

Update

Truman Annex Property Owners' Associations



President's Message

TAMPOA and the City have reached a mediated agreement. Our Board of Directors has approved it and it has now been passed by the City Commission. The City has already begun making some of the signage changes on streets in Bahama Village that are necessary for its implementation. I agree with the words of Commissioner Verge that "now is the time for mending fences." Here is a summary of the settlement elements:

- It tacitly acknowledges TAMPOA's ownership of Southard Street thereby putting this question to rest.
- It provides that legal costs associated with any future breach of this new agreement be paid by the breaching party. This element was not in the 2000 agreement and protects the association from future legal expenses associated with bad faith actions in this regard by the City.
- It allows two-way traffic on Southard Street from 6:00 a.m. to 10:00 p.m. This is a compromise that recognizes both the needs of the public along with the security concerns of our residents.
- It allows TAMPOA to construct gates at both ends of Southard Street. The second gate is an addition to both the 2000 contract and the last failed mediation.
- It also allows TAMPOA to have guard houses at both ends of Southard Street. This second guard house is also an addition to both the 2000 contract and the last failed mediation.
- It allows TAMPOA to close these gates to the public from 10:00 p.m. to 6:00 a.m. This is an hour earlier at night than the previous mediation allowed.
- It allows two-way traffic along Southard Street from 6:00 a.m. to 10:00 p.m. which is the same as what the board approved in the last mediation.
- It provides for the opening of two additional streets to the waterfront through Bahama Village. This is essential for a more fair sharing of traffic in and out of the waterfront.
- It requires the City, from now on, to pay for the maintenance costs of Southard Street. This is a minor addition, but a financial benefit to the Association, nonetheless.
- All past litigation is put to rest.

President's Message, Continued...

While, admittedly at great expense, the main goals of fair traffic sharing, traffic reduction through Truman Annex, Southard Street maintenance, improved night-time security, protection against further litigation costs and clear property ownership have been met.

It is not possible to briefly recount in this newsletter the labyrinthine of actions and reactions behind the scenes that have ultimately led up to this resolution. In arriving at it, however, there is no question that your Board of Directors has kept its eye on the big picture. It has been resolute and far-sighted in its actions and, without exception, all Directors have contributed significantly to this process and to this fair outcome.

Interestingly, during this protracted process there were similarities of opinion expressed by both "sides." Our Directors were concerned that the City would not act in good faith in the future on this matter. Similarly, in public session, several City Commissioners commented that TAMPOA would not carry out its commitments. Many of our residents felt that this settlement was unfair to them and at the same time not one person at the public Commission meeting thought it was fair to the public. There were minority positions both within our Board and on the Commission that were vigorously against it. And yet, in the end, the agreement was reached. Because in the end BOTH sides, with good reason, did not wish to

submit this to a court decision. In court, both sides would face the risk of total loss and each side recognized that this possibility was unacceptable. And in the end, compromise was what was needed and what was accomplished.

As a final note, I will be stepping aside as the president. It has been a privilege to serve for the past eight years. Meeting and getting to know the many varied, sophisticated and sometimes challenging members of TAMPOA has been a rare and wonderful experience. I thank you all.

Thomas B. Tukey
President, TAMPOA

Mills Place

We are well into the new year and the grounds at Mills Place look great. The landscaping looks lush and the fresh paint on the Hospital Building adds to the overall appearance. The townhomes will be painted this year to further enhance the look of the property. The new cushions at the pool are in place and we now

have a faucet right next to the pool to add water without having to drag the hose under the gate and across the sidewalk. I would like to thank Carolyn Sangston and Buzz Braley for agreeing to serve with me on our Board this year. We look forward to working together and would appreciate any comments, suggestions

and ideas that any of you may have related to Mills Place. Positive ones are appreciated and concerns can be addressed.

Linda Harra,
President, Mills Place

Sub-Association News

Harbour Place

Three architects made presentations for the replacement of the decks and balconies at our annual meeting in January. The Board is now busy reviewing their submissions. We are in the process of commissioning one of them to evaluate and report to us a more detailed scope of the work to be done. This requires a mandatory walk through, including measuring of each balcony. We are hoping that this will be completed quickly and with minimal disruption. Thanks in advance for everyone's coop-

eration. We will keep you informed as the project progresses.

In recent newspaper articles, it was pointed out that Key West was well below the national average for recycling. We are doing a good job. However, as mentioned by some people at the annual meeting, I feel that we could do even better. Any suggestions on how to improve would be welcome.

Please remember to keep your water prevention certifications current. This procedure is

an annual requirement. Also, please report any problems, concerns, complaints, etc. as soon as possible so that they may be addressed when they occur.

Here's to a great Spring and a peaceful and uneventful Hurricane Season.

Tony Marcussen
President, Harbour Place

The Foundry

It seems like yesterday when I wrote to each of you at Thanksgiving time – Now it's already March but not a lot has changed at the Foundry. At the January annual meeting, the members discussed the cost of wind insurance, and looked at different methods to reduce our cost. Of primary interest was consideration of asking owners to install hurricane proof glass on all floors. This would reduce our insurance premium by about 20% (+-\$20,000) overall. A survey covering this and other issues will be forwarded to members in the near future. We also discussed

what would be required to allow each owner to build a carport similar to the 6 previously constructed. We will obtain bids to determine how much it would cost to move the sewer lines that have prevented carport installation in the past.

A new board was elected at the annual meeting. Dan Sujak and I were reelected but practical joker, Steve Porter, left us to become a member of the TAMPOA board. We are fortunate to have Steve on the TAMPOA board to represent the views of the Foundry as well as the entire neighbor-

hood, and thank him for his years of service on the Foundry board – and his sense of humor. Robert Hoops (Unit 2) was elected to replace Steve. I encourage each of you to meet him when you are in town.

Your new board, Dan Sujak, Robert Hoops and I look forward to receiving any ideas or comments you have relating to the Foundry. Have a great Spring!

Bruce Baumann.,
President, Foundry

Porter Court

This year we held our annual meeting on Jan 31st. We again elected our Board consisting of Al Montgomery as Secretary/ Treasurer, Lynne Johnston as Vice President and myself as President. The meeting moved along as there are no significant

projects slated for '08. Our budget allows us to keep the Court in top shape and really be enjoyed without having to raise assessments. We have our share of small projects to be accomplished but the major task for this season is to enjoy our piece of

paradise.

Well, it's time for me to be about my business. See you by the pool!

Dave Sgro

President, Porter Court

Shipyard

We are in the midst of our "winter" season and things are looking great in Shipyard. Thanks to the suggestions of our Landscaping Committee and the diligent efforts of our maintenance crew, the grounds have never looked better. The Shipyard annual social was a huge success with many owners at-

tending. Thanks to newly elected Board member Jack Agnew for his "social" skills. Our annual meeting followed the next day and the new Board was installed. We welcome new Board members Craig Tellerd and Jack Agnew who have joined Ginger King and Alan Teitelbaum. We wish to thank the helpful oversight that the Finance, Pool

and Landscaping Committees provide the Board. We're fortunate to have such a great number of owners who wish to keep Shipyard a great place to own and visit.

Mike Caron

President, Shipyard

Rental Responsibility Notification

You are reminded that the right to rent your property comes with responsibilities. You must pay an annual \$200 fee to TAM-POA 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 pay-

ing renters or non-paying guests. In addition, you must not rent for less than one week or more than 25 times transiently in any calendar year. Some members are currently not 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.

General Reminders

- We'd like to start a list of owners that have companies or know of sources not in Key West that could assist the Truman Annex associations in the event of a major disaster. Examples: engineers, building contractors, etc. Please call or e-mail us.
- All changes to properties including paint color must be approved in advance by the Architectural Control Committee.
- Please notify our office in writing if you have new contact information such as billing address, e-mail address or local emergency contact.

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.

Mold Prevention

To minimize the occurrence and growth of mold in units, Owners should consider doing the following:

1. Replace a/c filter (or clean if a permanent filter) monthly to maintain proper air flow and operation.
2. Clean clothes dryer vent annually to maintain proper exhaust air flow and operation.
3. Hire a home watch person if away from your unit for an extended period of time. Leave the name and telephone number of the responsible person with management when you leave.
4. Keep a/c on and running while not in residence at a temperature no higher than 78-80 degrees.
5. Owners should remove any visible moisture accumulation in the unit, including on walls, windows, floors, ceilings, and bathroom fixtures; mop up spills and thoroughly dry affected area as soon as possible after occurrence; keep climate and moisture in the unit at reasonable levels. Promptly notify Association management in writing of the presence of the following conditions: (a) A water leak, excessive moisture, or standing water inside their unit. (b) A water leak, excessive moisture, or standing water in any community common area. (c) Mold growth in their unit that persists after Owner has tried several times to remove it with household cleaning solution such as Lysol or Pine-Sol disinfectants, Tilex Mildew Remover, or Clorox bleach.

Truman Annex Property Owners' Associations

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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.

**Auditor's report and CPA prepared financial reports
are available in the Administrative offices for your review.**

The second 2008 social originally scheduled for March 28th has been cancelled.

Hurricane Reminders

Hurricane season in the Atlantic, Caribbean and the Gulf of Mexico runs from June 1 to November 30. Outdoor items should be taken inside including patio furniture and potted plants. In the event that such items cause damage, the owner will be held responsible. Approved hurricane shutters may be kept closed from the middle of August through the middle of November, once a hurricane warning or watch has been issued provided that all reinforcing hardware has been painted to match the shutters.

Storm panels should not be installed until a warning is issued and they should be removed within 72 hours after the storm. Please make arrangements to have someone look after your home. The TAMPOA maintenance staff will not be able to help you as they are responsible for securing the Association property.

Your Administrative Staff

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