



The Island at Hidden Harbour



December 1st 2025

Island Owners:

The board thanks everyone who participated in this year's Annual Owner's Meeting, either in person or via proxy. Your input and support are very important to us.

The minutes from this Annual Meeting, held on October 4, 2025, in the GYM at OC Recreation and Parks Center, are attached for your information.

The approved 2026 Operating Budget continues the monthly condo dues of \$540 effective January 1, 2026. A special assessment payment in the amount of \$2000 is due on January 1, 2026. Please find enclosed minutes of the special meeting held October 4th 2025.

Please see enclosed notification that the financial management of the community will transition to Mana-Jit on 1/1/26. Mana-Jit, like PKS offers payment options through online portal with ACH, debit, and credit options, and a lockbox program to accept check payments.

Whichever payment option you chose, your condominium fee is DUE the first of each month. Payments not received by the 15th of the month will have a late charge of \$54 (10% of the amount due) assessed. Owners are reminded to notify Mana-Jit of any address changes or other updates to your contact information.

The Management Company supporting the Island at Hidden Harbour is Mana-Jit Property Management. John Jensen is the primary contact for Island concerns. Requests for Board input or attention should be sent to Mana-Jit; they will be quickly forwarded on to the Board. The telephone number to reach Mana-Jit is 410-289-1128 or via email to john.jensen@mana-jit.com

Their mailing address is: The Island at Hidden Harbour
c/o Mana-Jit Property Management
18 41st Street, Suite 104
Ocean City, MD 21842



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The results of the Board of Directors elections for 2025-2026 are as follows:

Gary Rubino, Member
Mark Hannahs, President
Nelson Hannahs, Treasurer/Secretary
Tom Murrill, Vice-President
Alan Dietrich, Member
Charlie Zellers, Member
Richard Foard, Member

Throughout the year, status updates and other important information about the Island will be communicated to you via the Island Newsletter. Typically, there are two Newsletters distributed per year. Please take a few minutes to read them.

Lastly, remember you can check the Island at Hidden Harbour website for updates at any time. You will find general information, meeting minutes, Rules and Regulations, FAQ, Photos, etc. on this website. Our website is now password protected for Island Owners.

www.islandathiddenharbour.com

Respectfully,
The Board of Directors