

## THUNDER ISLAND CONDOMINIUM ASSOCIATION

### WINTER 2022 NEWSLETTER

Belated wishes to my fellow “Islanders” for a “Merry Christmas” and “Happy New Year”. We hope you had a blessed celebration and relaxing holiday.

This letter is to bring you up to date after the owners meeting of November 13<sup>th</sup>, 2021. As I am sure you all know by now we again did not attain a quorum for the meeting, so technically the meeting did not occur and there was a long discussion among those in attendance about the inability to achieve a quorum. There were assurances given that we are not the only condo association having this problem by both Brett Staley of “Mana-Jit” and Randy Coates our attorney. It doesn’t make it acceptable or excuse it, especially since we missed having a quorum by only six (6) owner’s participation. For example we were unable to reach a quorum at the May 2021 meeting which was a rescheduled meeting for the previously cancelled Owners Meeting of November 2020. At that May, 2021 meeting there were 56 attendees and 8 proxies. At the November 13<sup>th</sup>, 2021 meeting there were 51 attendees and 32 proxies. In order to have a quorum specified by the present By Laws, there must be 89 participants (51%). As you can we are still not quite there yet for a quorum.

As part of the discussion to avoid this in the future it was suggested that the By Laws be amended to lower the quorum amount. Our attorney has offered to draft the language to change the quorum which the board is seriously considering. As more develops on this issue you will be advised.

It was also suggested I believe by Carolyn Hughes, that we develop a group of volunteers to make phone calls to owners encouraging the owners and remind them to attend our meetings or at least submit their proxies. We have a list of 14 owners who volunteered and we will be enlisting their help in the future. Thank you to those 14 owners who have volunteered for the good of the association.

**FUTURE MEETINGS:** We have already scheduled meetings for 2022. Board meetings are scheduled for Saturday Jan. 22<sup>nd</sup> and March 19<sup>th</sup> as well as August 20<sup>th</sup>. There will also be board meetings scheduled after the Owners Spring Meeting which is scheduled this year for Sat. April 30<sup>th</sup> as well as the Annual Yearly Owners Meeting scheduled for Nov. 5<sup>th</sup>. Naturally details about the owners Spring and Annual Fall meetings will follow as we near those dates. Due to the continuing pandemic and the anticipated restrictions that may occur it is possible that all of our board meetings may be virtual meetings or via conference call.

**ROOFING:** As mentioned in previous letters there was a recoating treatment of the existing roof which was accomplished the week of October 4<sup>th</sup>, 2021 by "Charm City Roofing". This treatment is performed on a regular basis and should extend the usable life of the existing roof for at least another three (3) years. Keep in mind that as a result of our existing reserve study dated Oct. 2020 and the guidance therein the roof is to be replaced in the year 2024. Specifications for going to bid are already in process by the ARC Committee for the roof replacement.

**DOGS:** The "By Laws" provide that only owners are allowed to have dogs on the premises. In the past this rule had not been enforced. Some owners namely Peggy Slater, Gina Wiseman and Debbie Murphy have taken it upon themselves to resurrect and revise the previous

method of registering dogs by owners. The necessary forms and the procedures are in process and should be on the association's web page.

**SMOKING:** Due to disappointing response to an earlier attempt to have an absentee vote by the owners to voice their opinion about smoking in the common areas or limited common areas of the property, it was decided by the board that another absentee vote should be attempted. There were only 69 votes cast which was only a 40 % response. The absentee vote shall occur between now and the spring meeting.

**KAYAKS AND PADDLE BOARDS:** We are waiting for the revised bid for the installation of the storage racks along the south wall of the "A" building and hope to have the racks erected and in place for use before the season opens in May/ June of 2022.

**BOATING, PIERS and DOCKS:** As a result of discussions with our "Dock Master" Russ Long and Ken Earle it was decided that the fees charged to renters for docking their water craft and the parking of any trailer used for the transport of the docked vessel shall be increased to \$100.00 per week. An inspection of the piers and docks will be performed prior to the opening of the 2022 summer season. To date all items needing repair after the last inspection at the end of the 2021 season have been addressed.

**LANDSCAPING:** The landscaping committee headed by Jim Slater and his crew of Rusty LaMotte and John Lee are continuing to add to the already planted areas throughout the complex. Hopefully you will notice the additional plantings and please feel free to offer your thoughts and opinions to anyone on the committee. Also, please consider volunteering to be on the committee.

EXTERMINATOR: We experienced another minor infestation in the “C” building which was addressed and taken care of by the owner as well as the association exterminator “Taylor Pest Control”. Bug and pest infestations are the responsibility of the condo owners. As a reminder you are asked to not leave trash in your condo for any extended period of time. Also, do not leave consumable food items in your condo for any extended period of time when away. If there are any sightings of bugs, insects, including bed bugs, in addition to contacting an exterminator please notify “Mana-Jit” so that the necessary steps can be taken to protect your neighbors if necessary.

ARC COMMITTEE: Remember that if you are planning any remodeling or improvements to your condo please check with the Thunder Island web page at [www.thunderislandcmd.com](http://www.thunderislandcmd.com) for information and forms to be submitted. If you are using a contractor the contractor must be licensed and insured in the State of Maryland. Andy Balto is the chairman of the ARC Committee and will respond to any questions you may have. Also, as a reminder if you contract with Mitch Andrews, our on-site maintenance man, you are contracting with him as an independent contractor which is in no way related to the Thunder Island Condo Association. This needs to be stated and understood for insurance purposes.

HOLIDAY REAL ESTATE: Holiday will again be our on-site realtor working out of unit # 108. Just as a reminder due to the terms of our lease arrangement with Holiday the association benefits financially as a source of additional income in any listings for the sale of or listings for rental of condo units by sharing a portion of the commissions earned.

LEGAL: We will be working with Randy Coates the association attorney to produce language addressing the quorum issue discussed at the last owners meeting. More information on this matter will follow as it is developed at a later date.

MANA-JIT: Hard as it may seem to believe we are entering our third (3<sup>rd</sup>) year under the management of “Mana-Jit” and except for some minor bumps during this transition it has been a very smooth transition. In most instances it has been an education for not only the new owners but, also the older owners. “Mana-Jit” should be the first contact with any questions about the association functions and responsibilities as well as the responsibilities of individual owners. Facebook is not and should not be the attempted prime communication method if there are problems in the management of the property or any questions dealing with who or what entity should be contacted for personal owner issues.

Water leak issues still seem to be the major source of issues at Thunder Island and it needs to be mentioned here that “Mana-Jit” should be notified immediately so that an analysis of the water leak source can be made. Then the condo, which is the origin of the water leak is contacted by “Mana-Jit”. After the initial contact and emergency steps are taken to alleviate further damage from the leak, it is then a matter between the affected unit owners and their respective insurance companies. If after a reasonable time the damaged unit owner is still not satisfied then “Mana-Jit” should be contacted.

The common sense steps suggested by “Mana-Jit” to avert water leaks are as follows:

- a) replace hot water heaters in excess of 10 years of age
- b) if toilet seals (wax rings) are original, replace them
- c) inspect dish washer supply and discharge lines regularly

d) only metal clad braided water lines are recommended 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 all maintain Condo Unit Owner Policies on our individual units. Please check to see if you have a minimum deductible 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 activity on your part. Please check with your Insurance Company/ Agent on this matter.

TRAILER PARKING: Existing "By Laws" provide that the parking of storage trailers on our lots is prohibited. If an owner needs to park a storage trailer on the lots for any reason they must seek the approval of the Board of Directors. It has been the practice of the association that the parking of storage vehicles during some special events in Ocean City is allowed for owners and renters. However, there is a fee charged to anyone parking a storage trailer for these events and the fee for that was just raised to \$100.00 during the duration of the event. Ken Earle is the person to contact in advance and to coordinate the trailer parking.

POOL: We are entering our second year of a three year contract with "Best Aquatics" which has been our pool maintenance company since

2016. Hard as it may seem to believe the pool business has been affected by the pandemic. There has been a shortage of life guards and attendants due in part to the lack of foreign students seeking and filling summer positions in Ocean City. In addition due to the changes in college Covid 19 protocols last year, college students were unexpectedly required to return to campuses early. In light of the present Covid conditions, we are anticipating this to be a continuing issue. We are in the process of specifically addressing our needs for coverage of the pool with either life guards or attendants with “Best Aquatics” for the coming season of 2022.

DUMPSTERS: Whenever you return to Thunder Island I am sure that you will notice that we have two (2) new dumpsters located by the “C” building. I wish I could say that they were a gift from Santa Claus but, they weren’t. The original “C” building dumpsters were both corroded and there was a fear that the bottoms could collapse during disposal of trash by the trash trucks. We therefore took the necessary steps to replace them with new dumpsters. The dumpsters servicing the “A” and “B” buildings were refurbished about seven (7) years ago and are in good shape.

BIKES: For many years bike racks have been furnished and located on our property as a convenience for both owners and renters. However, periodically because of people evidently taking advantage of this convenience it appears that instead of the racks being storage racks they have become storage racks for abandoned bikes. Many of the bikes on the racks are rusty with broken chains, flat tires, with kick stands imbedded in the asphalt, etc. If you happen to be the owner of any of these bikes please remove them by March 15<sup>th</sup> or they will be removed and disposed of.

ABSENTEE ELECTION: As a reminder there will be another absentee election and you should have already received a notice alerting you. During the month of January we will attempt to develop a ballot by first requesting nominee forms to be filled out by any owners interested in running for the two (2) expired terms on the board. Once a ballot of contenders is developed and sent to all owners, you will be asked to then cast your votes. We hope to have this election completed by March 2022.

EXISTING BOARD OF DIRECTORS EMAILS: Here is the list of present board members, their areas of responsibility and email 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 La Motte, 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, At Large & tech [wallingirw@gmail.com](mailto:wallingirw@gmail.com)

I again apologize for the long letter but as I hope you can see there is always a great deal happening at Thunder Island and your board of directors continues to attempt to act in the best interest of the association and all of the owners of Thunder Island.

Thanks ---- Gary T. Maufer, President

Thunder Island Condo Association