

Spring 2009

# Update

Truman Annex Property Owners' Associations



## President's Message

It is hard to believe that another winter has come and gone, with many getting ready to leave. Even though it was a cooler winter in the Keys this year, it sure beat the zero-degree weather from up north.

This year's social was a huge success with record attendance. I heard nothing but good things about the food and entertainment. A good time was had by all. Please plan to attend next year as well. I wish to personally thank everyone who took the time to attend our annual meeting. Your input and questions are always welcome. This is how your Board can better understand your concerns and take action as necessary.

I know that everyone wants to know how our discussions with the Navy are going, however both sides have agreed to not discuss any of the conversations. I can say that both sides

have been mutually open and friendly while trying to solve our disputes. I will certainly update everyone when allowed. We did get lucky a couple of times when our updates to the owners were sent out before it was in the press and our goal is to continue that trend.

I am always available by phone or by e-mail and at our monthly meetings which are held on the second Monday of the month.

Regards,

Harold Berry  
President, TAMPOA

## Harbour Place

We have started the year 2009 in good shape, both financially and physically. We are hoping to remain that way for the rest of the year.

We have chosen a contractor and soon will be starting the project to replace the balconies and decks. The order of work will be:

1. The balconies on the second and third floors of the Annex Building.
2. The decks on the first floor of the Annex Building.
3. The balconies on the Administration Building.
4. The decks on the Administration Building.

We hope to complete the work with minimal inconvenience to the owners.

The area where the trash and recycling are gathered has been paved where it used to be dirt and stones. This will make it easier to access and a lot more sanitary. Please continue to RECYCLE as much as possible. It is the right thing to do.

Please keep your Water Damage Prevention Certifications current. This is very important. Please report any problems or concerns when they happen. This helps

Management and your Board to respond in a timely manner.

We will be replacing the grass on the mound near the swimming pool with Coral Creeper plants. It is used elsewhere in Truman Annex as a ground cover and will greatly improve the appearance of that area.

We all hope for another uneventful hurricane season.

Sincerely,

Tony Marcussen  
President, HPCA

## Mills Place

Another winter season has come and gone. There has been a lot of work going on at Mills Place and our property is looking fresh for the spring season. The new curbing is complete at the entrance to both parking lots and some large cracks in the other curbing repaired. The parking bumpers have been freshly painted and those that were in bad condition have been replaced with some new ones.

The gates at the dumpster as well as the recycling area are being repaired. Tree pruning is about to begin in preparation for storm season. Please remember that it is the responsibility of each owner to ensure that the leaves and debris are cleaned off of your decks to prevent rain water build up. The pool cushions will be moved into storage, but are available when you want to

use them. Your Board members are mindful of each expense, but feel that it is important to maintain the beauty of our property. Remember—our largest expense is wind insurance. Keep in touch and let us know of any concerns you might have. Have a wonderful spring and summer.

Linda Harra,  
President, MPCA

## Sub-Association News

### The Foundry

During the Foundry annual meeting three recurring items were raised: insurance, shading by the trees around the pool and the potential to build additional carports.

The Foundry Association's documents require that common insurance be purchased to cover the structures as long as it is possible to do so. We purchase the wind and hazard insurance each year (a combined policy through Citizens), but the flood insurance is no longer available to the Association, so that must be purchased by individual owners. Individual owners must also purchase wind and hazard insurance to cover improvements and personal items as the overall policy insures the building as a condominium even though we are town homes.

The Tree Commission was contacted and plans were reviewed should we ever decide to replace the existing trees at the pool in order to provide more sunlight there in the winter months. The Board has decided that no action will be taken on the matter at this time.

One of our members has volunteered to approach the City regarding building more carports to see if the proper permits could be obtained. Many of the guidelines that existed four to five years ago may have changed. However, if we can proceed, approvals and additional follow up will take time. There will be more on this particular topic in a future newsletter, especially if success is possible!

The best method for all of us to save money on insurance is to replace all windows and doors with impact resistant glass. Please consider this option as you change out any of your older wooden doors or windows. The difference in cost of impact resistant glass compared to regular is minimal and taking this action would save about 30% on our insurance premiums.

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

Regards,

Bruce Baumann  
President, The Foundry

### General Reminders:

A property-wide tree trimming will be done later in April. Please arrange to have your trees trimmed. If your trees have not been trimmed by the time the crews get to your property, they will be trimmed and you will be billed for it.

Before you leave for the summer, please take all items off of balconies and decks. In the event of a storm patio furniture, potted plants and other outdoor items become dangerous projectiles.

Please notify the administrative office if you see any general

maintenance items that require our attention.

Any modifications to your property require approval by the Association's Architectural Control Committee. Please contact the administrative office if you have questions regarding this.

## Porter Court

Sitting here on the veranda with the palm trees swaying, it's hard for me to focus on the business end of our little community of 19 homes here at Porter Court. But here goes.

So far, we're having a great 2009 - Insurance that's come in under budget, a comprehensive landscaping plan, strong recycling program, water and electricity being closely managed, etc. The TAMPOA Maintenance team

is doing a great job keeping the building exteriors and pool area in superior shape.

Over the next month, we'll be planting Florida-friendly, drought and salt-resistant plants with the goal of adding a lot of color to our environs.

Thanks to Lynne Johnston who has rotated off our Board after a number of years of great service. We look forward to her continued year-round involvement in supporting Porter

Court. And welcome to Phil Hansen, our newest Board member. After a career of flying for the Navy and Northwest Airlines, he's brought his management skills to our community.

Here's to a great summer and rest of 2009!

Al Montgomery  
President, PCCA

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## Shipyard

Spring has sprung in the Shipyard and things are looking green in more ways than one. The landscaping continues to look great and our recycling efforts have been outstanding. The education process continues for all residents and guests to become full participants in the recycling program.

We had a very successful owner's social the evening before our annual meeting. Thanks again to Jack Agnew, our party planner extraordinaire, for his organizational acumen, to Carol Metty for

her delicious shrimp and to all of the owners and their guests who attended this annual gathering. The current Board was re-elected and is honored and happy to serve another year.

Other things of note include the re-configuring of the parking lots to expand the current smaller spaces, the improvement on Southard Street with mulch and wood chips and the painting and dressing up of the pillars leading into the Annex (thanks to Dan Johnson.) Over the next few months, we expect to complete the fencing on the back row and add sev-

eral trees to the Angela Street side of the parking lot.

The Board continues to appreciate input and suggestions from all members of the Association.

Sincerely,

Mike Caron  
President, SYCA

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## Association Boards of Directors for 2009

### TAMPOA

Harold Berry, President  
 Steve Porter, Vice President  
 Bob Frechette, Treasurer  
 Al Metty, Secretary  
 Steve Kiel, Director  
 Dan Sujak, Director

### The Foundry HOA

Bruce Baumann, President  
 Rob Hoopes, Vice President  
 Phil Wilson, Secretary / Treasurer

### Porter Court Condominiums

Al Montgomery, President  
 Phil Hansen, Vice President  
 Dave Sgro, Secretary / Treasurer

### Harbour Place Condominiums

Tony Marcussen, President  
 Jim Tsoutsouris, Vice President  
 Bill Schrufer, Secretary  
 Harry Ramsey, Treasurer  
 Suzy Murphy, Director

### Mills Place Condominiums

Linda Harra, President  
 Paula Ryals, Vice President  
 Buzz Braley, Secretary / Treasurer

### Shipyard Condominiums

Mike Caron, President  
 Craig Tellerd, Vice President  
 Jack Agnew, Secretary  
 Ginger King, Treasurer  
 Alan Teitelbaum, Director

**For individual board member e-mail addresses, please go to [www.tampo.com](http://www.tampo.com). You may also call the administrative offices for their telephone numbers and other contact information.**

This is a reminder that the right to rent your property comes with some responsibilities.

There is an annual administrative fee of \$200 payable to TAMPOA if you rent your unit even once in any calendar year. This fee does not apply to Shipyard Condominiums.

A Unit Use Notification form must be submitted to the administrative office prior to the occupancy whether you have paying renters or non-paying guests. Rentals of less than seven days are not permitted. A maximum of 25 short term rental weeks are allowed in a calendar year. A short term rental has an occupancy of less than a month. The bal-

ance of that years' rentals may be comprised of month-long or longer rentals and they do not get counted toward the 25 weeks. Please be sure that you are in compliance with all of these requirements. There is a fining process for not complying with these responsibilities.

Thank You.

## 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.

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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.

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## 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](http://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.

Thank you.

### 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

**Sterling Christian, CPM, Operations Director**

[Sterling@tampoa.com](mailto:Sterling@tampoa.com)

**Connie Christian, CPA, Accounting Manager**

[Connie@tampoa.com](mailto:Connie@tampoa.com)

**Stephanie Hellstrom, Office Manager**

[Stephanie@tampoa.com](mailto:Stephanie@tampoa.com)

**Danny Franco, Maintenance Manager**

[Danny@tampoa.com](mailto:Danny@tampoa.com)

**Vickie Datzman, Bookkeeper**

[Vickie@tampoa.com](mailto:Vickie@tampoa.com)