

Braniff Property Management LLC

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To: Braniff Property Management, LLC

From: Connor Braniff

Memo: Recommended Vendor List for 2023

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!

Respectfully,

Connor J. Braniff

Vendor List

Plumbers

Seaside Plumbing- 410-641-1368- seasidejosh@gmail.com / seasidejenn@gmail.com
MGD Plumbing- (410) 430-2801 mgdplumbingoc@gmail.com
Grants Plumbing LLC- 410-202-6218 grantsplumbingllc@gmail.com
RYT Plumbing- 410-213-2126 ytrageser18@gmail.com
Harbourside Refrigeration- 410-524-7463 harboursideref@aol.com
Miller All Trade- 410-208-1344 matllc@comcast.net

Electricians

Beach Electrical Services- (410) 390-1770 beachelectricalservices17@gmail.com
Atlantic Electric – 410 213 0356 atlanticelectricllc@comcast.net
Case Electric- 443-235- 0191 rcelectric103@yahoo.com
Stevens Electric- 410-603-1189 punkinteri@gmail.com
Beacon Electric – 443-497-4062 mkbeacon@gmail.com

HVAC Contractors

Kingdom Heating & Air- 410-835-5090 kingdomheatandair@gmail.com
Fields Heating & Cooling- 410-213-0850 fieldshcainc@gmail.com
Harbourside Refrigeration- 410-524-7463 harboursideref@aol.com
B&G Heating & Air, Inc.- (410) 289-6707
ABC Refrigeration- 410-352- 5068 jonabc@yahoo.com
OC Comfort Services- 410-641-4332
Custom Mechanical- 877-696-0808
Ocean Breeze- 410-629-1200

Handymen

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

Carpentry/ Decks

C- Lane Construction- 443-497-0283 c.lane.llc@gmail.com
Chesapeake Roofing- 410-289-1115 chesapeakerroofing@yahoo.com
Covenant Contractors- 410-353-7278 covenant_contractors@yahoo.com
Marlin Restoration- Kevin George- kevin@marlinrestoration.com 410-713-4036
Shades Home Improvements- 443-497-0284 ShadesHomeImprovements@yahoo.com

Windows/Sliders

Replacement

- Charles Brown Glass- daniel@charlesbrownglass.com 410-749-3316
- Mr. Go Glass- Ocean Pines- 410-641-5595 jcoyne@go-glass.com
- Skyline Construction- 443-856-8443 skylineconstructionoc@gmail.com

Maintenance

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

- United Restoration, Inc.-443-727-3307 JoeJr@urtherightchoice.com
- Bay Vista Painting- 443-497-0751 Bayvistapainting@aol.com
- Bonvino Painting- (410) 963-2655 bonvinopaint@gmail.com
- Joe Dougherty Wall Coverings- 410-524-3553
- Trivits Wall Covering Installation- 410-726-7006
- Shades Home Improvements- 443-497-0284 ShadesHomeImprovements@yahoo.com

Screens

- Screens by Scott- 443-366-2002 screen.scott@gmail.com
- Foreshore Door Repair, LLC- foreshoredoorrepair@gmail.com
- Screen Mobile- 410-520-00225
- If Owner can remove- Ace Hardware & Elliott's Hardware replaces screens brought to their stores.

Flooring

Matt the Carpet Guy- 443-497-3281 mattleim@aol.com

Mike's Carpet Connection-302-537-1899 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

Adsea Home Improvement (Danny Chavis) AdSearepair@gmail.com 410-213-1725

Celtic Nations- 443-614- 3782 Dee@celticonationsllc.com Jon@celticonationsllc.com

Covenant Contractors-410-353-7278 covenant_contractors@yahoo.com

Custom Line Contracting, Inc. 410-352-9922 info@customlinecontracting.com

Herl's Bath & Tile- 410-219-9033 terry@herlsinc.com

Mills Creek Builders- 410-213-7188 krohe@millscreekbuilders.com
Jones & Sons Inc. – 410-641-2231
Walsh Home Improvements- 410-251-3788
Poole Contracting – 410-352-9980 mike@poolecontracting.com
Coastal Cabinetry & Renovations (Damien Mareno) (443) 669-3743 damien.ccandr@gmail.com
Shades Home Improvements- 443-497-0284 ShadesHomeImprovements@yahoo.com

Powerwashing

Kendall Roof & Exterior Cleaning- lee@kendallscapes.com
Ocean Waves LLC- 302-449-9274 eric@oceanwavesllc.com

Vent Cleaning (Dryer Vent/ Bathroom Vents etc)

Shoreline Vents- 410-520-VENT- shorelinevents@gmail.com
Stanley Steemer- 410-548-1178 philip.fields@steemer.com

Bulk Trash/Junk Removal/ Unit Cleanouts

Dr Junk- 302-381-8948 or drjunk302@gmail.com

Misc.

- Appliances Sales / Service
 - o Palmer's Appliance- 410-641-2211 palmersappliances@gmail.com
 - o Tribble's Inc- 410-250-7040
 - o Appliance Doctor- 410-641-6453
- Cleaners
 - o Pelican Cleaning Service LLC 443-235-1992 pelicancleaningllc@gmail.com
 - o Ladybug Cleaning LLC- 302-362-8278 ggiuliano89@icloud.com
 - o Coastal Connection- 443-614-4500 yourcoastalconnection@gmail.com
 - o Beverly Sandulli- 443-309-0901
- Carpet Cleaning
 - o Spot Doctor - (443) 783-0605
 - o Trinity Carpet Cleaning- (410) 629-1983
 - o Stanley Steemer- 410-548-1178 philip.fields@steemer.com
- Pest Control
 - o Wilkins Wildlife & Pest Control- wilkinswildlifebbm@gmail.com 302-236-3533
 - o Bennett Pest Control- (410) 352-3222
 - o Global Exterminating- globalexterminating@verizon.net 410-208-2515
- Window Treatments - Designing Windows- 410-524-8909
- Realtors
 - o Melanie Shoff- mshoff@kw.com or 443-373-8399
 - o Zak Keenan- southernsurfin9@gmail.com or 443-880-3416

- Michael Maykrantz- mmaykrantz@comcast.net or 443-497-0107
- Matt James- mattjames0@gmail.com or 443-944-1356
- Pet Services
 - Grateful Dog Walkers- (443) 692-7611 or gdwalkers@gmail.com