



LETTER FROM THE PRESIDENT

As you know we are dealing with a mold situation at Ocean High. In an effort to identify the cause the mold, the Board of Directors has approved the hiring of Engineering and Technical Consultants, Inc. (ETC) and Allstate Roofing, Inc., to conduct an inspection of our buildings. I, along with representatives from Beach to Bay Management Company, contractors and engineers, spent an entire day inspecting the units. The inspection included crawling in and out of units, inspecting roofs of all three buildings, tearing off wall paper, removing drywall to see what is behind it. We have also inspected the attic areas where assessable. We have taken a ton of pictures, infrared measurements, and moisture readings. We conducted all of this to hopefully find a cause to the mold problem. In my opinion, although showing signs of wear, all three of the structures are generally in good condition. We are now awaiting the report from ETC which should be delivered within 6 weeks. The report will address the conditions of the areas inspected, items that should and need to be repaired, as well as a list of building materials better suited for the Ocean City environment. I anticipate by the April Board meeting the Management Company will have received the report. This report will be a major topic of discussion at that meeting and will be made available to all owners and posted on our website.

The Board of Directors and our Management Company, intend to spend these 6 weeks developing a plan. This plan will be three-fold, first to address the causes of the mold, second to address updating of the units, and finally to address the ability to pay for these repairs. We need to replace windows, doors, appliances, a/c units, etc. Many of these items are original, and after 20+ years, will need to be replaced.

Due to the size and scale of this project the Board of Directors seeks your help. We are seeking owners to volunteer to serve on a committee. This committee will be required to review the Engineer's report, and its recommendations. Also, this committee will be required to attend various meetings of the Board where these items will be discussed, as well as review recommendations of building materials, etc. and present reports to the owners during the various meeting scheduled. We anticipate this project to take at least two years to complete. If any one has any questions, or would like to volunteer please contact any Board member or the office of Beach to Bay.

As discussed at the last Annual Meeting; this undertaking, if approved by the owners, will be on a large scale. This project is something that has never been done before at Ocean High. I ask you to make a note of the meeting dates and plan on attending as your participation and input are important for us to move this project forward. This project will require the cooperation, patience and understanding of all involved, as this undertaking affects us all.

Thank you, Jeff DeVanzo

IMPORTANT INFORMATION

One issue discussed at length during the Annual Meeting was how to compensate the owners who were displaced while their units were being remediated due to mold. We contacted two separate attorneys and were informed that there was no obligation to grant any compensation. However, none of us want to find ourselves in this situation so we have decided that, if we are unable to move you to another unit within Ocean High, we would offer the owners effected two weeks of stay during the off-season. One owner stated that if you were a member of RCI or Interval International that you could bank your weeks and either rent them or stay at another property within the system. Using this method you could stay during your original week at another property either in Ocean City or other resorts such as Myrtle Beach, Cancun, Hawaii, etc.

WINTER 2007 EDITION

UPCOMING MEETINGS

In this issue:

Letter from the President	1
Update on Repairs	2
Information and Issues	3
Check-In Reminders	4

- ◆ March 31, 2007., 1:00 p.m., to be held in Ocean City, at Beach to Bay office. (Float Week Lottery to be held at 10:00 a.m. at bldg. next to pool on Property)
- ◆ June (TBA) Engineering Report & Financing
- ◆ August (TBA) 2008 Budget
- ◆ October 13, 2007 - Annual Meeting, to be held in Ocean City at The Convention Center at 1:00 p.m.

WHAT'S HAPPENING WITH REPAIRS

We all know that Ocean High has suffered from neglect in the past and coupled with the age of the property has left us with plenty to do. All necessary repairs are being scheduled; however we have had some setbacks due to unforeseen items such as mold, a new pool dehumidifier, and bulkhead replacement. The repairs on these items have put us behind but we are continuing the effort to respond to all items needing repair or replacement by order of priority. When there are issues that present us with health concerns, such as mold – they will take precedence over others. Please be patient as we address all these issues.

Below is the status of some of the work that has future repairs on the agenda.



taken place, as well as work currently proceeding and

Repairs & Upgrades Completed:

- Units 11-22 have working gas fireplaces
- Bulkhead replaced on Bayside
- Pool Dehumidifier & glass replaced**
- 8 units have undergone mold remediation

Repairs in Progress:

- Replacing hot tub intake port screens in all units
- Replacing shower heads in all units
- Fireplace work continuing in Units 1-10 & 23-34
- Installing access panels in all units

To be Scheduled:

- Engineering study of buildings for needed repairs and structural integrity *

* *When we receive the reports from this study we will discuss with the membership what actions will be necessary (see pg.3)*

**The glass on the pool building was damaged in this last storm and had to be replaced.

This is our community, and as owners of this property we are all responsible for the upkeep. If you see something that needs to be addressed make the Management Company (Beach to Bay) aware and drop a line to the Board—we will follow up.

LET'S WORK TOGETHER TO MAKE THIS A PROPERTY TO BE PROUD OF AGAIN!

CHANGES

COLLECTION OF DELINQUENT ACCOUNTS :

As discussed at the Annual Meeting of Members on October 14, 2006, the Board notified the membership that we would collect all delinquent maintenance fees and assessments using Meridian Collections as our agent. This will include all past delinquent accounts, as well as any new accounts that become past due. We will no longer take back units or go directly to foreclosure on these units. **PLEASE BE AWARE** that Meridian will report delinquent owners to the Credit Bureaus and their credit will be impacted due to this action.

Please note that **keys are not automatically left for owners that are not checked-in**. See check-in policies for Beach to Bay Management on page 4 of this newsletter.

In order to keep costs down, we are asking that all owners who wish to have the newsletter emailed, send a request to oceanhighnews@yahoo.com.

BOARD ISSUES AND INFORMATION

OCEAN HIGH BOARD OF DIRECTORS (2006)

Jeffrey A. DeVanzo – President

biscotti2@comcast.net

Will E. Griffith – Vice President

willbobo@cox.net

Valerie Kolman – Treasurer &
Newsletter Publisher

valkolman@yahoo.com

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hwwalker@hotmail.com

Eleanor L. Jensen—Member

elj20716@aol.com

David A. Lee, Jr.—Member

daleejr@ix.netcom.com

Contact any member above if you have questions or concerns. Keep in mind, all board members are owners too. We are striving to make OH a better vacation community for all of us. When emailing a member please put OH in the subject and give us your name along with unit and week numbers.

Visit us at: www.oceanhigh.org

DON'T FORGET TO SEND IN YOUR QUESTIONS AND CONCERNS FOR UPCOMING BOARD OF DIRECTOR MEETINGS

(SEE SCHEDULE ON PG. 1)

If you will be unable to attend one or all of these meeting and have an issue, please send them to us via email or letter so that we may address them for you.

Issues Addressed to Date:

ISSUE: The owners are concerned about the extent of repairs and mold remediation needed and their associated costs.

REMEDY: The Board advised the Membership at the Annual Meeting that the extent of work necessary to bring the building up to par is unknown, however we feel the work may be extensive and expensive. The membership overwhelmingly agreed that we should hire an Engineering firm to do a survey of the property and submit their recommendations. We have hired ETC “Engineering and Technical Consultants” located in Columbia, Maryland to do the survey. When we receive the results of the study we will meet with the Membership to decide how to proceed. Look for our notification on the website and by mail.

ISSUE: There was concern voiced by a few owners as to what would happen to the property if a special assessment were needed and not approved

REMEDY: We were advised by MaryAnn Konoski, of Beach to Bay, that we would have to continue patching as we are now. This would also entail closing down units when they are found to contain mold and waiting for the funds to remediate and repair.

OWNERS, HERE IS YOUR CHANCE TO MAKE A DIFFERENCE!!!!

We are seeking concerned, dedicated owners to sit on our renovation committee. You will need to look at engineering reports, contractors recommendations, costing and other aspects of this project. You will be working closely with the Board on this project. Please let us know if you can offer your time and expertise. Contact any board member or Beach to Bay.

WHAT'S NEW

ACH Payments Accepted!!

For the convenience of the owners, our management company, Beach to Bay, now accepts payments directly from your bank for maintenance fees. Please contact your bank for processing instructions and alert Beach to Bay that your payments will be made using this method. There will be no charges for this service from Beach to Bay Management.

Internet Service Now Offered at Ocean High!!

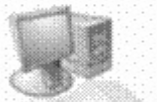
Technology has come to Ocean High! We will soon have access to high speed wireless internet in the comfort of our own home away from home. We will now have the use of our laptops and other computers with us while we are on vacation. This service is offered through OceanNet and will be available on April 1st, 2007. OceanNet will charge a fee of \$6.90 per day for this access. You will receive further information/instructions on this service at check-in after April 1, 2007.

**Remember:
If you use your credit
card at Beach to Bay,
there will be a 6% fee for
this service.**

Get your newsletter via email.

Contact us at:

oceanhighnews@yahoo.com



*Visa, MasterCard and
American Express are
accepted!*



**OCEAN HIGH
CONDOMINIUM
ASSOCIATION**

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We're on the web!
www.oceanhigh.org

THINGS TO REMEMBER AT CHECK-IN

First, *please* remember to send in your card stating that you will be coming to Ocean High for your week. If you do not receive a card—call the office to verify your weeks' stay.

Upon your arrival:

1. Check-in for the Ocean High property is at the management offices of Beach to Bay located at 5000 Coastal Highway, Suite #1, Ocean City, MD.21842
2. Check-in time is currently 6:00—11:00pm on Friday and 9:00am—5:00pm any other day of the week. If you cannot arrive during normal check-in time; it is essential that you contact Beach to Bay in advance to make arrangements for your check-in. KEYS ARE NOT AUTOMATICALLY LEFT FOR OWNERS THAT HAVE NOT CHECKED IN.
3. If you arrive early, check-in will only be allowed if your unit has been cleaned and released by the housekeeping personnel. Early check-ins reduce the time the housekeeping personnel and maintenance staff have to properly maintain all the units.
4. Check-in from June 1 thru September 7 is conveniently located at the Ocean High office, adjacent to the pool. Check-in hours are the same.
5. Please plan your arrival during the office hours stated above so that your unit will be prepared for your stay. This causes less call-backs of staff and makes for a more enjoyable stay for you and your family.
6. Please remember that all outstanding account balances must be paid in full at check-in.
7. ENJOY YOUR STAY AT OCEAN HIGH...and inform us of what we can do to make future stays the experience you expect from your resort.

Mailing Address Line 1

Mailing Address Line 2

Mailing Address Line 3

Mailing Address Line 4

Mailing Address Line 5