

Thunder Island Condominiums

Feb. 20,
2019

SPRING 2019 NEWSLETTER

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2019 Spring Events in OC

- **March 20, 5:58 pm — Spring begins in 2019!**
- **April 15 to 29—OC Spring Restaurant Week**
- **April 27 to 29 — Wildfowl Carving Festival/Kite Festival**
- **May 1—Thunder Island Docks open to owners' boats, please register!**
- **May 3 to 6—OC Spring Fest**
- **May 12—Crab Soup Festival**
- **May 17 to 20—Cruisin' Ocean City**
- **June 1-3 —Ravens Bash June 2—Ravens Roosts Parade**
- **June 10 and 11—OC Car and Truck Show**
- **June 16 and 17—OC Air Show**
- **June 18 to 20—MD Fireman Conv.(6/21—Parade)**
- **Wednesday, June 21, 8:45 A.M. EDT - Summer Begins**

A SPECIAL OWNERS INFORMATIONAL MEETING IS SCHEDULED FOR SATURDAY, MAY 18, 9:30 am.

A Special Informational Owners Meeting is planned for May 18th. An update of the Siding Project and other planned 2019 Projects for Thunder Island will be discussed.

In addition to the informational meeting, an owners voting meeting will be convened to discuss and vote on proposed By-Law changes. Thunder Island's Attorney is preparing a document that will explain changes to the By-Laws that were initially proposed in 2017. These changes are intended to reduce the number of documents that are needed to represent the Thunder Island By-Laws. That document will be forwarded to the owners at least 30 days prior to the May 18 meeting.

Balcony Carpet and Coatings

Owners are responsible for maintaining their balconies. Thunder Islands Contract Engineer and our recent Reserve Study recommended that carpet be removed from the balcony surface. Once the existing carpet and the glue is removed, the surface of the existing coating must be inspected and if necessary recoated. Owners have 5 years (May 2023) to have the existing carpet removed. Any new coating is required that it be urethane based. The color must match the existing color, charcoal gray. Owners may do their own work or select their choice of contractor to apply a new coating. The attached Specification and Specified Color must be adhered to. The coating specification and information regarding adhesive removers are included with this newsletter. If you chose to use one of the adhesive removers please review the MSDS. That information will also be posted on the TI website.

Included Attachments

- November 2018 Owners Meeting minutes;
- Current Budget Information;
- The Current Reserve Study tables;
- Balcony Coating Specification;
- Adhesive removers and MSDS links;
- TI Rules that Owners are required to distribute to any renter.

Security in 2019



“**ABCO Investigations and Protection Agency**” will once again be contracted to provide seasonal security at Thunder Island. An ABCO guard will be on duty at Thunder Island every evening starting with the Memorial Day weekend on Friday 5/26/2019 and continuing through Labor Day (9/2/19) and through Sunfest (9/20 to 9/23/2019). Guards will be patrolling the premises regularly (10:00 pm to 6:00 am). The guard's cell phone number will be posted on the TI Web Site and available to all 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 using 911 or (410) 723-6610. ABCO will be also be providing additional security hours for special events. (<https://www.abcoinvestigations.com> or (443) 513-4198.

Thunder Island “Rules for Renters”:

Security and Rule Enforcement must work together. Last summer, we had a set of incidents that created difficulties for both Thunder Island Enforcement and Best Aquatic. As a result, the Board adopted a policy requiring Owners to provide a list of Facility Rules for Renters. There are no new rules. Regardless of whether you rent on your own or through a rental agency, you must comply with City Rental Rules and all Thunder Island Rules. A compilation of existing Rules that any owner is required to provide to any non owner that use your unit is included with this newsletter.

All rules, but especially the Dock and Pool rules, are intended to keep the Owners and Renters safe and reduce Owners liability.

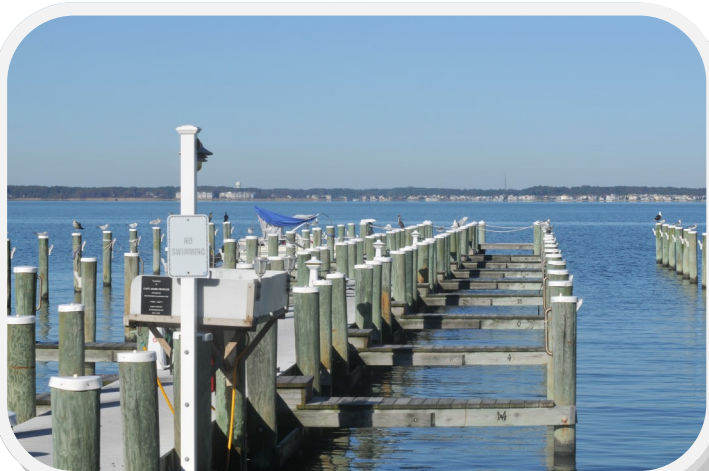
2019 Pool Management

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



For the 2019 season, Thunder Island will return to issuing Pool Passes. Each unit will be provided with 8 Pool Passes (the maximum number of people that are allowed in any one unit). Those Pool Passes are to be used by Owners, Guest and Renters only that wish to use the pool facilities. They will be provided to the Owners before the Memorial Day weekend opening of the Pool. Please take care not to lose Passes as there will be a charge for replacement that will be determined.

2019 Dock Management and Boat Registration



The 2019 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.

Please familiarize yourself with the Rules associated with the docks. They are on page two (flip side) of the Boat Registration Form. The Rules exist for safety and liability reasons and are expected to be followed. For the past two years there has been damage to the docks caused

by moored boats. Owners are responsible for any damage caused by a moored boat. Please make sure that your boat is moored adequately and that your lines are the appropriate size and are tied properly. **Only listed unit Owners are allowed to register for seasonal Boat Slip use.** During the Season, Renters with boats are allowed to rent slip use on a daily basis.

Russ Long will again be serving as our Dock Master. Owners desiring to use the same slip as they used last year are reminded to contact either Emory Sutch at 410-598-6139 or Russ Long at 410-404-4150 to make that request. Registered boats and PWCs must be in the assigned slip no later than June 15, or that slip may become available to others. The Registration Form with the Boat Slip Rules and User Responsibilities can be downloaded and printed from the Thunder Island Web Site (<http://www.thunderislandcmd.com>).

The following Projects are scheduled for 2019:

- The Pier and dock repair referred to in the above article will be done before the docks are open.
- The City will be replacing a stormwater collection box at the Southeast corner of D Building (In between TI and Bradley) in early March.
- The planned Erosion Mitigation Project for D Building has been delayed until the fall.
- Replacement of the B Building elevator sills and sill support steel is planned to occur before the summer season.
- Roof Re-Coating will begin on April 4.
- The Parking lots are planned to receive a crack seal treatment and surface coating this year. This will be coordinated with any on going project. Owners will be notified of dates.

**Thunder Island
Condominium
Owners Assoc.**

**107 Convention
Center Drive
Ocean City, MD
21842**

**OC Real Estate
Management
5901 Coastal Hgwy.
Suite C
Ocean City, MD**

Below is a list of the 2018/2019 Thunder Island Directors:

- ***Ken Earle—Director/Board Secretary***
- ***Gilbert Kennedy — Director***
- ***Richard Mahan—Director***
- ***Diane McCracken– Director/Treasurer***
- ***David Howell—Director***
- ***Gary Maufer—Director/Board Vice President,***
- ***Jim Slater – Director/Board President***

Winter Water Leak



A water leak was reported, investigated and repaired in early February . The leak was found to be under the parking lot in the “main” that joined a water supply line that runs North/South on the West side of C Building at the junction with the supply line to the Pool House. No units were involved. The repair required two contractors and a 12 foot pit to reach the damaged “main”. At present, the hole has been filled and debris removed. The parking lot condition will be evaluated by GMB. They will make recommendations regarding any needed repair.

Pets —This is the yearly reminder to Pet Owners. Thunder Island Owners have the right to keep pets in their units. Renters, guests and relatives of Owners are not allowed to have pets at TI. Owners are those listed on their deed. In exchange for this right, Owners are expected to care for their pets and follow the few rules that are required. Please register your pet and use the designated Pet Waste Area along the East end of our parking lot. After doing so, “PLEASE” remove any of your pet’s waste. This is not only a Thunder Island rule, but is also required by the Ocean City Code (ORD Number 6-34.11). Violation of the Ocean City Code comes with a max \$1,000.00 fine.

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 Owners pet waste. **Thank you for being a responsible pet owner.**



Please make sure that OCREM has any updated information including your home address, and any contact information including your current email address.