

Update

Truman Annex Property Owners' Associations



President's Message

Recently, I've taken to watching the City Commission meetings on Key West channel #77. The dates and times for these meetings are published on the City website. To find this information you can search "Key West City," go to the homepage, then look at "public meetings." While watching the May 15th meeting, I was surprised to hear that a public workshop on the development of the waterfront was to be held the next day at the Doubletree conference center. To my knowl-

edge, no one within Truman Annex had been notified of such a meeting and the commissioners agreed that it had not been properly published on the website. I thought I'd better go, but before going, I also thought I should refresh my own memory on what the City has previously published on this matter. You, too, can get this information by typing in "trumanwaterfront.com" and clicking on the "public meeting" heading on that page. It's interesting. What you will find is a series of slides that were presented in the original charrettes in November of 2004 and February of 2005. My own ignorance of the definition of "charrette," by the way, was not remedied by looking in a Mirriam Webster, a Funk and Wagnall's or the unabridged Oxford English Dictionary. Too obscure a word to be included, apparently. But by simply typing it in on a web search I learned that it was "an intense period of design activity that incorporated the interests of a diverse group of people."

So, on the evening of Wednesday May 16th, I went to this public meeting at the Doubletree. It was attended by six of the seven com-

missioners and about sixty members of the public. The port director, Raymond Archer, gave an introduction which included a history of the development of the waterfront conceptual master plan. He then introduced a consultant who displayed slides of the plan. It was exactly the same conceptual master plan that was on the 2004 public meeting and is displayed on the website. Members of the public were then asked for input and various suggestions were made: maximize green space, accommodate an oceangoing ferry, construct ball fields, affordable housing, assisted living, public parking for the City and retail economic development pods. After taking public comment, the Commission made two decisions. They agreed to place sod where the water tower used to stand to establish a soccer field. They also agreed to take down the fences along Fort Street which may eventually affect our community security perimeter from the back of Southard Street.

Now for the editorial. All of these suggestions and ideas may be good. There may be addi-

President's Message, Continued...

tional good ones to come. Not all of them, in their full incarnation, can be done without compromises being made. For example, if the request to maximize parking to help downtown congestion and large public events is allowed, it will eat up park space or ball fields. In the middle of the projected "programmable space" on the City's master plan is a road easement for the Navy. This road easement is clearly cited in the quitclaim for the City and it needs to be considered. Pedestrian traffic can not be maximized without opening Admiral's Cut. The request to establish retail pods may be at the expense of other retail space in the city that currently goes unoccupied. If all

one hundred and thirty five units are developed for independent and assisted living it will cut into transit possibilities, take additional parking and green space. This change in space is considerably larger than the City published on its conceptual master plan. And, of course, there are costs to the taxpayer. It is estimated that the long term costs of the overall waterfront development may approach twenty million dollars. These are just a few of the tradeoffs and considerations, but "balance" must be the operating mindset.

My hope is that you look carefully at the inserted conceptual master plan as well as the map of

the proposed independent / assisted living project. Think about them and let the board and all commissioners know your thoughts. With many Annex residents away at this time of year, you can direct your thoughts to City officials (see; Keywest-city.com.) You will be part of the "diverse group of people" that can have an effect on the long term outcome of this valuable resource. Maybe. But for the information superhighway to really work, it should be a two-way thoroughfare. Get your ideas on it.

Thomas B. Tukey
President, TAMPOA

Harbour Place

Many of our residents are returning north to spend the summer months. This gives us the opportunity to get some messy items out of the way such as tree trimming, landscaping, cleaning and plantings completed.

As much as we are not interested in the word, we have sent a notice to all our owners to remove ALL ITEMS from the decks in case of a hurricane. We are all hoping for a quiet season.

Although we braced our-

selves for a large increase in wind insurance, our increase was quite minor, much to our delight. With the cooperation of our homeowners to remove all items from the decks and good risk management on any other items that may cause damage, we hope for a safe and damage free season.

Our next major project is the repairing and replacement of decking and balcony flooring on both of the Harbour Place buildings. A membership committee has been set up and is headed by

Chuck Gilmore and Bill Schrufer, Harbour Place board members, to explore the options available. A report on findings will be presented at the annual meeting in January.

If you have not done so already, please remember to turn in your water prevention recertification form to the TAMPOA office.

Happy summer!

Kathy Melendy
President, Harbour Place

Sub-Association News

Mills Place

Summer is now upon us and this means another hurricane season. Please make needed preparations to protect your unit and belongings. Remember to secure all outdoor furniture from heavy winds and make sure that the office has a local point of contact in case problems should occur. As the season winds down,

it is certainly quieter and less hectic in town.

Elections for mayor will occur in the fall. If you haven't registered to vote here, please consider it. Your vote in Key West carries more weight than almost anywhere else. Make your voice count.

Recent rains have been very helpful to our landscaping and we did just undergo tree trimming in preparation for any storms. Wishing you a calm and peaceful summer!

Steve Kiel
President, Mills Place

The Foundry

Season is over and many of you have left for the summer, but the weather in May has been great, although we still need rain. As a new hurricane season approaches, please remember to make sure your 2nd floor drain is clear of debris to avoid any flooding of the deck and bedroom areas.

It appears that we will not receive any relief on our wind insurance rates for 2007. Although there has been much discussion in the Florida legislature, there has yet to be relief in the projected rates. As you may recall, the board elected to levy special assessments to meet the required estimated rates for the coming year. Since the rates have not been adjusted, we will have to increase the quarterly dues in the future to make sure the insurance budget has an ade-

quate balance for payments. We did elect to continue the 3% deductible coverage for the wind insurance based on your input.

Since The Foundry was remodeled in 1996, we have been fortunate to avoid potential hurricane disasters, but as a number of owners will tell you, we were not able to avoid the "Flood of 2007." One of The Foundry units was cleaned by a cleaning service that elected to start a laundry load on Saturday and did not return to check the progress until Sunday. Unfortunately, the laundry center did not shut off during a fill cycle and water flowed for over 24 hours. This event caused damage to seven Foundry units – more than any natural disaster. I would like to thank the TAMPOA staff – Danny, Stephanie, and Sterling – for their quick reaction of getting into the unit, shutting off the water and

making the initial arrangements to get each of the units dried out to prevent mold from causing further damage. Thanks to all of them for their quick response! For our members, if you use a cleaning service, they should be reminded to check the unit within an hour of starting the laundry to avoid a disaster of this type – a huge expense and inconvenience for many. Fortunately, both individual and Foundry association insurance will help to cover the damage that occurred.

Your board, Dan Sujak, Steve Porter and I look forward to receiving any ideas or comments you have relating to The Foundry.

Bruce Baumann
President, The Foundry

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

Porter Court

Last season, life in "The Court" settled into a Key West mode: Laid back and beautiful. The Court looked terrific with its fresh coat of paint and lush landscaping.

There was little in the way of major project work. We did our customary manicuring of the

landscaping and if you took a moment to smell the roses, you would have realized how really beautiful it is. There were a few pool and hot tub problems, but relatively minor in the greater scheme of things. We also had a roofing problem that had to be mended.

So, for many of us, it is back to the routine of the north with last season a memory and next season an anticipation. That's it for now. I've got to get back to daydreaming.

Dave Sgro,
President, Porter Court

Shipyard

We're heading into the slow, hot summer and hurricane season is here. Let's all hope for another mild year. The trees and bushes have been trimmed back to minimize any damage. The landscaping still looks very good in spite of needing rain. Thanks to the landscape committee's

choice of plants that work well with the climate. We will be adding more plantings this summer to fill in some areas. Hopefully we are close to working out a plan with the city to plant trees along the Angela Street side of the parking lot that currently looks pretty bare. A "no animals" and "no

jumping" policy for the pool has been approved and signs will be added soon. That's all for now. I hope everyone has a safe and enjoyable summer season.

Steve Bergstraesser
President, Shipyard

Your Administrative Staff

Sterling Christian, CPM, Operations Director

Sterling@tampoa.com

Connie Christian, CPA, Accounting Manager

Connie@tampoa.com

Stephanie Hellstrom, Office Manager

Stephanie@tampoa.com

Danny Franco, Maintenance Manager

Danny@tampoa.com

Michael Gearey, Security Manager

Michael@tampoa.com

Vickie Datzman, Bookkeeper

Vickie@tampoa.com

General Reminders

- Remove all items off of decks and balconies whenever you leave town.
- Turn off water at the main valve to the unit whenever you leave your unit for more than 48 hours.
- We'd like to start a list of owners that have companies or know of sources not in Key West that could assist the Truman Annex associations in the event of a major disaster. Examples: engineers, building contractors, etc. Please call or e-mail us.
- 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.