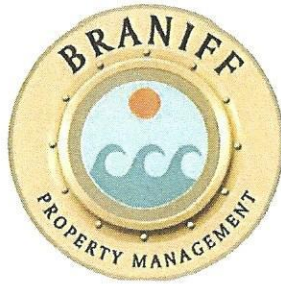


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February 10<sup>th</sup>, 2020

To: Braniff Property Management, LLC

From: Connor Braniff

*Memo: Recommended Vendor List for 2020*

One of the most requested items from individual owners aside from normal condo owner questions relates to recommended vendors for work in their individual unit. Many second homeowners who live outside of the area look to their management company and to me as an Ocean City native as a trusted local resource to be able to provide reputable and responsible vendors for work inside their units. This list is the first time this initiative has been published to put those vendor recommendation in one convenient location.

Prior to the owner's using and utilizing this list, I would like to be clear on several items relating to this initiative and list.

- 1) This list is NOT all encompassing, there are many great vendors that I am not aware of and therefore did not include.
- 2) Owner's are responsible for contracting with any vendor directly including those on this list. We always recommend:
  - a. Verifying licensure and insurance of any vendor you select
  - b. Having a written contract and scope of work w/ your vendor
  - c. Verifying completion & satisfaction prior to remitting final payment
- 3) Neither Braniff Property Management nor your Board of Directors assumes any financial responsibility or liability for work performed by any of the vendors on this list.
- 4) There are no financial incentives for management or the Board of Directors for providing recommendations to the vendors on this list. This list is an attempt to connect owner's with good quality vendors.

We hope this list is helpful to you as an owner as you constantly maintain and improve your beach home!

*Connor J. Braniff*

Respectfully,

Connor J. Braniff

## Vendor List

### Plumbers

Seaside Plumbing- 410-641-1368- [seasidejosh@gmail.com](mailto:seasidejosh@gmail.com) / [seasidejenn@gmail.com](mailto:seasidejenn@gmail.com)  
Grants Plumbing LLC- 410-202-6218 [grantsplumbingllc@gmail.com](mailto:grantsplumbingllc@gmail.com)  
RYT Plumbing- 410-213-2126 [ytrageser18@gmail.com](mailto:ytrageser18@gmail.com)  
Harbourside Refrigeration- 410-524-7463 [harboursideref@aol.com](mailto:harboursideref@aol.com)  
Miller All Trade- 410-208-1344 [matllc@comcast.net](mailto:matllc@comcast.net)

### Electricians

Scott's Electric- 443-373-9965 [scottselectric5@msn.com](mailto:scottselectric5@msn.com)  
Beacon Electric – 443-497-4062 [mkbeacon@gmail.com](mailto:mkbeacon@gmail.com)  
Atlantic Electric – 410 213 0356 [atlanticelectricllc@comcast.net](mailto:atlanticelectricllc@comcast.net)  
Case Electric- 443-235- 0191 [rcelectric103@yahoo.com](mailto:rcelectric103@yahoo.com)  
Venable Electric HVAC Inc- 410-641-4930  
Stevens Electric- 410-603-1189 [punkinteri@gmail.com](mailto:punkinteri@gmail.com)

### HVAC Contractors

AM Service. Co- 410-641-8584  
Kingdom Heating & Air- 410-835-5090 [kingdomheatandair@gmail.com](mailto:kingdomheatandair@gmail.com)  
Venable Electric HVAC Inc- 410-641-4930  
Fields Heating & Cooling- 410-213-0850 [fieldshcainc@gmail.com](mailto:fieldshcainc@gmail.com)  
Harbourside Refrigeration- 410-524-7463 [harboursideref@aol.com](mailto:harboursideref@aol.com)  
ABC Refrigeration- 410-352- 5068 [jonabc@yahoo.com](mailto:jonabc@yahoo.com)  
OC Comfort Services- 410-641-4332  
1<sup>st</sup> Service Heating & Air- 410-641-1434  
Custom Mechanical- 877-696-0808  
Ocean Breeze- 410-629-1200

### Handymen

Bob Jobs Maintenance- 410-251-7285 [bobjobsocmd@gmail.com](mailto:bobjobsocmd@gmail.com)  
AdSea Home Improvement- [adsearepair@gmail.com](mailto:adsearepair@gmail.com) 410-213-1725  
Structural Maintenance (Stan DeCell)- 443-754-0050  
Newton Resort Services- 302- 569- 5317 [newtonservices15@gmail.com](mailto:newtonservices15@gmail.com)  
Shoreline Services- 410-603-3028 [shorelineservices@comcast.net](mailto:shorelineservices@comcast.net)  
Ocean City MD Handyman Services- [info@ocmdhandyman.net](mailto:info@ocmdhandyman.net) 1-833-OCHandy  
Marlin Restoration- Kevin George- [kevin@marlinrestoration.com](mailto:kevin@marlinrestoration.com) 410-713-4036

### Carpentry/ Decks

C- Lane Construction- 443-497-0283 [c.lane.llc@gmail.com](mailto:c.lane.llc@gmail.com)  
Chesapeake Roofing- 410-289-1115 [chesapeakerroofing@yahoo.com](mailto:chesapeakerroofing@yahoo.com)  
Covenant Contractors- 410-353-7278 [covenant\\_contractors@yahoo.com](mailto:covenant_contractors@yahoo.com)  
Bally Services, LLC- [BallyServicesOC@comcast.net](mailto:BallyServicesOC@comcast.net) Office 410-723-0100  
Marlin Restoration- Kevin George- [kevin@marlinrestoration.com](mailto:kevin@marlinrestoration.com) 410-713-4036

## Windows/Sliders

### *Replacement*

- Charles Brown Glass- [craig@charlesbrownglass.com](mailto:craig@charlesbrownglass.com) 410-749-3316
- Mr. Go Glass- Ocean Pines- 410-641-5595 [jcoyne@go-glass.com](mailto:jcoyne@go-glass.com)

### *Maintenance*

- OC Condo Maintenance – 410973-1192 [ismesser@mchsi.com](mailto:ismesser@mchsi.com)
- Foreshore Door Repair, LLC- 410-603-5271 [foreshoredoorrepair@gmail.com](mailto:foreshoredoorrepair@gmail.com)
- Superior Screen & Glass, Inc.- (866) 623-3888 [bernadettesuperior@yahoo.com](mailto:bernadettesuperior@yahoo.com)
- Mr. Go Glass- Ocean Pines- 410-641-5595 [jcoyne@go-glass.com](mailto:jcoyne@go-glass.com)
- Charles Brown Glass- 410-749-3316 [craig@charlesbrownglass.com](mailto:craig@charlesbrownglass.com)

## Painting/ Wallpaper

- United Restoration, Inc.-443-727-3307 [JoeJr@urtherightchoice.com](mailto:JoeJr@urtherightchoice.com)
- Bay Vista Painting- 443-497-0751 [Bayvistapainting@aol.com](mailto:Bayvistapainting@aol.com)
- Bonvino Painting- (410) 963-2655 [bonvinopaint@gmail.com](mailto:bonvinopaint@gmail.com)
- Joe Dougherty Wall Coverings- 410-524-3553
- Trivits Wall Covering Installation- 410-726-7006

## Screens

- Screens by Scott- 443-366-2002 [screen.scott@gmail.com](mailto:screen.scott@gmail.com)
- Foreshore Door Repair, LLC- [foreshoredoorrepair@gmail.com](mailto:foreshoredoorrepair@gmail.com)

## Flooring

Matt the Carpet Guy- 443-497-3281 [mattleim@aol.com](mailto:mattleim@aol.com)  
Mike's Carpet Connection-302-537-1899 [mike@mikescarpetconnection.com](mailto:mike@mikescarpetconnection.com)  
LeClaire Flooring- 410-390-3282

## General Remodeling/ Renovations (Kitchens, Bathrooms & Some Categories Above Etc)

United Restoration, Inc.- 443-727-3307 [JoeJr@urtherightchoice.com](mailto:JoeJr@urtherightchoice.com)  
Adsea Home Improvement (Danny Chavis) [AdSearepair@gmail.com](mailto:AdSearepair@gmail.com) 410-213-1725  
Celtic Nations- 443-614- 3782 [Dee@celticonationsllc.com](mailto:Dee@celticonationsllc.com) [Jon@celticonationsllc.com](mailto:Jon@celticonationsllc.com)  
Covenant Contractors-410-353-7278 [covenant\\_contractors@yahoo.com](mailto:covenant_contractors@yahoo.com)  
Custom Line Contracting, Inc. 410-352-9922 [info@customlinecontracting.com](mailto:info@customlinecontracting.com)  
Herl's Bath & Tile- 410-219-9033 [terry@herlsinc.com](mailto:terry@herlsinc.com)  
Mills Creek Builders- 410-213-7188 [krohe@millscreekbuilders.com](mailto:krohe@millscreekbuilders.com)  
Jones & Sons Inc. – 410-641-2231  
Walsh Home Improvements- 410-251-3788  
Poole Contracting – 410-352-9980 [mike@poolecontracting.com](mailto:mike@poolecontracting.com)  
Coastal Cabinetry & Renovations (Damien Mareno) (443) 669-3743 [damien.ccandr@gmail.com](mailto:damien.ccandr@gmail.com)



### Powerwashing

Kendall Roof & Exterior Cleaning- [lee@kendallscapes.com](mailto:lee@kendallscapes.com)

Ocean Waves LLC- 302-449-9274 [eric@oceanwavesllc.com](mailto:eric@oceanwavesllc.com)

### Vent Cleaning (Dryer Vent/ Bathroom Vents etc)

Shoreline Vents- 410-520-VENT- [shorelinevents@gmail.com](mailto:shorelinevents@gmail.com)

Stanley Steemer- 410-548-1178 [philip.fields@steemer.com](mailto:philip.fields@steemer.com)

### Misc.

- Appliances Sales / Service
  - o Palmer's Appliance- 410-641-2211 [palmersappliances@gmail.com](mailto:palmersappliances@gmail.com)
  - o Tribble's Inc- 410-250-7040
  - o Appliance Doctor- 410-641-6453
- Cleaners
  - o Maid in the Shade- 443-944-4229 [MaidShade@mail.com](mailto:MaidShade@mail.com)
  - o Ladybug Cleaning LLC- 302-362-8278 [ggiuliano89@icloud.com](mailto:ggiuliano89@icloud.com)
- Pest Control
  - o Wilkins Wildlife & Pest Control- [wilkinswildlifebbm@gmail.com](mailto:wilkinswildlifebbm@gmail.com) 302-236-3533
  - o Bennett Pest Control- Tom Wilkes- 443-880-0419 [twilkes@bennetttermite.com](mailto:twilkes@bennetttermite.com)
  - o Global Exterminating- [globalexterminating@verizon.net](mailto:globalexterminating@verizon.net) 410-208-2515
- Window Treatments - Designing Windows- 410-524-8909
- HO6/ Individual Unit Owner Insurance
  - o Megan Mueller- Deeley Insurance Group- [mmuller@deeleyinsurance.com](mailto:mmuller@deeleyinsurance.com)