



Truman Annex Property Owners' Associations

Fall 2014

Serving:

- TAMPOA
- Harbour Place
- The Foundry
- Mills Place
- Porter Court
- Shipyard

Inside this issue:

Harbour Place	2
The Foundry	2
Mills Place	2
Porter Court	3
Shipyard	3
Rules and Regulations	3
Annual Meeting Schedule	5

THE ARCHITECTURAL CONTROL COMMITTEE

Whether first-time homeowners or long-time residents, we all have a hefty investment in where we live. It is important to preserve the value of our residences as well as the surrounding common areas we all share by keeping buildings well maintained and in a style that compliments adjacent structures and landscaping.

When our homes' exteriors are in good shape and the grass is cut, the hedges trimmed, the trash picked up and the sidewalks and roads well-maintained, the community is attractive to prospective buyers and renters and property values are preserved.

TAMPOA's Architectural Review Committee is a big part of sustaining the community's appearance and property values. While our design guidelines have some limitations, they do allow enough flexibility for individual expression.

Please contact a member of the Association's Architectural Control Committee or the Management office if you are considering a project for your home that involves changing the exterior paint colors, redesigning or installing landscaping, constructing a fence, adding a secondary structure or replacing windows and doors.

The Architectural Control Committee meets on the second Monday of each month and is happy to work with you and your architect or contractor to make your residence more livable while preserving the community's values.

I would like to thank the Community Associations Institute for information contained in this article.

Regards,

Harold Berry

President, TAMPOA

Harbour Place

We are very fortunate and pleased to have gone this far into 2014 without a hurricane or bad storm. Please continue to follow the rules that apply during Hurricane Season until at least November 30th. The third phase of our landscaping project is now completed. Everything has turned out nicely and is looking very good.

We are looking forward to a great winter, our busiest season. We are hoping for a repeat of last winter which was warmer than anywhere else.

This will enable the appropriate person(s) to address them in a timely manner.

Sincerely,

Tony Marcussen

President, Harbour Place

Please continue to contact Management or any of your Board members with any questions or concerns on a timely basis.

The Foundry

Fall is upon us and all is well at the Foundry. Key West will start filling up again with tourists and many of you will be returning for the winter months.

We had a minor unanticipated expense when we were told by Keys Energy Services that we needed to move the pool heater away from the transformer, but we managed to accomplish this task for under \$1,500. We have also had an estimate for re-

surfacing the parking lot and we will begin to budget for this eventuality starting in 2015.

The Foundry annual meeting is scheduled for Tuesday, January 27th. We welcome you and encourage you to serve on The Foundry Board of Directors. Please let me or Steve Wiggs know if you are interested.

Finally, we were all saddened

by the passing of long-time resident, Board member and former Association President, Rob Hoopes, this summer. Rob worked hard for our community and we are grateful for his many contributions. Our deepest condolences go out to Judy and their family.

Regards,

Jeff Stein

President, The Foundry

“Rob worked hard for our community and we are grateful for his many contributions.”

~Jeff Stein

Mills Place

Well, no news is, supposed to be, “good” and we’ve experienced no significant storms (lots of rain, but no serious storms) nor any other calamities have befallen our little place in paradise, unlike much of the rest of our planet. But, we do have some unfortunate news to report. The new plantings in the low lying area succumbed to the excessive rains and Karen is threatening to resign. Her resignation would be more than just an “unfortunate” development. Please, Karen, stop feeling responsible for this latest setback, this is just a minor glitch in the total garden

scheme which looks great.

Also, unfortunately, the trellises to be built over the garbage collection areas have not been erected, nor have the climbing plants been placed to beautify the areas. And, worse, we’ve regressed to once a week garbage/trash pickup. Hopefully, this latest development is temporary.

Hang on to the positive with regard to Mother Nature and her storms. Meanwhile, your Board will whine about the once-a-week garbage pickup. Last year’s pile-up was, as we

all know, not acceptable!

Looking forward to a lovely winter (personally, we are delighted to be heading down soon, escaping any upcoming snows.)

Keep well and travel safely,

Carolyn Sangston

President, Mills Place

Porter Court

It seems like just last week that I wrote the summer newsletter, but as some of you have heard me say, the closer you get to the end of the toilet paper roll, the faster it goes.

The last three months have been very quiet in Porter Court. A few renters have enjoyed our wonderful paradise, but few owners have been in residence. Key West has experienced very warm (hotter than usual) temperatures and below average rainfall. Our irrigation system is keeping Porter Court in its usual pristine condition. We did shut off the pool chiller and spa heater to save a few dollars. If someone is uncomfortable with the conditions of either the

pool or spa just call Maintenance to turn back on.

Although we did not anticipate any major expenditures over the last three months, we did have to replace some siding and repair the gutters on one unit. Also the gate had to be rebuilt and the cost came in much higher than we had anticipated.

During the summer we adopted a new rule concerning pets. The weight limit was removed, but we are requiring pet owners to keep their pets on a leash at all times in our common areas (i.e. pool and entrances and exit points) Renters are NOT allowed any pets during their

stay.

As we enter the fourth quarter we all will receive a first and second notice of the annual meetings. This will be your opportunity to volunteer to serve on the Board. The pay is not great, but it's a good chance to have a say in Porter Court decisions. Please submit any interest you may have no later than December 19th.

I look forward to seeing everyone back in Key West.

Regards,
Phil Hansen

President, Porter Court

***“It seems like
just last week
that I wrote the
summer
newsletter.”***

~Phil Hansen

Shipyards

I HAD A DREAM

Actually because of the summer holiday, the ongoing dreams I've had about Shipyards in 2009 and the interview between the future President Jacqueline Andrews, former TV reporter and Garrison Bright, long-time President of TAMPOA sort of took a back seat. I am confident that the interviews will continue in future newsletters.

SO, let me bring you up to date on the news of Shipyards in 2014 while many of you have been enjoying your summer months elsewhere.

WONDER OF WONDERS North Roosevelt Boulevard construction is COMPLETED. The speed limit is back to 35 mph and you can come and go in both directions whether it is Stock Island or your favorite Supermarket. Now let's see if after a big rain, the flooding doesn't happen as in the past.

I'm sure that when you all return to Key West, you'll see nice changes from the Boulevard to bike paths, new hotels and general evolution. You can always go to www.keysnews.com to get at least the highlights of what's happening around town. Oh, and election day is coming up on November 4th, so if you're not down and are a registered voter, get your absentee ballot please.

SO FAR, SO GOOD

Knock on wood since Hurricane Season doesn't officially end until November 1, we have had the best two worlds to date. No hurricanes or even the threat of one, but enough rain that the new plantings throughout Shipyards and around the pool are really taking hold. Enclosed are photos of what you will see when you return to your home in Shipyards, walk around the property and take a dip in the

pool. Again, I thank our Landscape and Pool Committees of Sandy Roy, Donna Weinstock, Terrie Newman as well as Board liaisons Mike Caron and Dan Johnson for their recommendations and persistence in keeping Shipyards looking as good as it can be. I am told we got an endorsement for the plant work from our neighbor in Unit #173, Stephen Pascavitch, who is a professional arborist. Thanks, Steve! We have also been testing some rock ground covering to lessen the daily mulch scratchings on sidewalks thanks to our chicken friends. If you check the first walkway from Southard Street toward the parking lot, you will see a marked improvement. (See attached photo)

UPCOMING BOARD MEETING

Our upcoming meeting on Friday, November 7th at 9:30 a.m. will have all of the important

(Continued on page 4)

Shipyard (continued from page 3)

reports and recommendations from the Finance Committee made up of fellow owners Al Metty, Scott Sprague and Alan Teitelbaum along with Board Treasurer Dan Johnson. This will greatly determine what, if anything, should happen to our monthly assessments as well as our overall fiscal health. I will tell you preliminarily that our finances are sound, but that there are always unknowns such as wind and flood insurance levels and during this current fiscal year we have had to spend considerable resources on replacing decks and other capital needs. We determine budgets that are prudent as no one likes surprises such as unexpected special assessments of which there has never been one in Shipyard since our beginning in 1990. We've held the line in the monthly condominium dues for the past few years, but we may face an increase in 2015. We shall see after this meeting. All owners of Shipyard are welcomed to sit in the quarterly Board meetings, so that if you're down in Key West the first week in November, feel free to attend this session.

MEET YOUR SHIPYARD DIRECTORS

I thought I'd give you a little background on your current Board of Directors who collectively have lived in Shipyard for 80 years.

Mike Caron - Many of you know Mike from either having purchased your unit through his working at Compass Realty or from his now eight years of serving on the Board. He was President for four years and continues to be our resident expert on all things insurance since his professional background in the greater Boston area was in the property and casualty insurance industry. He and his wife, Ellen, have owned in Shipyard for 20 years and have lived in Key West full time for the past eight years. He is a fierce competitor on the basketball court against mostly younger opponents and is the unof-

ficial mayor and greeter at The Green Parrot. Mike and Ellen and their beloved basset hound, Brandy, live in Unit #172.

Bill Cox and his wife, Paige, have owned Unit #210-09 since April 2003 and you will often see Bill walking his dog and saying hello to everyone from Security to Maintenance to neighbors and strangers. Bill has been a Realtor in Harford County, MD for 38 years and has developed single family, town-home and condo communities during that time. He also served in the Maryland General Assembly for 20 years and can guide me in keeping proper Roberts Rules of Order. Bill is the Secretary of the Board, but doesn't take dictation (except perhaps from Paige.)

Bill Dehning (Minnesota Bill) and his wife, Jean, live in Unit #206-01 and have owned in Shipyard for 13 years. When Bill is in Key West and you can't find him, he is probably out on his boat contemplating the meaning of life or having an uninterrupted go on his latest book. A passionate college hockey fan, Bill will go to the NCAA tournament wherever and whenever it's played especially if his Gophers are in the finals. So, this coming year it's Boston. I've already warned local bartenders in the area of the Boston Garden. If you run into Bill and want a conversation starter, ask him what exactly his business of importing and selling flour sack dish towels is all about.

Dan Johnson, the lowest paid painter on Sterling's staff, has owned Unit #210-15 in Shipyard since 1994. Happy 20 years to Dan and his wife, Corinne, without whom I would never get an e-mail from Dan, our Board Treasurer. Dan and Corinne are from Wisconsin and live in Key West from November to May

each year. They are owners of a real estate management company with commercial and residential properties. Dan was elected to the Shipyard Board on the platform that he guaranteed to make sure that Shipyard had the proper snow removal during the winter months. He has succeeded admirably in this effort.

Moi. I live in Unit #208-08 half of the year (January to June) and in Boston, MA the rest of the year. I first bought in Shipyard (Unit #162 in 1999) and in 2005 purchased the yellow cottage on Southard Street. My business background is with television and radio stations leading to owning a public relations company for many years. I also dabble in acting and being an adjunct professor in marketing at a university in Cambridge, MA. My daughters Meaghan and Zoe are lovers of Key West (Meaghan was married here) so I expect the Agnew ownership will continue for many years to come. I love Shipyard and have tried to make the quarterly newsletter more than generalities like "welcome back the snow birds."

LAST WORDS

I love this statement from Peter Ustinov: "Parents are the bones on which children cut their teeth."

Enjoy your last quarter of 2014 and I hope to see you at this Board meeting or come January when many more of you decide to escape the winters up north and enjoy the warm embrace of Key West. Your input is always welcomed.

Most Sincerely,
Jack Agnew
President, Shipyard
jack.agnew@msslpr.com

Shipyards Project Photos
(continued from page 4)



**TRUMAN ANNEX
PROPERTY OWNERS'
ASSOCIATIONS**

201 Front Street, Suite 103
Key West, FL 33040

305.296.0556, office
305.293.0251, fax
305.294.3995 guard house

Sterling Christian, CPM®
Operations Director
sterling@tampo.com

Vickie Datzman, CAM
Community Association
Manager
vickie@tampo.com

Chuck Best
Security Manager
chuck@tampo.com

Connie Christian, CPA
Accounting Manager
connie@tampo.com

Stephanie Hellstrom
Office Manager
stephanie@tampo.com

The Use of Grills

Anyone using a gas grill must locate it at least ten feet away from the wall of the building per fire code. If the unit's porch is not large enough, a gas grill may not be used. Electric grills are recommended in all instances as they are safer and the ten-foot rule does not apply. The use of charcoal grills is absolutely forbidden anywhere on the property.

Annual Meetings Schedule

- HARBOUR PLACE Annual Meeting - Friday, January 23 at 9:30 a.m. at the Tropic Cinema
- TAMPOA Annual Meeting - Monday, January 26 at 9:30 a.m. at the Tropic Cinema
- THE FOUNDRY Annual Meeting - Tuesday, January 27 at 10:00 a.m. in the administrative office
- MILLS PLACE Annual Meeting - Wednesday, January 28 at 10:00 a.m. in the administrative office
- PORTER COURT Annual Meeting - Thursday, January 29 at 10:00 a.m. in the administrative office
- SHIPYARD Annual Meeting - Friday, January 30 at 9:30 a.m. at the Tropic Cinema

We're on the web
www.tampo.com