

THUNDER ISLAND CONDOMINIUM ASSOCIATION

SUMMER 2022 NEWSLETTER

HAPPY SUMMER Fellow Islanders: Hope you all are enjoying the Summer time with the warm temps, glorious sun and beach.

Even though the summer months are here your board has continued to work managing the Thunder Island community jointly with “Mana-Jit” our property management company. There is much in the works at present gearing up for the “off season” when the erosion issue beneath the “C” Bldg. will be addressed. There will be further inspections and evaluations of the 21 year old bulkhead, piers and docks in order to ascertain the present conditions. In addition we hope to have the pool evaluated as well again due to the age of the facility since it is believed to have been installed with the original construction of Thunder Island.

As some of you were aware there was a mishap with some owner association dues and being lost and not deposited into the association account for the 2nd Qtr. of the year. This was caused by a miscommunication between the Post Office and “Farmers Bank of Willards”. Once this was realized around the end of April a joint effort to rectify the problem by the association, “Farmers Bank” and “Mana-Jit” corrected the problem. An email or U.S.P.S. mailing was sent to those owners whose checks were not received or lost on or about May 23,

2022. In the future the only P.O. Box to be used for payment of condo dues is “PO Box 884, Willards, Md.21874”.

QUORUM ---- You should have already received an email or letter with the proposed amendment to our existing By Laws concerning the change in the quorum requirements. Along with the amendment to the By Laws there was also a ballot that you may use to voice your opinion of the proposed amendment. Please do vote as soon as possible and return your vote to “Mana-Jit” as directed to give us an indication of the acceptance of the amendment. Unfortunately, even if we receive the 60% of votes of the owners as required by State law for the change, it will not be legal and binding until brought before the attending membership in the form of a motion at the owners meeting in November. If passed it then needs to be recorded in the land records sometime after that meeting.

As you can see it is still absolutely imperative that we have a quorum in November under our existing By Laws in order to have this much needed amendment enacted. In short either be in attendance at the November owners meeting or submit your proxy in order to meet the present 51% quorum requirement of our present By Laws.

OWNERS MEETING ----- Mark your calendars for November 5th, 2022 for our annual owners meeting at the Convention Center at 9:00 AM. As always please plan on attending or submit your

proxy in order to meet the required 51% quorum requirements in our present By Laws.

As an example our past attempts to have quorum qualified meetings have ranged from 64 in attendance at the 5/15/2021 meeting, which replaced the November 2020 meeting. There were 83 owners in attendance at the 11/13/2021 meeting, just falling short of the 89 required. Hopefully, we will be able to change this By Law requirement so that valid owners meetings can be easily achieved.

FINANCES ---- We are happy to tell you that as usual all expenses are being covered and we presently have in reserves \$791,762.00 as of 6/30/2022. As stated in the last letter the reserve funds are now held in multiple accounts to avoid the limitation of FDIC insurance coverage of \$250,000.00.

CONVENTION CENTER ----- A recent item of discussion as a result of a newspaper article in the local papers has been the possible construction of a multistory parking lot in front of our East parking lot to accommodate the parking demands of the Convention Center as a result of additional events throughout the year. It has been voiced by some owners that such a structure would affect the real estate values at Thunder Island. It was also feared that the additional events may result in attendees illegally parking on Thunder Island property. After having a conversation with Larry Nicolino, manager of the

Convention Center, we were informed that they are experimenting with a traffic control company who has already been on site on a couple of events. It appears at this time that illegal parking at Thunder Island has been controlled by the traffic control company.

Also, during our conversation with Mr. Nicolino he revealed that he is recommending to the City as well as the Convention Center that if a parking lot structure is to be built he would recommend that the structure be erected on the parking lot in front of the Convention Center. Needless to say we will continue to follow the developments of this project. It should be noted that it is also felt that it may be quite a few years before any parking project will be brought to fruition.

POOL OPERATIONS ----- As mentioned in the Spring newsletter there are major changes in the pool operation this year due to a shortage of personnel and that there would only be an attendant on duty from Noon till 4:00 PM daily. I am sorry to say that we are still working our way through these changes and circumstances and may be confronted with additional changes in coverage. We are trying to anticipate any and all contingencies in this matter and will keep you informed of any other changes and apologize for any inconvenience this may have caused. New blue signs are posted at the pool reflecting the present revised rules and we encourage everyone

to acquaint themselves with the revised rules and that includes owners as well as their renters.

SECURITY ---- Fortunately there have only been a few incidents this year involving renters. The one incident caused a notice to be sent to all owners informing everyone that only eight (8) people are to be occupying a unit at one time. As a reminder please keep your renters informed of the rules at Thunder Island whether you rent directly or through a realtor or some other agency

Other incidents such as noise which is in violation of the O.C. noise ordinance have been handled by our security staff and owners have been notified by “Mana-Jit” of the unacceptable behavior of their renters. If there are evening or early morning disturbances you are urged to first call the on-site security officer at (443)944-2837. Our security personnel are on duty from 8:00 PM till 4:00 AM daily.

If interested in helping out Davey Howell who is in charge of security please contact him. I am sure he would be more than happy to welcome you to the team.

ROOFING ---- We are still on schedule to have a major construction event to occur in 2024 with the replacement of the existing roof on all buildings. Andy Balto is working on the details of the specifications as well as a schedule for the work tentatively scheduled during the off-season of 2024.

“C” BUILDING EROSION ---- Bids for the work for the building erosion beneath the “C” building are still being reviewed and discussed. We are hoping to award the contract soon and, it is anticipated that this work will occur during the upcoming off season of 2022.

DOGS ---- The dog registration program has been developing slowly and at last report there were 10 dogs registered. If you are an owner and have a dog please contact Peggy Slater or, Gina Wiseman, or Debbie Murphy at mmess10@comcast.net. Keep in mind that only owners are permitted to have dogs at Thunder Island and renters, family and friends are not permitted to have dogs or pets at any time.

SMOKING ----- So far this year there have been numerous complaints about smoking odors and the over whelming odor of marijuana. A survey will be sent out to all owners again in August which will include an ability to vote on this matter. Keep in mind that we have already been advised by our attorney Randy Coates that any owner can designate their condo “a non-smoking” condo. However, with this survey we are seeking to control smoking in the common areas as well as the limited common areas which includes the condo balconies. Please participate in this survey because last year when we tried to have a survey we only received 69 responses which was only

39% participation and the board thought that it was too small of a sampling to take any further action.

BOATING, PIERS AND DOCKS ----- There appears to be a smooth transition to the new fee schedule for docking, and storage of trailers for renters. As usual please see the association web page for details or contact our “Dock Master” Russ Long or Ken Earle at thunderislandhoa@gmail.com.

Through the efforts of Russ and Ken you will find the docks in ship shape condition this year including the installation of new hose reels and hoses replacing the previous aged hoses and reels. The damaged ladder at the west end of the main pier has also been replaced. An inspection of the docks and piers will be performed at the end of the season to address any items that may have been over looked during the busy boating season.

KAYAKS AND PADDLE BOARDS ----- We are progressing ever slowly toward providing storage racks and a possible launch raft. We need to apologize for not getting this accomplished in 2022. We will attempt to budget for these additions to the facility in our 2023 budget now that we have some estimates of cost.

LANDSCAPING ----- The landscaping plan is progressing and is pretty much on schedule with its multiyear plan. If you are interested in joining the committee please contact Jim Slater at

east610@comcast.net . They can always use your helping hands and ideas.

EXTERMINATORS ---- Fortunately we have had no further outbreaks of roaches in our complex as we did in 2021/2022. Keep in mind that individual owners are responsible for pest control within their respective condo units. However, if there is an infestation in multiple units as experienced last year please alert “Mana-Jit”.

ARC COMMITTEE ---- As mentioned earlier the roofing project falls under the guidance of the ARC Committee and Andy Balto. I’m sure that Andy would be more than happy to welcome any new members to assist and render help as a member of the committee. As a further reminder the new specs for slider door replacements are on the association web page.

OFFICE # 108 ---- The board is still gathering information at this time to use in its guidance and in making a decision about the possible sale of # 108. We are still in the initial stages and hope to have more specific information at the owners meeting in November. This would include the possible construction of a unisex bathroom on the pool deck next to the existing mechanical room.

MANA-JIT ---- As stated in past letters communication is increasing between owners and our management company. This kind of communication for any questions owners may have concerning the management of Thunder Island or the maintenance of the premises as well as the actions of our contractors is very helpful.

We would like to continue to emphasize the individual owner's responsibility in maintaining their condos especially the water and drain lines in your units. Water damage to adjoining neighbor units continues to be a major problem. Some common sense steps to be taken are as follows:

- a) Replace hot water heaters if 10 years or older
- b) replace toilet seal 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 attached to the drain line
- f) A/C condensation line should be maintained by your HVAC contractor

INSURANCE ---- As a reminder the association has not increased the deductible on our Master Insurance Policy and remains at \$5,000.00. We as owners must maintain Condo Units Owners Insurance. 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.

The board has not heard from Deeley Insurance, our insurance agents but, budget wise we are anticipating an increase in rates for 2023 due to all of the wild fires, floods, and unusual weather events resulting in claims so far in 2022.

BOARD OF DIRECTORS E-MAILS: Here is the list of board members, their areas of responsibility and email addresses. Please feel free to contact any one of them with your concerns and questions:

Gary Maufer, President g_maufer7949@aol.com

Davey Howells, V.P. dhowellsjr@yahoo.com

Rusty LaMotte, Secretary thunderislandboard@gmail.com

Les Schott, Treasurer lcs001@aol.com

Stephanie Owens, Insurance nino999@comcast.net

Jim Slater, Landscaping east610@comcast.net

Jeffrey Walling, Pool wallingirw@gmail.com

Hope you all have a good summer or what's left of it!!

Thanks ---- Gary T. Maufer, President

