

Summer 2009

Update

Truman Annex Property Owners' Associations



President's Message

Summer is here and the Annex is looking good. We have completed many projects and, with the hope of no storms this season, most projects should be completed by Fantasy Fest. I hope everyone has received the announcement of our settlement with the Navy. In case you didn't, I am reprinting it here for you again. You Board spent many hours discussing all the issues and we believe that we came to a solution that

is acceptable to all. I know that some of you have questions about the agreement and as we proceed we will be able to answer them completely. Please come to our monthly Board meetings or contact any of us with any suggestions, questions or concerns.

Sent via e-mail to the general membership on June 18, 2009:

The TAMPOA Board of Directors has reached a settlement with the U.S. Government in reference to the continued use of the Government's easement along Southard Street. The settlement was achieved at minimal expense and public exposure to our community. Unlike most settlements, I believe that everyone involved in this matter achieved their desired goals. The Government received a reaffirmation from TAMPOA that their personnel and visitors of their facilities would continue to have access

through the Truman Annex along Southard Street. In exchange, the Government's representatives agreed to permit TAMPOA to complete the construction of the columns, pedestrian gates, pedestrian crosswalks and fences that were previously approved by the City of Key West. The Government agreed to this even though a substantial portion of these improvements are within their easement with the understanding that TAMPOA would install the sections along Southard Street so that they were incapable of being closed unless TAMPOA secures the consent of the United States or an order of the Court. The Government further agreed to allow the existing guard house to remain within their easement area and to permit the construction of a second guard house which will be partially within their easement at the City's Waterfront property end of Southard Street. Inasmuch, TAMPOA agreed to eliminate the pro-

President's Message, Continued...

posed columns in the center of the street and to widen the lanes around the existing guard house. In closing, the parties agreed to work together in good faith to ensure

that all agreed to terms of the settlement are completed in a timely manner. Members can obtain a copy of the entire settlement and exhibits upon receipt of an e-mail request.

With Best Regards,

Harold Berry
President, TAMPOA

Harbour Place

We have begun the long-awaited project to repair / replace the balconies and decks. The work began about the 15th of May and is progressing at a good pace. We hope that there will be minimal disruption and inconvenience. Please be patient! The path of good intentions and plans can always run into speed bumps. The weather has been a factor to some extent so far. As a reminder, the schedule for the project is as follows:

1st Phase - the second and third floor balconies on the Annex Building.

2nd Phase - the first floor decks on the Annex Building.

3rd Phase - the balconies on the Administration Building.

4th Phase - the decks on the Administration Building.

We plan to have as much of the work completed as possible before the end of the year. The amount of progress that is made and the associated costs will help us determine how we will pay for the total project. We hope that the weather will be kind to us and the project. Please notify the office if there are any dates that you would not like work to be done on your unit. We will try to accommodate if possible.

The work continues to replace the pipe hangers in the parking garage. The job is

being accelerated to finish this project.

Keep recycling!

If there are any questions, comments, etc., please let the office or any of your Board members know sooner rather than later so that we can address them in a timely manner. We hope for a damage-free hurricane season.

Sincerely,

Tony Marcussen
President, Harbour Place

Sub-Association News

The Foundry

It's summer and hot in Key West as we approach the July 4th holiday. There are only a few Foundry news items that may be of interest to many of you.

The pool bathrooms have received a small makeover due to the cracking of the tile in the ladies room. This posed a potential hazard due to the possibility that someone might be injured by a sharp edge of the broken tile. The men's restroom had the problem previously and the tile was removed. We decided to have the floors leveled and the tile replaced in both of the restrooms as there were multiple problems involved when the tile was removed from the men's restroom previously. The new tile will be rough to prevent one from slipping on the tile with wet feet. We have tried to prevent further

cracking from occurring by lining and leveling the floor. I think you all will find this to be a great improvement. We are also in the process of recovering all of the lounge chairs with new material.

As I mentioned, we are looking for volunteers to form a Pool Committee. We would like to have at least one member from Admiral's Lane and two from Foundry. Steve Porter has agreed to be one of the members, so we need just two more. The Pool Committee will make recommendations to the Board on what improvements should or could be made as we have received a number of complaints concerning the plant material surrounding the pool. We want the input from all of you, so if we could get a couple more volunteers, it would be wonderful. If you are interested,

please contact any Foundry Board member.

Please remember to check your second floor porch drains on your next visit to assure there is not a problem before hurricane season. Lastly, with the recent resolution of Southard Street with the NAVY, I have been assured that the tiles for the guardhouse will finally be moved from the parking lot as modifications go forward.

Your Board, Rob Hoopes, Phil Wilson and I look forward to receiving any ideas or comments you have relating to The Foundry.

Have a great summer!

Bruce Baumann
President, The Foundry

Mills Place

The installation of the new green hurricane shutters on the Hospital Building has been completed and the building looks great! All of the windows on the building look alike now and the balanced appearance is an improvement we all can

enjoy. Only minimal trimming of the plants and trees was necessary for this installation and the spring rains have kept the property looking green and lush. As a reminder, please make sure that your units are

hurricane-ready and that debris and leaves are removed from the drains.

Sincerely,
Linda Harra
President, Mills Place

Porter Court

All's pretty quiet on the Porter Court front with just a few of our neighbors in residence. In these summer-time days, it's just nice to watch the plants grow and the breeze wafting through the palms while sitting by the pool.

Speaking of the plants, our concerted efforts to upgrade the greenery earlier in the spring are paying off as the plants have taken hold, are growing and are enjoying the

natural effects of the rainy season.

We're still dealing with the flora, however, with a dead palm tree plus advice from palm tree experts at the University of Florida Extension Service to stop allowing our tree service people to scale the palm trees with spikes on their shoes. This likely means that we'll have to get some sort of bucket device to reach the emerging coconuts.

Our electric bill for May was the lowest since June of 2006. Alas, it turns out that - notwithstanding a focus on becoming more green - a contributing factor is a leaky pool refrigerant system. So less electricity, but pool water is a tepid 92 degrees. The repair crew is on the way!

Savor the Summer.

Alan J. Montgomery
President, Porter Court

Shipyard

Although the "quiet" days of summer are upon us with uncrowded restaurants and plenty of available chaise lounges by the pool, things continue to happen here in Shipyard. The maintenance crew has been busy enlarging and re-stripping the spaces in the parking lot, re-doing decks and doing overall preventative maintenance. In the coming months, we expect to complete the six-foot fence in the rear of the property (by the road to Ft. Zachary Taylor) and plant trees inside the fence along Angela Street. These trees are being planted as part of our cooperation with the City to replace those trees that fell

during the 2005 storm season. The landscape crew continues to spruce up the plantings, ground cover and trees in anticipation of the rainy season. This is especially true in the park by the pool.

We are very encouraged by the cooperation of many owners, residents, tenants and guests in the use of the recycling program. Please continue to stress to your guests and tenants to recycle.

We hope for an uneventful "tropical" season, but have taken excellent precautions both financially and maint-

enance-wise to hopefully weather anything that Mother Nature sends our way.

The Board wishes to once again thank the members of the Landscaping, Pool and Finance Committees for their assistance and dedication in keeping Shipyard a great place to own and to live.

Regards,

Mike Caron
President, Shipyard

Community Association Fundamentals

Even though we live in an association, you might be surprised how many of our neighbors—owners and renters alike—don't really understand the fundamental nature of common-interest communities. And we know that many others, including the media and government officials, lack a true understanding of the community association concept.

Community Associations Institute (CAI), a national membership organization that represents the best interests of common-interest communities like ours, developed 10 basic principles that answer three essential questions: What is the basic function of a community association? What are the essential obligations and expectations of homeowners? What are the core principles that should guide association leaders?

We're confident you'll recognize our community while reading these principles.

1. Associations ensure that the collective rights and interests of homeowners are respected and preserved.
 2. Associations are the most local form of representative democracy, with leaders elected by their neighbors to govern in the best interest of all residents.
 3. Associations provide services and amenities to residents, protect property values and meet the established expectations of homeowners.
 4. Associations succeed when they cultivate a true sense of community, active homeowner involvement and a culture of building consensus.
 5. Association homeowners have the right to elect their community leaders and to use the democratic process to determine the policies that will protect their investments.
 6. Association homeowners choose where to live and accept a contractual responsibility to abide by established policies and meet their financial obligations to the association.
 7. Association leaders protect the community's financial health by using established management practices and sound business principles.
 8. Association leaders have a legal and ethical obligation to adhere to the association's governing documents and abide by all applicable laws.
 9. Association leaders seek an effective balance between the preferences of individual residents and the collective rights of homeowners.
 10. Association leaders and residents should be reasonable, flexible and open to the possibility—and benefits—of compromise.
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Be Healthy, Swim Healthy

During the past two decades, Giardia and Cryptosporidium (Crypto) have become recognized as the most common causes of waterborne illness in the United States. Giardia and Crypto are microscopic protozoan parasites. They are protected by an outer shell and can survive outside the body and in the environment for long periods of time which makes them resistant to regular chlorine disinfectant found in swimming pools. These parasites are spread by accidentally swallowing water that has been contaminated. Even the best manicured pools can spread illness.

We can all help prevent recreational water illnesses. Please notify tenants and guests prior to their arrival that anyone who must wear a diaper or similar garment is not permitted to enter any association swimming pool. Unfortunately, if there is an accident Health Department regulations require that the pool be shut down for up to 24 hours to allow it to be shocked with chemicals to kill any dangerous parasites that may have been released into the water. If you see anyone enter a pool who is wearing a diaper or similar swim pants, as they do not adequately prevent the spread of these parasites, please contact Security immediately at 305.294.3995 and they will handle the matter.

A Message From the Post Office

We have received notice from the local U.S. Post Office that we need to change how we print certain Southard Street addresses. For example, what we call 208-08 Southard Street should be addressed as 208 Southard Street, #8. Post Office computers read our old version as 20808 Southard Street which does not exist, so mail could go missing or be undelivered. We will soon be correcting our internal billing system to reflect these changes.

Thank you.

Our Gated Community

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

Building 2 I

201 Front Street, Suite 103

Key West, FL 33040

ph 305.296.0556

fax 305.293.0251

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 mos-

quito 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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