

# **THUNDER ISLAND CONDOMINIUM ASSOCIATION**

## **SPRING 2022 NEWSLETTER**

**HAPPY SPRING to one and all !!!! I hope by the time you receive and are reading this letter you are enjoying the wonderful warmer temps of spring.**

**As is our practice this letter is to bring you up to date on all that has occurred since the last newsletter. As I am sure you are all aware we did have another absentee election that was wrapped up in February and the incumbents nominated were the winners. Davey Howells, V.P. and Stephanie Owens delegate, Insurance were elected to terms of three (3) years with their terms expiring November of 2024. For the record, only 68 ballots were cast, which though a disappointing rate of participation was an increase of 6 ballots better than the August 2021.**

**FINANCES Under the guidance of Les Schott, Treasurer, and scrutiny by your board and “Mana-Jit”, we are pleased to announce that at the end of fiscal year 2021 there was an excess of funds in the amount of approximately \$26,000.00.**

**Also, on the advice of our new auditor the board decided to reallocate association funds in excess of \$250,000.00 currently deposited with Farmers Bank of Willards to other institutions because of the present \$250,000.00 insured limitations of the FDIC. This was done by and with the cooperation of Farmers Bank of Willards.**

**QUORUM In a continuing effort to gain support and participation from the owners we are continuing to have discussions about the 51% quorum requirement of our present “By Laws”. As a result of those**

**discussions Randy Coates, the association attorney has made a commitment to prepare language to change the quorum requirement to a lower percentage by early Summer. This language will be submitted to the owners to be voted on at the Annual November Owners Meeting.**

**After submission of the language to the owners for review, voting will be solicited throughout the Summer until the scheduled November Meeting which is scheduled for November 5<sup>th</sup>, 2022. This is being done in order to satisfy the 2/3 requirement of our present “By Laws” to institute changes to the “By Laws”. Watch your emails or U.S. Postal Service for further information along with the actual language and ballots. We will also be utilizing those wonderful volunteers who spoke up at our last meeting to make phone calls to owners to remind and encourage owners to vote and participate.**

**SPRING MEETING** Our informal Spring meeting is scheduled for April 30<sup>th</sup> at 9:00AM at the Convention Center. Watch your emails and U.S.P.S. for further info. Keep in mind that this has in the past been an informal meeting to inform you of any activities affecting the association for the coming season and to bring owners up to date with other items of interest. It is also a listening session for the board to hear from you as owners.

**POOL OPERATIONS** There will be a major change in the pool operations this season. Due to an anticipated shortage of life guards and pool personnel in general there will only be a life guard on duty during the hours of Noon thru 4:00PM. The pool will still be open from 10:00 AM till 7:00 PM daily. During those hours when there will be no life guard swimmers will be swimming at their own risk and as usual any youth younger than 15 years of age must be accompanied

by an adult. We apologize for any inconvenience this may cause but, this action was necessary due to the anticipated shortage of personnel caused initially by the pandemic and it's after affects. Also, it is felt that the current war activity in Europe will have a further impact on foreign students entering the U.S. Signs explaining the changes will be posted at the pool.

It should also be noted that board member Jeff Wallings has volunteered to oversee the pool this year. A major thank you to Jeff is hereby noted.

**RENTERS** Of late we have been having some problems with those owners who rent their condos throughout the year. Please keep in mind that you are responsible to make your renters aware of the rules of Thunder Island whether it has to do with parking passes, boats, docks and trailer parking or even the fact that renters are not allowed to bring pets to Thunder Island. If you as an owner use a realtor or any of the new concepts such as VRBO or Airbnb you must inform the person or entity renting your condo of our rules. Owners will also need to provide parking passes to the renters through your agencies.

**ROOFING** Plans are still on track to replace the roof on all buildings in 2024 as called for in the most recent "Reserve Study". The immediate plan is to go out for bids with our own designed bid package in the Spring of 2024 for installation to occur during the Fall/ Winter of 2024. As we near our target date you will be given more details of what to anticipate and be prepared for

**"C" BUILDING EROSION** Tentative plans are underway to correct an erosion problem under the "C" building similar to what was corrected

under the “D” building three (3) years ago. Bids are being reviewed with actual work anticipated to occur Fall/Winter of this year.

**DOGS** As mentioned in the previous Winter Newsletter of 2022 we are reinstating the rules governing dogs at Thunder Island. Simply stated only owners may have dogs at Thunder Island and in order to do so all dogs must be registered with the association. The necessary paper work is on the association web page. Peggy Slater, Gina Wiseman and Debbie Murphy have volunteered to oversee this massive project and you are encouraged to contact them with any questions you may have at [mmess10@comcast.net](mailto:mmess10@comcast.net). You have probably already received an email or notice informing you of the particulars of the process.

**SMOKING** A new survey and voting concerning smoking on the campus will occur this August. Keep in mind that owners who rent can designate their condos as “No Smoking” venues.

**KAYAKS AND PADDLE BOARDS** We are still in the process of firming up a cost for the construction of a storage rack for the storage of kayaks and paddle boards. When erected the storage rack will be located of the South side of the “A” building among the pine trees. We are also entertaining the possibility of a launching facility, if finances permit.

**BOATING, PIERS AND DOCKS** As I am sure you all know the fees for docking of boats and the storage of trailers for renters has increased to \$100.00 each for the boat and trailer per week of stay. The cost of \$50.00 will be charged for jet skis or PWC’s and trailers per week of stay. Please see the association web page for details for registering boats or jet skis and contact our “Dock Master” Russ Long or Ken Earle

at [thunderislandhoa@gmail.com](mailto:thunderislandhoa@gmail.com) . Also, if you wish to volunteer to help out in any way with boating here at Thunder Island I am sure that Russ and Ken would be more than happy to welcome you aboard.

**LANDSCAPING** The landscaping improvements to our property are a continuing process under the guidance of our landscaping committee headed by board member Jim Slater. It is hoped that you can see the improvement to our beautification effort and if you have any comments or interest in helping please contact Jim Slater at [east610@comcast.net](mailto:east610@comcast.net) .

**EXTERMINATORS** I am sure you are all aware of the issue that evolved with a roach infestation in the “C” building. Due to the extent of the infestation the association decided to handle and manage the infestation along with the help of “Mana-Jit” and “Taylor, Termite and Pest Control”. We would just like to remind everyone that the prevention of bugs and insects is the responsibility of each condo owner. We strongly recommend that owners have a contract with an exterminator. “Taylor, Termite and Pest Control” is under contract to treat our complex on the exterior of all buildings, However, there are certain species of bugs and insects that are borne through humans such as roaches and bed bugs. If you have any questions please feel free to contact “Mana-Jit”.

**ARC COMMITTEE** The Arc Committee is under the guidance of our resident architect Andy Balto and he is in the process of preparing the specification for our 2024 roof replacement.

There is now on the association web page a specification page for anyone wishing to install new sliders on their porches. This new description and specification reflects the latest requirements of the

**City of Ocean City. Also, as a reminder you are required to submit forms to the ARC Committee for any improvements made to your condo and if done by a contractor they must be licensed and insured in the state of Maryland.**

**HOLIDAY REAL ESTATE** Holiday will be back with us in 2022 and as usual you can find them in unit # 108. Just as a reminder as a result of the negotiated terms of our lease agreement with Holiday the association benefits financially through any business such as rentals or sales that Holiday may be involved in.

**OFFICE # 108** The board of directors has been discussing the possibility of selling the office #108 because of the financial benefits and the reduction of the financial burden. If there is a sale there will be an additional need to provide bathroom facilities for the pool personnel as well as the security guards in the evening. Needless to say we are in the preliminary stages of exploring this idea. Further information will be shared as it is developed.

**MANA-JIT** There has been an improvement in communication between owners and our management company “Mana-Jit” at [www.mana-jit.com](http://www.mana-jit.com) or (410) 289 1128. This facilitates better management of our property. It is hoped that Facebook will continue to be used as only a social communication tool between fellow owners, rather than an expectation that “Mana-Jit” or the board will see a Facebook communication and react. There is also at the end of this letter a list of all board members and their individual email addresses should an owner wish to contact a board member directly.

**Water leaks continue to be an issue and you are reminded to report any signs of water leaks to “Mana-Jit”**

**immediately so that they can initiate the necessary steps to identify the origin of the leak and notify the owner at the source. This will hopefully lessen the financial impact and repair cost.**

**Some common sense steps to be taken are as follows:**

- a) replace hot water heaters if 10 years or older**
- b) replace toilet seals if they are original**
- c) inspect dish washer supply and discharge lines**
- d) use only metal clad water lines for washing machines**
- e) washing machine discharge lines should be properly attached to the drain line**
- f) the A/C condensation line should be cleaned annually by your HVAC contractor**

**INSURANCE** As a reminder the association did not increase the deductible on the Master Insurance Policy and remains at \$5,000.00. We must maintain Condo Unit Owners Policies on our individual units. Please check to see if you have a minimum coverage of \$5,000.00 on your Dwelling and Loss Assessment coverage. This should cover you in the unlikely event an individual unit owner would be held accountable and liable for a claim and will incur the \$5,000.00 solely. If you use your condo as a rental, part time or full time, it is also advisable to have an endorsement on your policy for this rental activity on your part. Please check with your Insurance Company/Agent on this matter.

**TRAILER PARKING** As a general rule the parking of trailers on our lots is forbidden. But, if an owner wishes to park a trailer for a limited time such as during a condo remodel or movement of furniture the owner must first seek the approval of the Board of Directors.

**In the past it has been the practice of the**

association that during special events in Ocean City the parking of trailers by renters and owners has been permitted. However, there is a fee charged to renters and or guests and the fee was just increased this past year to \$100.00 for the duration of the event. Ken Earle is the person to contact in advance and to coordinate the trailer parking.

**BIKES** It was announced in the Winter Letter that due to the lack of care a few bikes chained to the numerous bike racks appear to now be abandoned bikes that have become an eye sore. Many of the bikes are rusty, and in a state of disrepair. If you are the owner of any of the bikes in question please remove them by April 30<sup>th</sup> or they will be removed and disposed of.

**EXISTING BOARD OF DIRECTORS E-MAILS:** Here is the list of present board members, their areas of responsibility and e-mail addresses:

Gary Maufer , President [g\\_maufer7949@aol.com](mailto:g_maufer7949@aol.com)

Davey Howells, V.P. [dhowellsjr@yahoo.com](mailto:dhowellsjr@yahoo.com)

Rusty LaMotte, Secretary [thunderislandboard@gmail.com](mailto:thunderislandboard@gmail.com)

Les Schott, Treasurer [lcs001@aol.com](mailto:lcs001@aol.com)

Stephanie Owens, Insurance [nino999@comcast.net](mailto:nino999@comcast.net)

Jim Slater, Landscaping [east610@comcast.net](mailto:east610@comcast.net)

Jeffrey Walling, Pool [wallingjrw@gmail.com](mailto:wallingjrw@gmail.com) .

[Hope to see everyone at the Spring Meeting](#)

[Thanks Gary T. Maufer, President](#)

