

Update

Truman Annex Property Owners' Associations



President's Message

The Truman Annex is looking very good. As many of you know, we are trying new groundcover plantings along Southard Street to replace the sod in shady areas. The results have been good. Not only do the plants look great with colorful flowers, but they

will also save us money from annual sod replacement and in reduced irrigation cost. It's another "going green" project in the Annex.

We have applied for, and are going through the application process for our gates on Southard Street. Eaton Street is still being discussed and our Board is working with the Harbor Place Board to protect all involved. We have asked the Navy to have a face-to-face meeting to resolve any concerns.

Financially we are running at or below budgeted expenses and are once again debt free with cash reserves in the bank. If everything continues as expected for the balance of the year, there could be a reduction in homeowner's fees for next year.

If anyone has any concerns or questions, please

contact the Administrative Office or the Board of Directors. Everyone is welcome to attend our monthly meetings. Please check the e-mails or the office for dates and times as they have varied lately due to scheduling conflicts.

Regards,

Harold Berry
President, TAMPOA

Harbour Place

We are all very fortunate that we have had no significant damage from any of the storms that have passed by us this season and that we have been receiving some much needed rain. Let's hope that this continues for the remainder of this Hurricane Season. Please continue to keep the decks and balconies clear until the end of this storm season.

We have continued the ongoing hanger replacements in the garage area. Please remember to keep current your water damage prevention certifications as this is a very important annual requirement.

RECYCLING is still a high priority. Thanks to everyone for making it so.

Next, an update on the status of the project to replace the decks and the balconies: Due to delays in obtaining bids for the construction contractor portion of the project and the amounts of those bids being considerably higher in price than we had anticipated, your Board decided to move the start date to next year. We plan to research more alternatives with the goal of having a more comprehensive plan in place by the first of the year.

We feel that we must have a better grasp of what the total costs will be and how to pay for it before we proceed further.

Please feel free to contact me or any of your Board members with questions, concerns, etc. on any topic of concern to you.

Best Regards,
Tony Marcussen
President, Harbour Place

Over the Fence in Porter Court

This hurricane season has sure sold a lot of advertising for the Weather Channel. It's been so-far-so-good in Porter Court.

We will be doing some landscaping improvements, in Porter Court part due to Hurri-

cane Ike and in part preparation for the new "season."

Our community continues to run efficiently with no major concerns on the foreseeable horizon.

Well it's back to packing for the new season.

Regards,
Dave Sgro
President, Porter Court

Sub-Association News

The Foundry

Summer is over and some of you will be returning to Key West soon. The building and grounds look good even after the hurricanes that came close to Key West, but fortunately missed us!

There are a few activities planned that you may notice on your next visit. The green fence on the front of the building is scheduled to be painted in the fall and the fence in the back may be touched up as necessary. If your unit is in the back, please remember that you are responsible for painting the inside of your fence. Fall is a good time to plant, replant or put out some mulch to spruce up your property as well. We also are replacing the slings on the lounge chairs at the pool as

the sun has deteriorated the existing fabric. Finally, we are investigating the lighting at the pool as we may not be in compliance with lighting standards since the pool is open beyond dusk. It appears we will have to install a new lighting system to be in compliance with the code requirements.

In the last newsletter, I indicated that a separate communication would be sent on the insurance options for this year. Now that we have the comparisons, I will send a communication to each of you by email. I can not over emphasize the savings (about 30%) we would achieve if all members elected to have hurricane resistant glass installed. Many of you have already taken this action, but an equal number

have not. Now is the time to consider replacement of the wood rotted doors you may have on the first and second floors. The job usually only takes about 2-3 days total and the price estimate is actually lower now than it was 3-4 years ago. Please consider the hurricane proof glass as this would lower everyone's insurance rate.

Your Board, Dan Sujak, Rob Hoopes and I look forward to receiving any ideas or comments you have relating to the Foundry.

Regards,
Bruce Baumann
President, The Foundry

Mills Place

It has been a fairly quiet summer. The painting of the townhouses has been completed and the property looks great!

The summer rains have really enhanced the appearance of the landscaping. The

storm drains appear to be working well and the clean up from passing storms has been easy.

We look forward to the return of our seasonal residents.

Please welcome our new

neighbors in 401-C, Ellen and Alan Levin.

Sincerely,
Linda Harra
President, Mills Place

Shipyard

We are well into the “tropical” season and have thus far managed to dodge any serious storms. The additional rain we have received recently has really greened up all of Shipyard. The maintenance crew has done an excellent job in handling the upkeep of the premises. We only lost one tree during Hurricane Ike and they have replanted it with hopes that it will bloom once again.

We have begun the process of replacing the dumpsters with a trash compactor

and hope to have a recycling program in place shortly. Other projects include enlarging some of the parking spaces in the parking lot, replacing many of the gutters and installing additional fencing in the rear of the property.

The Finance Committee will once again be involved in our annual budget process. Those of us on the Board certainly appreciate their input and guidance. Our Association is all the better for the work that they do.

The Board appreciates the

input we receive from all members both at the regularly held Board meetings and through e-mails and calls.

We hope everyone has a safe and happy holiday season.

Regards,
Mike Caron
President, Shipyard

A Message From Mosquito Control

Mosquitoes are known nuisances. Not only do mosquitoes bite and suck blood, but they leave an itchy reminder of their visit. As humans, we often promote their breeding and ability to multiply by supporting their life cycle with water. A mosquito’s life revolves around water. Its eggs are laid in water or areas expected to flood. Once the

eggs hatch, the mosquito larvae must stay in the water through their pupal stage. These stages happen quickly in the Florida Keys - in as little as five days. When the adult mosquito emerges from water in residential areas, they do not travel far from their water of origin. Female mosquitoes searching for blood meals can become a problem for resi-

dents. If you want to reduce mosquitoes around your home, please remove unnecessary water-holding containers. A Mosquito Control inspector can help you identify problem areas as a benefit to you and your neighbors. Please call The Florida Keys Mosquito Control District at 305.292.7190 for more information.

For individual board member e-mail addresses, please go to www.tampona.com. You may also call the administrative offices for their telephone numbers and other contact information.

Recycling

We strongly encourage members to recycle. Following is a list of instructions from Waste Management on recycling specifics. Maintenance has recycling bins if you need one. Recycling is picked up on Mondays.

Plastics

- Please rinse. All colors accepted. Labels are ok.
- Bottles, cups, tubs, bowls and jars with #1, #2, or #3 recycling symbols on container.
- Remove caps and lids

Metals

- Please rinse. Labels are ok.
- Aluminum drink cans
- Steel or tin food cans and lids. Remove lids.

Unbroken Glass

- Please rinse. Green, brown, clear. Labels are ok.
- Bottles and jars—remove metal and plastic lids

Corrugated Cardboard

- Please flatten. All boxes must be broken down to fit into bin.

Put the following in paper grocery bags and then place bags in bin:

Paper

- Carbonless paper
- Cardboard—cereal boxes (liner removed), soda and beer cartons, dry goods.
- Packaging, paper towel and toilet paper cores
- Envelopes—with or without windows
- Junk mail, magazines
- Newspapers—all sections (please do not leave or put in plastic bags)
- Office paper—file folders, letterhead, printer paper
- Paper bags

Household batteries must be placed in a clear plastic bag.

Only the green Waste Management bins will be handled.

Contact the Waste Management office at 296-8297 for removal of appliances, furniture, hazardous waste (car batteries, paint, acid, etc.) special drop offs are offered quarterly. (March, June, September and December)

Water Damage Prevention

To minimize the occurrence of water damage, owners should consider doing the following items:

1. Turn off water to the property at main valve when leaving for an extended period of time.
2. Turn off water heater electric breaker when leaving for an extended period of time.
3. Hire a responsible individual to inspect your unit when you are leaving for an extended period of time.
4. Remain in the unit while using the washing machine so as to be able to detect any over-flows; or if you must leave while the machine is in a washing cycle, the machine should be checked within a reasonable period of time to avoid excessive damage from an overflow.
5. Replace washing machine hoses with reinforced braided metal jacketed hoses.
6. Replace dishwasher and ice-maker lines with reinforced braided metal jacketed hoses.
7. Replace sink and toilet water supply lines with reinforced braided metal jacketed hoses.
8. Replace deteriorated toilet tank/bowl connecting bolts and rubber seal as needed.
9. Clean and inspect the toilet tank flapper valve every few months and replace it as needed.
10. Adjust the flow of water into toilet tanks to a level that doesn't permit tanks to overflow.
11. Install clean-out port in air conditioning condensate line and clean at least biannually.
12. Install an emergency switch to turn off the air conditioner if the condensation line becomes clogged.
13. Install an emergency over-flow line for the air conditioner that drains to a visible location.
14. Replace water heaters that are over ten years old.
15. Connect drip pan under water heater so it drains to a visible location or install a drip pan and appropriate drain if none exists.
16. Add or replace main shut-off gate valve inside unit with a ball valve in order to turn off water effectively; often a gate valve will leak when it is turned off.

It is recommended that all water valve connections under sinks and toilets be replaced with ball valves.

Please be advised that although the Truman Annex and Shipyard communities are gated, the general public is allowed to enter the property freely and to access places such as the Little White House. Please note that the Association does not monitor who enters or exits the communities. Members of our staff are available to help homeowners with issues such as parking and violations of homeowner bylaws. The Security Manager can be reached at the office, 305/296-0556, between 8am and 4pm during the week. The Security Staff can be reached at the Southard Street entrance gate, 305/294-3995, after hours and on weekends. Emergencies should first be directed to 911 followed by a call to TAMPOA Security. The police department's non-emergency phone number is 305/809-1111. Thank you.

Truman Annex Property Owners' Associations

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Hurricane Shutter Reminder

Approved hurricane shutters may be kept closed from the middle of July through the middle of November once a hurricane warning or watch had been issued for the area provided that all reinforcing hardware has been painted to match the shutters and that louvers on Colonial and Bahama shutters are exposed. Please note that corrugated storm panels and plywood are not approved to be left in place throughout Hurricane Season. They may only be installed once a hurricane watch or warning has been issued for Key West and they must be removed within 72 hours after the watch or warning has been lifted. Thank you.

Rental Notification

You are reminded that the right to rent your property comes with responsibilities. TAMPOA owners must pay an annual \$200 fee if you rent your unit even once in any calendar year. You must also fill out a Unit Use Notification Form and submit it to the office whether you have paying renters or non-paying guests. In addition, you must not rent for less than one week and you are limited to a maximum of 25 weeks of short-term rentals per year. Some members may not currently be in compliance with all of these requirements. Please take care of these responsibilities without any further delay. The Board of Directors would prefer not to enact the \$100 per day fining process for lapses in these responsibilities, but will be required to do so if Members do not comply. Thank you.