

# Update

Truman Annex Property Owners' Associations



## President's Message

Things have been fairly quiet around the Annex this fall. Now with the holidays over, Truman Annex will start to come alive.

As many of you arrive for the season, you will notice some changes we have been working on. First, you will notice the curbing at the Southard Street guardhouse. It has been expanded to the west to make room for trucks and lar-

ger vehicles coming through Southard Street each day. We have had damage to the guardhouse roof numerous times over the years and we have decided to replace the roof once the expansion is complete.

Another project that is in process are the new handicap curb cuts. New handicap accessible walks are being done along Southard Street at Thomas Street, Emma Street and Noah Lane because they did not meet code. Two new handicap walks have been installed along the south side of Southard Street at the park and to the west at Noah Lane. The other crosswalks in the Annex meet code. As most of us are aware, new laws mandate that crosswalks must be handicap accessible. The City of Key West is updating their sidewalks and we are also required to do so.

The City Planning Board voted

against our request for a variance for the proposed 14-foot high gates on Southard Street even though HARC had approved them earlier. Rather than go back to court, the TAMPOA Board decided to revise our drawings for 6-foot high gates. HARC approved these drawings on December 23<sup>rd</sup>. The good news is that we can now proceed because the gates meet City requirements and no variance is needed. We are currently in the process of obtaining the building permits. Hopefully construction will begin shortly without further delays. However, we never know when dealing with the City of Key West.

We have been getting a lot of positive comments on the coral creeper plants which we continue to plant in place of sod that that does not survive in shady areas. The plants are doing very well along Southard Street where we planted them

## President's Message, Continued...

as a test a year ago. We also added areas of coral creeper along Emma and Front Streets in mid-December. We will replace the areas where sod needs replacing first. Healthy sod will be allowed to grow. In time, the creeper will replace sod. The coral creeper costs a little more than sod initially, but the payback is tenfold with greatly reduced labor for mowing and trimming every week. The biggest plus to having the coral creeper plants is sub-

stantial water savings. Once established, the creeper does not need as much irrigation. It's another Green project in the Annex!

The TAMPOA annual meeting will be held on Monday, January 26<sup>th</sup> at 10:00 a.m. at the Top of the Hotel La Concha. I look forward to seeing everyone there.

I wish everyone a safe, healthy and prosperous New Year.

Sincerely,  
Harold Berry  
President, TAMPOA

## Harbour Place

Once again, we were fortunate to finish the 2008 Hurricane Season without any damages. We completed some needed maintenance and repairs. The Harbour Place property looks very good. We are in good shape financially as we begin the new year. Our major project remains the replacement of the decks and balconies. We are awaiting further bids and material options before we

can make a final recommendation to the membership. We hope to make a presentation at our annual meeting or an update of our progress.

Another item that we are working on is related to lights at the swimming pool. We will keep the owners advised.

We are looking forward to a great winter-spring season.

Regards,  
Tony Marcussen  
President, Harbour Place

## Sub-Association News

### The Foundry

Another year is over. If you are still up where it is cold, I encourage you to visit Key West where the temperature is mild and the activities are plentiful.

In the last newsletter, I mentioned that we would be painting the green fences around the Foundry buildings. The painting was completed in early December, so most will notice the difference when you return. In addition, the address plaques on the gates of each unit have been removed and sent to a sign company to be refurbished. When they are returned the words "Private Residence" will have been

added around the number on each plaque. Also, the gold trim will be redone with gold trim that is guaranteed not to fade which should keep the signs and addresses more visible and fresh looking.

A number of owners have replaced their windows and doors with hurricane proof glass, but until all units do so we can not take advantage of the potential savings in wind insurance. The savings would be about 30% if all members elected to have hurricane resistant glass installed. 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 rate.

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

Thank you,  
Bruce Baumann  
President, The Foundry

### Porter Court

With all of the bad economic news of bankruptcies, bailouts and the rest of us with "201Ks", the good news is that the Porter Court Board has approved the 2009 budget for the association without cutting services and without having to raise assessments. In fact, we have sufficient reserves to warrant a conservative investment strategy of purchasing CDs with varying maturity dates.

We are preparing for season

and as part of this effort we have brought our pool into compliance with new Florida legislation which calls for child-proof drain covers in the pool. We have also elected to limit the use of the pool from dawn to dusk rather than installing "stadium" lighting around the pool.

As I look out the window while writing this, it is a cold 18 degrees and dropping, with snow and wind gusts to 30 mph. I

guess I will hit the couch, watch some football and dream about sitting on my deck chair at the PC pool.

'08 went out with a thud. Let's hope for a much better '09 for all of us.

Regards,  
Dave Sgro  
President, Porter Court

# Truman Annex Property Owners' Associations

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## Mills Place

Thankfully, a quiet hurricane season passed by this year! The exterior painting of all Mills Place buildings is now complete. The sidewalks have been power washed and the property looks great. Our plantings and shrubbery are all

thriving, the humidity has blown out with the end of hurricane season and the light breezes are blowing. For all the winter-weary, we are ready for you!

Have a happy and healthy 2009.

Sincerely,  
Linda Harra  
President, Mills Place

## Shipyard

The new year is upon us and we are now welcoming back many of our winter residents. When they return they will see more green and lush landscaping, a brand new compactor, new recycling containers, a modification of the parking lot, new gutters, wireless internet by the pool and more to come during "season".

With much help and advice from the Finance Committee, the Board has passed the 2009 budget with no increase

in the monthly dues. We are fiscally sound and have a good contingency fund to protect us from any unexpected emergency expenses. Our reserves continue to be strong and we will increase them in the coming year to prepare for our next painting cycle in 2010.

Our annual meeting will be held on Friday, January 30th at 1:00 p.m. at the Top of the Hotel La Concha. We will have our annual social gathering on Thursday, January 29th at 5:00 p.m.

at the pool. The festivities are once again being organized by the very talented Jack Agnew. If you have any suggestions or would like to assist Jack in planning or setting up, please let him know.

I hope everyone enjoys a safe and happy New Year.

Regards,  
Mike Caron  
President, Shipyard

## 2009 Annual Meeting Schedule

**Harbour Place** - Friday 1/23, 10 a.m. at the Westin Truman Room

**TAMPOA** - Monday 1/26, 10 a.m. at the Top of Hotel La Concha

**Foundry** - Tuesday 1/27 10 a.m. at the Association Office

**Mills Place** - Wednesday 1/28 at 10 a.m. at the Association Office

**Shipyard** - Friday 1/30 at 1:00 p.m. at the Top of Hotel La Concha

**Porter Court** - Wednesday 2/4 at 10 a.m. at the Association Office

# **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. If you live in a condominium, these bins can be used to carry your recyclables to the central collection area. Please remember to properly store your bin out of sight. 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.**

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)