13—White Marlin Festival Crab Soup Cook-off**
- **April 23 to May 7.—OC Spring Restaurant Week**
- **May 4 to 7—OC Spring Fest**
- **May 18 to 21 —Cruisin' Ocean City**
- **May 31—Ravens Beach Bash**
- **June 2 to 4— Mako Mania Tournament**
- **June 3 —ESA Surf Series**
- **Jun 3—Ravens Roost Parade**
- **June 10 and 11—OC Car and Truck Show**
- **June 17 and 18—OC Air Show**
- **June 18—Fatherhood Beer Festival**
- **June 18 to 21—MD State Fireman Convention (6/21—Parade)**
- **Wednesday, June 21, 12:24 A.M. EDT - Summer Begins**

REMINDER - AN OWNERS INFORMATIONAL MEETING IS SCHEDULED FOR SATURDAY, MAY 20, 1:30 pm. AT THE OCEAN CITY CONVENTION CENTER!!!!!!

Thunder Island Today!



We have one major issue to bring to owners on May 20, **The Siding Project.** All States Construction of Ocean City was contracted to implement the project design that includes the removal of Thunder Island's original siding and its replacement with new siding, trim and EIFS wall coatings, new walkway coatings plus other improvements.

Once completed, Thunder Island will have a updated appearance, including the move from sand color with white accent. That decision was made by the Board in mid-March to accommodate the siding manufacturer lead-time. This decision was not made without considerable discussion and input over several years. We had input from our contract architect and many others, including owners. The colors you see above are weatherproofing and insulation.

All States Construction plans to accomplish the needed work prior to Memorial Day of 2018. This ambitious schedule that will affect all of us. It requires continuous work that has started with Building C. Work will then move to Buildings B and D in the Fall of 2017v with Building A being completed at the end of Spring in 2018. Because the work-flow is continuous, the challenge will be finding ways to continue working while creating minimal disturbance to your lives during the 2017 summer season. This includes working the stair and elevator towers and ends of the buildings during the busy summer season before shifting back to working the walkway and balcony facades of D and B buildings in the fall and finally completing the upgrade of the complex with Building A.. A more detailed letter and the current project schedule is included in this package.

We ask your consideration and indulgence during the construction process. There will be disturbance, disruption and complications to deal with. We also know that weather will affect the schedule. That is beyond our control. Being able to work the project continuously without breaking, will bring us to completion much quicker. The May 20 Informational Meeting will offer a much more detailed look at the project . We will also walk the site after the meeting with any one that is interested . Both our engineer and contractor have been invited. This is an opportunity for questions and discussions concerning the project. All are encouraged to attend. the meeting and walk around.. Please note the new time for the meeting.

Thunder Island Security in 2017

The 2017 summer season is approaching and for the fourth consecutive year the Board has secured "ABCO Investigations and Protection Agency" to help with that need. An ABCO guard will be on duty at Thunder Island every evening starting with the Memorial Day weekend on Friday 5/26/2017 and continuing through Sunfest (9/21 to 9/24) This includes the Labor Day weekend (9/4/2017) from 10:00 PM until 6:00 AM. Guards will be patrolling the premises regularly. The guard's cell phone number will be posted on the TI Web Site and available to all of owners. Once you receive the guard's cell phone number, please post that information somewhere convenient in your condo so that renters or guests may have access to it.

During any emergency or disturbance, please contact the guard or the police. Security response information will be provided to owners by request. ABCO will be also be providing security for special events and will be guarding construction materials on the site.

Emergencies - If a medical emergency occurs, 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 and you are unable to contact the guard, please contact the Ocean City Police Department directly @ 911 or (410)723-6600. Our guards will be instructed to also call the Ocean City Police Department if there is an incident or disturbance that they may not be able to handle. ABCO Security offices may also be contacted at (443)513-4198 or, O.C. Management at (410) 524-5781.

2017 Pool Management

"Best Aquatic" will again be providing pool management at Thunder Island. Best is a very professional firm that provides services to many condos in Ocean City. They are also contracted by the Town of Ocean City. Best will begin the pool cleaning process before May 1 and the pool will be open by the Memorial Day weekend. Rules are posted for the safety of you, your family, guests and renters. Please help us keep our pool safe and clean for all to use and enjoy. They have already started work cleaning and preparing the pool for the summer.

The following is a link to Best Aquatics web site., https://bestaquatic.com/facility-mgmt.

2017 BOAT REGISTRATION

The 2017 date for "First Vessel in the Water" for registered boats is again May 1. **Boat owners may register by mail and are encouraged to do so prior to May 1.** See "Dock-Masters Message" on the Thunder Island Web Site (http://www.thunderislandocmd.com) for details and needed forms. Please familiarize yourself with the rules associated with the docks. They exist for safety and liability reasons and are expected to be followed. Dock and Pool rules are intended to keep the owners and renters safe and reduce owners liability as a result of unintended consequences. We always wish all our owners and renters a safe and enjoyable boating season.

PARKING LOT COMPLICATIONS

Article X section 3 Section (j) - "No structure of a temporary character, trailer, tent, shack, barn or other outbuilding shall be maintained upon any common elements at any time".

A few owners have decided to park small box trailers to store beach items and bikes. We ask you to remove them. There are not enough spaces to accommodate such requests from all unit owners. All of us would like to be able to have parking lot storage. There is not enough space, even without the construction.

Other than registered boat and boat trailer parking, trailer parking is prohibited without Board approval.

As long as there is work going on, there will be contractor storage on the site. This will be further complicated over the summer when more vehicle parking spaces are needed. The project is ongoing and we are facing events such as the Cruisers and Bike week when renters are traditionally allowed to rent additional parking space on the site. We will need to find a way to temporarily manage that. The Board has discussed towing trailers from the site, but would prefer not having to do that. The only trailers that are being allowed on the parking lot are the boat trailers or any trailer related to a contracted constriction, repair of renovation needs. Please remove any trailer currently on the site. Once construction is complete you may apply for a temporary permit. No permanent trailer parking permits are allowed.

Thunder Island Condominium Owners Association

107 Convention Center Drive
Ocean City, MD 21842

OC 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 responsibilities:

- ***Rich Mahan—Financial***
- ***Diane McCracken– Treasurer***
- ***Norman Manley—Dock Master (Norm has resigned his position on the Board, effective September 1, 2017)***
- ***Gary Maufer—Security***
- ***Jim Murphy—Architectural Committee Chair***
- ***Jim Wiseman—Secretary, Vice President, and WebMaster***
- ***Jim Slater – President***

LOOKING FORWARD

Right now, the principle effort we are looking forward to is the completion of the Siding Replacement and Renovation project. After that, we can return to business as usual. The Board must also continue its planning efforts for the future.

Pets —Just a reminder that as responsible pet owners, we have the right to bring our pets with us to Thunder Island. In exchange for this right, we are expected to care for them and follow the few rules that are required of us when doing so. Please register your pet and use the designated pet waste area along the east end of the parking lot. After doing so, "PLEASE" remove any of your pet waste. **This is not only a Thunder Island rule, but required by the Ocean City Code.**

We have two Pet Waste Stations located along the pet area. **Please use them**.

Between the two TI Pet Waste stations and the Convention Center pet area, maintenance should never have to pick up any ones pet waste. Please be a responsible pet owner.