

Presidents Letter for October,

Hello owners there is a lot going on in Ocean City please check out some of the upcoming events listed below:

Sunfest at the inlet 10/24-10/27

RV show at the convention center 10/31-11/1

Pickleball tournament 11/2-11/3 Northside Park and Rec Campus

Ocean City Running Festival 11/2 at various locations throughout Ocean City

Corvette Weekend 11/8-11/9

If you have been to your condo or on the Facebook page you may have noticed a huge crane on the north side of the building. The roof project has begun. As a result, if you have a unit on the North side please close your shutters to help keep your balcony safe from any potential falling debris. Monday through Friday there will be no parking in the 9400 lot. Please park on the street or over by the shopping center. Owners will have access to the south side of the parking lot on weekends. Once the structural repairs start parking will also be restricted under the pool deck. I know this may present an inconvenience for those of you who are bringing in large amounts of supplies or luggage. You may currently use the ramp under the garage and we will also try to have the ramp by the trash compactor open as a drop off to make it easier for owners.

We had a presentation from Craig Lynch at the board meeting regarding 3rd party energy savings on electric bills. If you would like further information please reach out to the office they can provide further information.

Currently Mr. Callahan is working with our insurer regarding the high cost of building insurance. Mr. Delmar has assisted with reviewing the processes surrounding investigation of insurance companies.

It was brought up by an owner that we have renters abusing the building by leaving trash, banging carts and so on. The board is currently working on a policy which will fine those who are doing damage.

Please note that if you have lights on your railings they should be removed as they are against building policy and can cause a potential threat should they fly off in our high winds.

If you are not staying in the building please make sure that you turn off your water and keep your thermostat above 40 degrees as cold weather is coming.

There are multiple properties for sale in the building demonstrating that your property values remain solid.

We will have three positions available at the next annual meeting election for the board of directors. We encourage owners to get involved and talk with a board member if they are interested in running.

Mr. Halliday and the communication committee will meet to continue to explore various avenues of cable, streaming, DISH and so on. The Comcast contract will expire in 2027 so they are looking at all potential options to have great service and reduced costs. If you have connectivity issues please let the office know they can help to direct you to getting them addressed.

There continues to be lots of discussion in Ocean City regarding Wind Turbines, the board encourages you to write a letter or contact Town Hall for information to help preserve our coastline.

Please note if you have not already paid your special assessment the due date is 10/31/24. Please contact the office or a board member if you have any questions.

The next board meeting will be held on November 9th at 9am in the Chesapeake room. All owners are welcome to join in person or via Zoom

We hope that you are having a fabulous fall and encourage you to enjoy the warmer temperatures at the beach while they last.