

Spring 2010

Update

Truman Annex Property Owners' Associations



President's Message

First, I wish to thank everyone who attended our social and annual meeting. We had more people this year at both functions than in years past. For the first time, the Navy Base Commander came to our social and Jimmy Weekley attended our annual meeting with some insights into future City plans. Please plan to attend next year. Your Board sincerely enjoys hearing your concerns and comments.

We are progressing very well with the Southard Street remodeling and everything will be completed this year. We will be replacing the traffic signs on Southard Street to DOT approved signage. By replacing the signs, the Key West Police will be able to stop people for traffic violations and issue tickets. We requested Commissioner Weekley to make a formal request for us when work is completed.

We have promoted two of our security personnel to day-time management positions and another to a night manager position. I am very confident that most of our security issues have been addressed and improved. Please remember that if you feel someone is attempting to break into your home or appears threatening in any way, call 911 first and then our Security staff at 305.294.3995. It is important to remember that our Security personnel have limited legal authority.

You will also be seeing some changes to some of the

pools that are designated for various associations. The laws have changed recently and code enforcement has informed us that we must conform. The one thing you will notice first is increased fence height and different child-proof gates and latches. We will be progressing with these projects as permitting becomes available.

We are very fortunate to have a very good dedicated staff headed by a strong management company run by our Operations Director Sterling Christian. Our annual audit has never shown any discrepancies and this year was a repeat. Please come to our monthly meetings held on the second Monday of the month and if you have any questions or concerns I am always available by phone or e-mail.

Regards,
Harold Berry
President, TAMPOA

Harbour Place

Brrrrrr! This best describes our January, February and March season. It looks like good weather has finally arrived.

Our balcony and deck replacement project on the Annex Building is nearly completed. It has turned out to be really well done. Our contractor did an excellent job of repairing and replacing both the tile on the 2nd and 3rd floors and the wood decks on the 1st floor. These areas were in really bad shape. We feel that this project will keep these areas in tip

top shape for many years to come. Once the Annex Building is completed, the work on the project will be halted until around the beginning of next year.

The work on the Administration Building will begin after the end of hurricane season with the replacement of the roof and then be followed by the replacement of the balconies and decks. This part of the project will not be nearly as noisy as the work on the Annex Building was at times.

Our efforts to recycle continue to be strong. Thanks to all for using the bins. This is very important. Walking the walk is more difficult than simply talking the talk. Well done everyone.

We all hope for another hurricane season without damage to us or to the rest of the country.

Sincerely,
Tony Marcussen
President, HPCA

The Foundry

There is little happening at The Foundry as we enter spring, but before you know it, it will be hurricane season again. Now is the time to think about replacing your doors and windows with impact resistant glass if the older wood has rotted in the existing doors or side lights. Many unit owners have already replaced the windows and doors on all three floors, but there are an equal number that have not. I ask that all of you consider replacement with the PGT type windows and doors and this

will save all Foundry members money on our wind coverage (about 30%.) The cost of this replacement has also come down over the past few years.

In other news, the items discussed at the annual meeting relating to pool expenses and improvements are being addressed. It was determined that the existing fence did not meet Florida code for height. A temporary latticework structure has been put in place to

allow for continued use of the pool until a taller permanent fence can be installed. We are also investigating new furniture for the pool.

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

Sub-Association News

Mills Place

Everyone who visited Mills Place during the winter knows that we had a very cold and rainy winter in Key West. In fact, according to the folks at the National Weather Service, it was the coldest and rainiest winter on record here. But as we all know, "cold" is relative and winter in Key West sure beats the massive snowfalls of this winter in the mid-Atlantic states.

Upcoming projects at Mills Place include repairing and replacing the wood fencing around the property, improvements to the swimming pool and routine landscaping work. Our Landscaping Committee is evaluating what other improvements we would like to make to the general landscaping. We look forward to the Western Union's restoration. It has been nice to have her as a neighbor

in our "back yard," but nicer to have her back in service in the water. We are told that it will be soon.

Have a great spring and hope for another quiet summer!

Regards,
Linda Harra
President, MPCA

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.

Rental Notification

You are reminded that the right to rent your property comes with responsibilities. TAMPOA owners must pay an annual \$200 fee if you rent your unit even once in any calendar year. You must also fill out a Unit Use Notification form and submit to the office whether you have paying renters or non-paying guests. In addition, you must not rent for less than one week and you are limited to a maximum of 25 weeks of short-term rentals per year. Some members may not currently be in compliance with all of these requirements. Please take care of these responsibilities without any further delay. The Board of Directors would prefer not to enact the \$100 per day fining process for lapses in these responsibilities, but will be required to do so if members do not comply.

Thank you.

Porter Court

Except for the chill in the air at times, we've been having a great winter season with many of the owners in residence enjoying everyone's company. Of our 19 units, three have new owners: we welcome the McCoy's, Feor's and Linney/Stroud's to our piece of paradise.

There have been a whole lot of goings on at Porter Court. A big edition is new, beautiful pool furniture. Certainly an upgrade to one of the most beautiful pools in the area! Thanks much for the leadership of Diana Moore and Debbie Romano in our effort to find just the right brand, design and colors of 19 lounge chairs, 2 tables, 8 chairs, 12 tea tables and two umbrellas with umbrella bases. To top off the pool area, we've also added a large planter that we have positioned by the pool shed with colorful firecracker plants in it.

Thanks also to the owners facing the pool who have moved or replaced furniture on their porches and decks to promote an all-white around-the-pool environment.

We've really innovated our landscaping, building off of an already great tropical environment. To date, we've purchased and installed 148 plants and transplanted 23 existing plants. Three or four smaller palm trees are on the way. With the right pruning, mulching and policing, we're ready to be featured in a landscaping magazine! So much of this has been made possible by Doug Lynch who has taken on the role of landscaping guru - not only choosing the plants, but planting many of them himself. He should wear his elbow brace as a badge of achievement!

Parking this time of year can be an irritant with interlopers from

outside our community parking in designated Porter Court spaces. We ask residents who note non-residents or non-renters to report these vehicles to Security. Also, note that there are spaces available on Front Street for short-term (not overnight) guests - Contact Security for directions.

To our residents: if you see any issues, problems or challenges please communicate them directly to Sterling Christian (sterling@tampo.com) and/or to members of the Board. There is no need to be formal about this. Sterling will evaluate your request and ensure that it is addressed. Please don't hesitate to do this as in this era of cell phones and the internet we should be able to address all issues, large and small, in a very responsive way.

Al Montgomery
President, PCCA

“Security” and 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 and exits the communities. Members of our staff are available to help

homeowners with issues such as parking and violations of homeowner bylaws. The on duty Security Manager can be reached at the office, 305/296-0556 between 8:00 a.m. and 4:00 p.m. during the week. The Security Staff can be reached at the Southard Street entrance gate, 305/294-3995 after hours and on the weekends. The number for the gate is also

available on the recorded message on the office phone line, 305/296-0556. Any Suspected criminal activity should be immediately directed to the Key West Police Department by dialing 911 or the department's non-emergency number 305/809-1111 followed by a call to TAMPOA Security.

Shipyard

Spring has finally arrived and things are looking green and lush here in Shipyard. We appreciate all the efforts of the Landscaping Committee as well as the work that the maintenance staff does to keep things looking great.

Our recycling efforts continue to improve and we encourage our owners who rent their units to educate their tenants to recycle. The Board wishes to thank all those owners who attended the annual meeting as well as those who returned their proxies. We continue to be fiscally vigilant and greatly appreciate the advice and counsel of the Finance Committee.

The annual social was once again a big success. Thanks to Jack Agnew, the Chairman (and only member) of the Social Committee. We had a wonderful opportunity to visit with old friends and meet new owners.

As we prepare for the painting cycle, the maintenance staff will be looking for areas that need treatment. We appreciate any input that our members have. Lastly, another round of applause to Dan Johnson of 210-15. He continues to assist our maintenance staff in painting and overall cleanup. As the inaugural winner of the Painter of the Year award at our annual meeting,

Dan is bound and determined to do a repeat next year.

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

Sincerely,
Mike Caron
President, SYCA

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.

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 braded metal jacketed hoses.
6. Replace dishwasher and ice-maker lines with reinforced braded metal jacketed hoses.
7. Replace sink and toilet water supply lines with reinforced braded 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.

Mold Prevention

To minimize the occurrence and growth of mold in units, owners should consider doing the following:

1. Replace a/c filter (or clean if a permanent) monthly to maintain proper air flow and operation.
2. Clean clothes dryer vent annually to maintain proper exhaust air flow and operation.
3. Hire a home watch person if away from your unit for an extended period of time. Leave the name and phone number of the responsible person with management when you leave.
4. Keep a/c on and running while not in residence at a temperature no higher than 78 - 80 degrees.
5. Owners should remove any visible moisture accumulation in the unit, including on walls, windows, floors, ceilings and bathroom fixtures; mop up spills and thoroughly dry affected area as soon as possible after occurrence; keep climate and moisture in the unit at reasonable levels. Promptly notify Association management in writing of the presence of the following conditions: (a) A water leak, excessive moisture or standing water inside the unit. (b) A water leak, excessive moisture or standing water in any community common area. (c) Mold growth in the unit that persists after owner has tried several times to remove it with household cleaning solution such as Lysol or Pine-Sol disinfectants, Tilex mildew remover or Clorox bleach.

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)

Truman Annex Property Owners' Associations

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Association Boards of Directors for 2010

TAMPOA

Harold Berry, President

Steve Porter, Vice President

Bob Frechette, Treasurer

Steve Kiel, Secretary

Al Metty, Director

Pat Neuhausel, Director

Dan Sujak, Director

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Bruce Baumann, President

Rob Hoopes, Vice President

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Jack Agnew, Secretary

Ginger King, Treasurer

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Your Administrative Staff

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