

Update

Truman Annex Property Owners' Associations



President's Message

Bits of this newsletter will be an echo of last December's newsletter where I chatted about peace on earth and goodwill toward men. It seems to be a never ending quest. Lack of peace continues to dominate national news and local papers, but it may be an increasing possibility here in Truman Annex. As some of you may know, we had a pre-trial mediation conference with the U. S. Government, the Navy, and the City. Sterling Christian, Bob Frechette, Bill Andersen and I attended on behalf of TAMPOA for what turned out to be a seven hour session. In the spirit of the season, goodwill was shown by a willingness to untie a very tightly knotted problem.

At this point, it is a continuing

process. We have been admonished by the mediator to not discuss any of the details at this time. In this season of lights it is mildly ironic that we are currently prohibited to shed any light on what transpired. In the past, we have tried to be as transparent in our affairs as legally possible and it pains me to be unable to provide more information. As soon as we can, we will gladly be more forthcoming.

In the meantime, just some brief information on other subjects: At the November Board meeting the 2008 budget was passed. The quarterly assessment will be about \$1,150 per member. During the past few quarters, the Association reserves have been fully replenished. We are now working on paying down the bank note that we borrowed. It will take another three or four quarters to pay this down fully, but it is likely that assessments will be lowered in the 2009 budget; perhaps not to the 2006 levels, but lower nonetheless. This line of credit was established to defray legal costs and to provide for financial availability in the event of some unforeseen event like another hurricane. And speaking of hurricanes, we just passed the last official day of the season. With no damaging winds this season some folks are moderately optimistic about getting

a helping tailwind in the real estate market. Time will tell, but I think they might be right in thinking that better times may be coming.

One guaranteed good time is the annual TAMPOA social. It is January 25th at the Little White House. Be sure to come and maybe invite a guest. It's your tax dollars at work (or play.) The annual Shipyard cocktail party is at their pool on January 31. The Shipyard annual member meeting is the next day, February 1 at the Top of La Concha. The TAMPOA annual meeting is Monday, January 28 also at the Top of La Concha. Check-in begins at 9:15. Please try to arrive early so you can vote, chat a bit and we can start as close to 10:00 as possible. No guests at this one, please. The annual meeting dates for all of the associations are published further in the newsletter.

So again, we are hoping for a peaceful settlement of the Southard Street matter and we will work diligently to give that to you. In this season of lights we will shed more light on the process as soon as possible. But most importantly, I wish you peace in your personal and family lives. Happy holidays and best Wishes.

Thomas Tukey
President, TAMPOA

Harbour Place

The summer provided a great opportunity to get some routine maintenance items completed. The exteriors of the buildings were pressure washed, caulked and the balconies were sealed. A number of items were completed to contribute to the overall appearance and maintenance of the buildings including grouting of the pool area, repairing and painting of the flashing on the Administration Building and replacing broken pipe hangers in the park-

ing garage as well as scraping and painting them.

The major issue on the Board's agenda is to plan for the balcony and deck replacement project. Local architects have been asked to present letters of interest and presentations will be scheduled in preparation of formal presentations.

The Board has appreciated the many positive comments on the appearance of the property including

the landscaping which looks great.

Hope to see you here for the Holidays. Happy Holidays from the Harbour Place Board of Directors!

Kathy Melendy
President, Harbour Place

The Foundry

I was fortunate to be at The Foundry at Thanksgiving and the weather was great. I was again reminded of just how lucky we are not to only own a small piece of paradise in Key West, but also to live in the Annex. We all have a lot to be thankful for this year as the hurricanes once again were kind to Key West. If you have not been to Key West at that time of year, you ought to try it. Everything was perfect!

When you return, you may notice that new grass has been planted in front of the Foundry, but the rest of the area looks much the same as

when you left. There are still chickens running around, but perhaps a few less! Remember that the former trash area for the Foundry was converted to a temporary location for bike storage while you visit the Annex. It is not intended to be a permanent parking area for bikes.

Your Board, Dan Sujak, Steve Porter and I look forward to receiving any ideas or comments that you may have regarding the Foundry.

Bruce Baumann
President, The Foundry



A Truman Annex home
with a holiday wreath.

Mills Place Update

We give thanks that we passed another hurricane season without significant problems. The weather has turned beautiful with lower temperatures and humidity. Mills Place will continue the scheduled repaint-

ing of the townhouses in 2008. The new landscaping continues to thrive with new flowers seen especially in the bromeliads in front of the Hospital Building. The Mills Place Board wishes all a healthy and happy New

Year.

Steve Kiel
President, Mills Place

Over the Fence in Porter Court

We are at that time of the year when we expect the arrival of owners for the season. The Court is ready, coconuts are gone, trees trimmed, landscaping is lush and the pool is ready!

The Board has completed work on the 2008 budget and we were able to cover all of our operating needs as well as reserve requirements without having to increase the assessments. Good news for Porter Court residents!

As a reminder, the Porter Court annual meeting will be held on Thursday, January 31, 2008 at 10:00 am in the TAMPOA office. Please plan to attend. It gives you an opportunity to learn what is going on with your Association as well as with TAMPOA. Typically, the meetings aren't long and your input is appreciated.

Recently TAMPOA e-mailed each of us a list of helpful preventative measures that we can all take to

minimize potential damage from water and mold. If you didn't receive your copy or would like an additional copy, contact the TAMPOA office and they will gladly get you another.

That's it for now. Happy Holidays to all and I look forward to seeing you in the New Year!

Dave Sgro
President, Porter Court

Shipyard Update

Shipyard is as we love it. Things are calm, looking great and no hurricanes for the past two years. Property values seem to be starting to rise again.

The Shipyard annual meeting is on Friday, February 1, 2008 at the

Top of La Concha at 1:00 p.m. and the cocktail party at the Shipyard pool is the evening before starting at 5:00 p.m. We're hoping for a good turn out, so please try to be there for both.

Everything else is status quo, so Happy Holidays to all!

Sincerely,
Steve Bergstraesser
President, Shipyard

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Annual Meetings:

Harbour Place — Thursday 1/24/08, 10:00 am at the Top of La Concha

TAMPOA — Monday 1/28/08, 10:00am at the Top of La Concha

Foundry — Tuesday 1/29/07, 10:00 am at the Association office

Mills Place — Wednesday 1/30/07, 10:00 am at the Association office

Porter Court — Thursday 1/31/08, 10:00 am at the Association office

Shipyard — Friday 2/1/08, 1:00 pm at the Top of La Concha

“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 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 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 809-1111, then follow up with a call to TAMPOA Security.

Thank you for your cooperation in this matter.

Your Administrative Staff

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