

Island at Hidden Harbour Condominium Association
Special Assessment Meeting Minutes
October 4, 2025
Meeting Room at OC Recreation and Parks,
200 125th Street, Ocean City MD

At 11:35am, immediately following the Annual Owner Meeting for the Island at Hidden Harbour, we moved on to a **Special Assessment** Meeting of the Owners.

The earlier stated reason for this meeting was to consider a special assessment intended for the funding the necessary bulkhead replacement project which has been in planning since the 2024 owners meeting.

John Jensen, Mana-Jit, reviewed the scope of the proposed project with the ownership. The bulkhead consists of roughly 1000 linear feet of sheeting, tie backs, boardwalk and additional structural elements. Jensen advised that planning/engineer was completed with J. Stacey Hart & Associates, as well as GMB Engineering. Hart was paramount to the success in preliminary design work and assistance with securing federal, state, and local permits. GMB was contracted to finalize the replacement design detail to include detail for a reverse wall design utilizing the existing tie back rods and deadmen. Jensen advised the ownership that the project was put out to bid over the summer months, and two acceptable bids were received. The overall cost of the project is projected at approx. \$830,000. Jensen explained that the Board was able to identify future reserve study funds that could be used to offset some of the project costs from the assessment calculation. Phase 1 of the replacement project will be the first 500 ft of bulkhead extending from the most northeast corner of the bulkhead to an area behind the cayman building. Phase 1 will be completed during the 25/26 offseason, with a goal to be completed no later than 4/15/26. Phase 2 would occur in 26/27 offseason to finish the remaining 500 ft south to the end of the bulkhead behind Dominica.

In effort to fund this project, the previously advised assessment was brought up for vote. The assessment would call for a \$2000/unit amount to be due on 1/1/26 and another \$2000/unit to be due on 1/1/27. The chair called for a vote of the assessment, in which the motion passed, exceeding the by-law required amount to levy the assessment.

Payment details for the Special Assessment will be provided at a later date. Mana-Jit will continue to provide project updates to the community throughout the work scheduled to be completed.

This concluded the Special Assessment meeting agenda and we adjourned at 12:30pm.

Respectfully submitted,
John Jensen
Property Manager