

Update

Truman Annex Property Owners' Associations



President's Message

First, I would like to thank Tom Tukey for his many years of service and leadership. He has devoted countless hours of his personal time to make Truman Annex a better community. I am just beginning to realize what a difficult job this is. Tom had a way of making it look easy!

We are moving forward with the permitting for our gates on Southard Street. HARC has approved these

plans. The City, as usual, is throwing up a few roadblocks. However, we do believe these can be overcome and permits will be issued.

Eaton Street now seems to be the new topic in the papers and city. TAMPOA has been in contact with the Navy and I believe that we can reach an agreement in regards to an old easement that we believe is invalid.

The Board receives many e-mails regarding articles in the Key West newspapers. As we are all aware, newspapers are in the business to sell papers. Many papers, whether in Key West or any other city in this country, like to run biased, one-sided stories to sell papers. Some facts are true, but many other statements are not. Seldom does a paper get the facts from both sides and represent each with equality. So do not always believe what you read in the paper in regards to TAMPOA! (The Board works very

hard and gives much time to protect and improve Truman Annex.)

At the annual meeting, we had a couple of requests that the TAMPOA Board agreed to look in to. Should TAMPOA give donations to local organizations and charities? The Board stated that it is not up to TAMPOA to give homeowner's money away unless they agreed to do so. We sent out a survey in March regarding contributions through TAMPOA. The results were overwhelmingly against TAMPOA using funds for anything other than operating expenses. Many of us currently contribute time and money to many local charities and organizations. This is the best way for those that want to make contributions to do so.

The lack of recycling was the other concern. The Board wants to remind everyone to recycle. To make it easier, we have obtained recycle bins from Waste Management and

President's Message, Continued...

they are available on a first come, first served basis by calling the administrative office. Recyclables are collected on Mondays. We suggest that you mark your address on the containers. We have also added a recyclable area for President's Walk residents. It is located in the parking lot off

of Fleming Street.

If anyone has any questions or concerns, please contact the Board of Directors or Sterling and we will try to respond in a timely manner. As a reminder, you are welcome to attend our monthly Board meetings which are currently held on the first Monday of

every month at 4:00 p.m. unless that day falls on a holiday and then it would be held the following Monday.

Regards,

Harold Berry
President, TAMPOA

Harbour Place

As summer approaches, the following items are noteworthy for Harbour Place:

The pool house has been painted and new exhaust fans have been installed. These things have greatly enhanced the look and functionality of the building.

We have signed our contract with the architect Peter Pike so we will soon begin the replacement of the decks and balconies. We plan to complete the Administration Building this summer and then do the Annex Building next year.

We continue to recycle as much as possible. This is a good thing.

PLEASE clear ALL items from balconies and decks for the entire Hurricane Season if you are not in residence. If in residence, all items must be cleared before a storm arrives.

Please keep all water damage prevention certificates updated annually with the administrative office.

We have recently had a new appraisal completed on our buildings. We understand that this new appraisal

will save us money while still providing us with adequate insurance coverage.

Have a great summer and let's hope for a safe Hurricane Season.

Sincerely,

Tony Marcussen
President, Harbour Place

Sub-Association News

The Foundry

Season is over now and many of you have left for the summer, but the weather in May was great. As a new Hurricane Season approaches, please remember to make sure that your 2nd floor balcony drain is clear of debris to avoid any flooding of the deck and bedroom areas. Let's hope we will be fortunate again this year to have any hurricanes pass us by.

On the insurance front, the good news is that it appears that we will have adequate funds in this year's budget to cover the premiums due later in the year. Citizens Insurance has offered a new policy bundle this year that may reduce our total cost. The Foundry Board is currently

reviewing a proposal that would combine the fire and wind insurance under one policy. Please remember that while The Foundry is a townhouse property, we insure the two buildings like a condominium. Owners still need to carry flood insurance on their unit, as this is not covered by the Association. Fire and wind insurance are also required by owners on the contents from the walls inward for your unit. Once the Board has had a chance to review the various options offered this year, a separate communication will be made to all owners.

The recent survey indicated that many owners without hurricane resistant glass would be willing to replace their existing

wooden doors. The prices received for replacement are very good as they are nearly the same or lower than what was paid three to four years ago. If your doors have severe wood rot, now might be the ideal time to get them replaced with the hurricane resistant units.

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

Summer is almost here and Hurricane Season is upon us. Please make sure to have your plans in place and a local agent to handle any issues necessary to prepare your units in the unfortunate case that Key West is in the path of a storm.

The townhouses will all be painted during this summer. The project is anticipated to

begin in the second half of June after the tree trimming is completed.

During the rainy season, the new pool cushions will be stored in the indoor storage area where the bike rack is. The cushions are still available for use by Mills Place owners during this time.

The grass is looking rather brown, but everything should

return to green with the rains.

Please remember to contact your Board members should you have any concerns.

Sincerely,

Linda Harra
President, Mills Place

Porter Court

Another season has come and gone. You have to ask “Where does the time go?”

Well, The Court looks lush and green as always. Now, however, we are even greener! We have installed energy saving light bulbs in the perimeter pool lighting fixtures. We have also made it easier for all of our residents and those who rent in Porter Court to recycle. We have

recycle bins in the dumpster area so that everyone can segregate their recyclables from their trash. Rules for recycling are posted in the dumpster area. We urge everyone to recycle and those who rent should inform renters of our recycling initiative.

We would like to welcome Brian and Maureen Harrison as the newest owners in Porter Court. Brian and Maureen are

not new to Truman Annex, having rented here for several seasons, but are new to our community. Welcome and we hope that you will enjoy “The Court” as much as we do!

Regards,

Dave Sgro
President, Porter Court

Shipyard

As we begin the summer “tropical” season it’s good to see how great everything is looking. The maintenance staff, along with the landscaping crew, are hard at work keeping the buildings and grounds in great shape. A special thanks goes out to all those on the Landscaping and Pool Committees for all of their work over the past several months such as monitoring the pool temperature and suggesting security measures to make the pool more enjoyable for all. They, along with the Finance Committee, are

an excellent source of information for the Board to use as they make decisions that affect all Shipyard members.

We now begin the quiet time here at Shipyard. We hope we do not experience any “tropical events,” (we try not to use the H word) but are well prepared should something happen. In the meantime, we hope everyone stays safe and happy!

Lastly, the Board of Directors voted to give themselves a monetary stipend for their hard work in protecting the in-

terest of Shipyard owners and their guests. When last seen, several of them were buying rounds of adult beverages at the Green Parrot during “sound check.” They explained that they were doing their part to stimulate the economy of Key West!

Regards,

Mike Caron
President, Shipyard

For individual board member e-mail addresses, please go to www.tampo.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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Key West, FL 33040

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guard house 305.294.3995

www.tampoa.com

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 residents. 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.

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. Thank you!

Your Administrative Staff

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