



# Truman Annex

Spring 2014

## Serving:

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

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## RULES AND REGULATIONS

As the old saying goes, “One bad apple can spoil the whole bunch.” The same idea often holds true for residents who choose to ignore a community association’s rules and regulations, even if they are well-intended and in place to serve the greater good of the community. Rules are created for many reasons, but some unit owners forget why some of them are there in the first place, or that they have a personal stake in their enforcement. Establishing a sound set of fair and enforceable rules is the best way to promote harmony in community associations. For homeowner associations in Florida, the lines are drawn clearly on how rules should be implemented. The property manager should bring concerns and issues to the Board’s attention and should work to establish rules and the Board itself votes on approving rules. Violation letters may be sent as a reminder to those owners who need to address infractions for which they are responsible. Following are some reminders of rules that seem to be often forgotten:

- Garbage and recycling pickup day in Truman Annex is every Tuesday. Individual homeowners are allowed to put their bins on the street on Monday night and the bins must be brought back in just after pickup on Tuesdays.
- There are strict unit occupancy limits. A maximum of six people are allowed in units with two full baths. A maximum of eight people are allowed in the large freestanding homes, no matter how many bedrooms or bathrooms.
- Owners should advise their contractors that work in Truman Annex is only permitted from 8:00 a.m. to 6:00 p.m. from Monday through Saturday. Contractors will not be allowed on property prior to 7:00 a.m. and workers should be off property by 6:00 p.m. No work is permitted on Sundays or Holidays.
- Owners’ guests and contractors should park in the space designated for the unit which they are visiting. If that space is not available, street parking is available on Thomas Street. No commercial vehicles are allowed to park overnight anywhere. If you have any parking questions, please call Security at 305.294.3995.
- Noise levels should be kept to a minimum after 10:00 p.m. If you hear excessive noise, please call Security while the disturbance is occurring so that they can handle the situation immediately. The number for Security again is 305.294.3995.

In the end, it is the Board of Directors that must take the pulse of the community and determine what rules are appropriate and instruct the property manager to enforce them as necessary. Please do your part to maintain the community by following the rules and correcting any violations in a timely manner.

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

Regards,

Harold Berry

President, TAMPOA

## Harbour Place



New landscaping in front of the Harbour Place Administration Building.

Spring is here, Spring Break is over and our busy season is winding down. How lucky we are to have had such a mild winter, especially compared to most of the rest of the country?

Harbour Place will begin the next phase of our landscaping improvement project soon. This will involve the Foundry side of Buildings 105, 107 and 109. We hope to complete this phase in time for the beginning of the rainy season. Last years' plantings continue to look better as they take root.

June 1 to November 30 are the official dates of Hurricane Sea-

son. REMINDER: Please follow the rules during Hurricane Season - if your unit is unoccupied any time during the season, then all items must be removed from decks and balconies. If occupied and a Hurricane Warning is issued, then all items are to be removed from decks and balconies immediately. These are the rules for TAMPOA and Harbour Place. There are no exceptions!

All Harbour Place owners are asked to obtain stickers for their bicycles and to keep them in the bike racks. Bicycles or tricycles without Harbour Place stickers will be removed from the racks.

Please report any problems to Management or to one of your Board members as they occur, so that problems can be addressed in a timely manner.

Here's to a great 2014 and beyond.

Best Regards,

Tony Marcussen

President, Harbour Place

## The Foundry

Happy Spring! Those of us from up north have had a rough winter, but it was made infinitely more tolerable by our visits to Key West. The Foundry held its annual meeting on January 28th and the current Board was re-elected to serve another term. Officers for 2014 are: Jeff Stein, President; Rob Hoopes, Vice President and Steve Wiggs, Secretary / Treasurer. Outgoing President Rob Hoopes reported that 2013 was a quiet year and that there were no major issues in the community. The Association's finances are in good order and the dues level for 2014 will remain unchanged. A number of good ideas were presented at the meeting and we have already seen tangible results.

carport and 10 owners indicated that they would like to pursue this issue with two more owners indicating maybe or undecided. We will continue to look at the feasibility of constructing additional carports and will report back to the membership when we have more information. We also surveyed owners about impact resistant windows and doors and have determined that 18 units have installed impact resistant products. I would encourage all unit owners to consider replacing their old windows and doors as it will not only reduce any exterior noise, but will also result in significant savings in your insurance.

I would like to give a big thank you to Sally Shapiro who has compiled and distributed a directory of Foundry owners. We

have also put together a laminated map of the Foundry and is being distributed to each Foundry owner. We request that you put this map on your refrigerator so that your guests will know where to take the trash and recycling, how to get to the pool and a few other general community rules.

Regards,

Jeff Stein

President, The Foundry

**“...we have  
already seen  
tangible  
results.”**

**~Jeff Stein**

We conducted a survey of owners interested in constructing a

## Mills Place

Glory Be! Not only has our fence on Emma Street been painted, but the bays for the new garbage and recycling cans have been constructed, complete with gates for two of the three bays. Now we await new recycle cans and trash cans and since season is almost over, they should be in place soon. Meanwhile cans in the south parking lot are overflowing. Still problems with landscaping waste despite extra pickups by Dot Palm. Plans for the trellis have been furnished and we look forward to plantings to beautify both trash / recycle areas. Meanwhile, the new plantings on the water side of

the Hospital Building look lovely and are much appreciated.

It has been quite windy here, of late, and we lost one of our tables at the pool. The tempered glass top shattered. Sterling, et al, furnished a second table. It is only a temporary fix as it is 6" smaller in diameter and stark white, but it keeps the grousing for table space to a minimum, for a while.

As for the wildlife report, the iguanas must be in hiding as none have been spotted in or out of the pool, of late, nor (cue the music) up on the roof. That's

good news. The bad news is that they have been replaced by roosters, but not too many. We yell and flap our arms to encourage their hasty departure, however, they look sort of bored and just duck under a bush or fence briefly. They seem to hang around the front of the buildings, ignoring the rest of the property. Better scratching, I assume.

Well, no late breaking news so I shall end this opus with the reminder that all guests, whether gratuitous or renters, must furnish a Unit Use Notification to the administrative office stating that the guest has

read and agrees to the Mills Place rules and regulations, especially with respect to keeping pets. Renters are not allowed to have pets in Mills Place.

Have a good summer and continue to hope that we can avoid having to use the "H" word this year.

Regards,  
Carolyn Sangston  
President, Mills Place

## Porter Court

In 1937, a songwriter by the name of Fats Waller wrote a tune titled "The Joint is Jumpin.'" That really describes what Key West has been like for the first three months of 2014. A combination of terrible winter weather everywhere north of the Florida border and an improving economy has brought a record number of tourists to our little town. In addition, with approximately 550 hotel rooms out of commission due to reconstruction, most of these visitors have been arriving and staying down in Old Town. We have certainly had plenty of renters enjoying a little bit of paradise here in Porter Court. We enjoy meeting new friends and we know they all enjoy our beautiful pool, spa and our lush landscaping.

In January we held our annual meeting. It was nice to see most of our owners attend or at least submit their voting proxy. The same three people were again elected to serve on the Board of Directors. Phil Hansen will remain as President, Larry Halstead as Vice President and Neal Mughnerini as Secretary / Treas-

urer. The three have served for the last couple of years with good results. We all seem to bring something to the table for the betterment for Porter Court. Our finances remain in good shape. We have spent a lot of money on landscaping and irrigation over the last year, but barring any unforeseen condition, all major expenditures are behind us. We need a year or so to rebuild our reserves for the future. Eventually, our buildings will need to be painted which will be a considerable expense. In early February we conducted our annual property inspection and identified some siding and deck issues that need immediate attention. The work took approximately one week and was completed under budget.

Now for the tough issue. About nine months ago we decided to construct carports. Although we initially thought that only a few owners would sign up, by the time we started the design process a total of 16 owners expressed interest. This meant 10 carports along the straight

section and an additional six on the curved section. Wrong. After our design firm had completed the drawings and we hired a contractor to obtain the permits and commence construction, we got basically a Stop Order from the Key West Fire Department. We were really surprised by this order and are now discussing our next steps. We started out with great hopes and that quickly turned into a can of worms.

Finally, many of our owners will be heading elsewhere for the summer. I encourage everyone to ensure that your water is turned off and that your porches are cleared of anything that might become a flying object in a storm. When we leave, we turn our A/C up to 82 degrees, unplug our water heater and keep our ceiling fans running. These are only suggestions, but the important one is to turn off the water.

Sincerely,  
Phil Hansen  
President, Porter Court

***"...all major expenditures are behind us."***

***~Phil Hansen***

## Shipyard



The mounds near the Shipyard pool are looking beautiful and lush.

***“I want to commend my fellow Shipyard neighbors for the strong response...”***  
***~Jack Agnew***

### I HAD A DREAM

The year was 2009, the end of this century and it was a dialogue between newly elected Shipyard President Jacqueline Andrews, a former TV reporter, and long time TAMPOA President Garrison Bright. It sounded like this:

Jacqueline: “Mr. Bright, it’s nice having a sit-down conversation with you since I have a lot of questions, if you don’t mind.”

Garrison: “Oh Jackie, you can call me Garry and feel free to ask me anything you want. Do you know that with your election, there are now four female Presidents between Truman Annex neighborhoods (Harbour Place, The Foundry and Porter Court) and Shipyard? I am going to have to watch my behavior.” Heh, heh.

Jackie: “Oh, I’m sure we’ll get along very well as TAMPOA and Shipyard have for the past 109 years. So let me get to it. Since we have many new owners in Shipyard, I have been asked to tell them exactly where the TAMPOA property line ends and the Shipyard’s begins.”

Garry: “Certainly, Jackie. TAMPOA property runs up to the fence line of Shipyard units on Southard Street as well as what is called the nicely landscaped Common in front of the entrance to the Shipyard pool.”

Jackie: “Well, is there any truth to the rumor that TAMPOA is exploring the mineral rights under the Common? That the drilling is looking for deposits of natural gas?”

Garry: “I just don’t know how these rumors start. We are NOT looking for gas, we just want to make sure that there is

no danger of a sink hole developing on the TAMPOA land. And anyway, my geologists say that we’ll have to drill deeper if we want to find any gas pockets....not that we plan to do that in the near future Rumors. I just can’t understand how they start.”

Jackie: “What’s up with Waterfront Park?”

Garry: “The City Commission says that work should begin soon, but that one more study is needed due to global warming which has resulted in the rise of the ocean so that the dimensions of the planned park have been diminished. The proposed amphitheatre area would now be underwater. We want to make sure that Bahama Village has its fair share of the land. The water park idea first proposed by former Mayor McPherson is now back on the table.”

Jackie: “One of our owners, John Bollinger IV, keeps asking about Admiral’s Cut. Where does that stand?”

Garry: “You’ll have to ask the Commissioners. Nothing will happen with Admiral’s Cut until the Commissioners make a decision on the proposed gambling casino on Wisteria Island.”

Jackie: “Switching topics, how’s the real estate market? Shipyard owners always want to know how their investments are doing.”

Garry: “Well. Good news there. Tiffany Behmke, great grand niece of John and Kay Behmke has given up her dancing job in Las Vegas and has returned on her motorcycle to run Compass Realty. She has really taken charge and has Compass turning in a whole new direction. She sees global warming as an opportunity to

be able to offer many new, VERY close water view properties in TAMPOA and Shipyard. She feels the upper condo units in Shipyard now will be in ever greater demand, if you get what I mean. Additionally, she has put the sales staff through a rigorous training program and completely changed the lexicon of property descriptions. For example, small is now “charming.” Very small is “cozy.” “Walk to everything you want to see or do” takes the place of “there’s nowhere to park.” “Expensive” has become “prestigious” and a property that needs a lot of work is a “handyman’s delight.” Tiffany is confident that this will give sales a big jump. Not one asking price for a Shipyard condo has dropped under \$1M since the year 2007.

Jackie: “Well, I won’t take any more of your time, Garry. Could we have this conversation every quarter and we run it in the newsletter?”

Garry: “Why not? I believe in giving our owners as much information as possible.”

Jackie: “That’s great. Next time, I want to ask you about the controversy over Security adding drones to its “staff.”

To be continued...

Ok, back to spring of 2014.

TO SMOKE OR NOT TO SMOKE?

That is the question we put forward for a second time to Shipyard owners about whether to ban smoking around the swimming pool. The first poll two years ago was inconclusive, so a new one was sent out and the Board will vote at our upcoming spring Board meeting on April 23rd. I want to commend my fellow Shipyard

## TRUMAN ANNEX PROPERTY OWNERS' ASSOCIATIONS

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## Shipyard, continued...

neighbors for the strong response which was about 130 out of 183 units. I have asked the office to not give me the results until just before our next Board meeting, but whatever the sentiments of the majority of owners will be a major factor in our deliberations.

### TRASH AND RECYCLING

We were having problems with people putting garbage in the trash can located next to the mailboxes. I'd like to believe that it is not owners, but renters and despite the sign, there was garbage put in the can that is for used envelopes, advertising circulars and junk mail. May I suggest having a diagram on your fridge showing renters where the dumpster is located along with our recycling policy. You may want to include this diagram in the information kit being sent to your rental guests.

### BIKES AND BIKE RACKS

New bike racks have been placed around Shipyard to address the shortage of space during high sea-

son. Additionally, the Board of Directors is going to discuss whether we should adopt a tagging system to identify owner bikes in case one becomes old and rusted and needs to be discarded. This way we can reach an owner to ask permission

### EXPAMPLES OF SHIPYARD NEIGHBORS SUPPORTING EACH OTHER

Board member Dan Johnson took it upon himself to personally power wash Shipyard walkways which, because of traffic both from humans and from dogs, had become pretty grimy. Thanks to the generosity of neighbors like Lois Taylor and Penny Feeser in allowing Dan to use the electrical outlets, Shipyard walks are that much cleaner. What a difference.

### THREE MONTHS AGO

It seems a long way back, but we had a terrific and informative annual meeting. Draft min-

utes were sent out in February to all Shipyard members with highlights of remarks by Mayor Craig Cates, our City Commissioner Jimmy Weekley and a representative of FIRM who updated our membership on flood and wind insurance issues being considered by the Florida State House and Senate. I would also like to thank the Shipyard membership for allowing myself, Mike Caron, Bill Cox, Bill Dehning and Dan Johnson to serve another year as your Board.

### TIME TO END THIS NEWS- LETTER

Let me leave you with this thought. If you think that no one cares if you're alive, just try missing two months' of your condo payments.

Sincerely,

Jack Agnew

President, Shipyard

## Spring Reminders

Association financials for 2013 are available in the administrative office for review.

When you leave for the summer, remember to turn of the water to your unit and remove everything from balconies and decks. Association staff will not be available to help you bring items inside in the event of a storm.

Electric cars are not allowed to be plugged in anywhere on property unless the car is in a private garage or carport. Electrical cords must never run across a sidewalk or any

other common area for obvious safety reasons.

If you would like your clothes dryer vent inspected and cleaned, please call Ted at World Themes to schedule. 407.574.8621. Ted has located and repaired many problematic dryer venting situations that could have resulted in fires.

Please be sure that your pets are registered with the office. Copies of the pet's annual vaccinations and a photo are required.

Temporary parking permits are available from both the guard house and the association of-

fice. Permanent stickers are available in the office during regular business hours. Shipyard owners and long term tenants are now required to have registration stickers on motorcycles and scooters.

Please do not put rat bait out anywhere on property as it is a hazard to children and pets. The Association's licensed exterminators have installed bait stations and they are inspected and maintained on a regular basis.

Thank you and happy spring!