

# Update

Winter 2011

Truman Annex Property Owners' Associations



## Florida Community Association Laws

On July 1, 2010, section 718.112(3)(b) of the Florida Statutes was amended to provide that newly elected condo board members take a Florida State Division of Business and Professional Regulation-approved educational curriculum once elected to a condominium board to qualify for board service. The new law requires all condominium board members to be knowledgeable about their govern-

ing documents. This certification law does not apply to homeowner's associations. Specifically, the section states:

Within 90 days after being elected or appointed to the board, each newly elected or appointed director shall certify in writing to the secretary of the association that he or she has read the association's declaration of condominium, articles of incorporation, bylaws and current written policies; that he or she will work to uphold such documents and policies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary responsibility to the association's members. In lieu of this written certification, the newly elected or appointed director may submit a certificate of satisfactory completion of the education curriculum administered by a division-approved condominium education provider. A director who fails to timely file the written certification or educational certificate is suspended from

service on the board until he or she complies with this subparagraph. The board may temporarily fill the vacancy during the period of suspension. The secretary shall cause the association to retain a director's written certification or educational certificate for inspection by the members for five years after a director's election. Failure to have such written certification or educational certificate on files does not affect the validity of any action.

Other new condo and HOA laws to keep in mind include:

HOA elections must allow nominations from the floor on elections day: condo elections do not.

Co-owners of a condo unit may now serve on the same board when they own more than one unit or there are not enough owners running to fill open board positions. ■

## Harbour Place

Another year passed without any hurricane damage. How fortunate we all are. During 2010, we were able to keep up with all of our normal maintenance and repairs. Our property is in good shape. We have completed our budget process for 2011 and are in good financial shape as we start the new year. We have begun the next phase of our balcony and deck project with the additional work of replacing the roof of the Administration Building. The decks on the roof have been removed

and soon we will begin the permit process to replace the roof. Once the roof replacement is complete, the work to replace all of the decks and balconies will begin. We will begin again with weekly updates of the progress of the project sometime in January. We will be able to discuss the project in more detail at our annual meeting on January 21st. During the fourth quarter of 2010, we had a ramp installed between the parking lots of Harbour Place and The Foundry and the sidewalk that

leads to Front Street. This creates a much more accessible route for everyone. Please notify Management of any problems, questions or issues and ideas relating to Harbour Place. The sooner that we learn about things, the sooner we can address them. Happy New Year!

Sincerely,

Tony Marcussen  
President, Harbour Place

## Mills Place

The winter season is upon us and Mills Place owners are back following the holidays. Key West was crowded for New Year's Eve with most bartenders and waiters remarking that it was the busiest they had been in a long time. The weather finally warmed up - following the coldest December in Key West since records have been kept.

Mills Place projects completed are the newly tiled front steps on the Hospital Building and new plantings throughout the Mills Place grounds. Our thanks to Karen Contreras for

all of the time she spent working on the new landscaping plans and continuing the nurturing of the new plants.

Lastly, the wooden fences were repaired and refurbished over the summer and look great.

We hope that you can spend some time this winter at your southernmost home and escape the snowy evenings in the north.

Best wishes for a happy and

Healthy 2011.

Best Regards,

Linda Harra  
President, Mills Place

## Sub-Association News

### The Foundry

Well, I guess it is winter in Key West - you know, where the temperature everywhere else is really cold, but in Key West it is at least 70! Thanksgiving and Christmas were warm for the most part, but we did have some 50 degree temperatures, too. If you missed the Christmas lights and the parade, I hope you still had a very Merry Christmas and a Happy New Year to all.

Most of our news revolves around the Foundry Pool and the pending changes that will take place. We received the new pool furniture in November and I believe you will find it much nicer, safer and just all around better than we ever had in the past. During November, we also reached agreement with the members of Admirals Lane concerning the landscape plan, thus settling any obligations of an

agreement signed between TAMPOA, the Foundry and Admirals Lane earlier in the year. This will be discussed in more detail at the annual meeting. The changes being made should provide more sun on the pool deck in the winter months while providing the beauty and screening that concerned our neighbors on Admirals Lane. The ACC approved the plan in December and the Tree Commission will hear the request for plan approval in January. We then plan to move forward with the re-landscaping of the pool area. Ownership of the pool was also transferred from TAMPOA to the Foundry in late October.

Many owners have had their units treated for termites in accordance with the special discount from one of the termite exterminators. If you have not contacted the termite exterminator as of yet and wish to have your unit treated, please do so soon so that you can get on the schedule for the treatment. If you have forgotten the details, send an e-mail so that they can be forwarded to you.

At our budget meeting in December, Sandra Sujak was appointed as Secretary / Treasurer of the Foundry due to the resignation of Phil Wilson. Sandra will serve until the next election at the annual meeting on January 25. Your Board, Rob Hoopes, Sandra Sujak and I look forward to receiving your ideas and comments relating to the Foundry.

Regards,

Bruce Baumann  
President, The Foundry

### Association Annual Socials and Meetings Schedule

**Harbour Place** - Friday 1/21, 10 a.m. at the Westin Truman Room

**TAMPOA** - Monday 1/24, 10 a.m. at the Westin Truman Room

**Foundry** - Tuesday 1/25 10 a.m. at the Association Office

**Mills Place** - Wednesday 1/26 at 10 a.m. at the Association Office

**Porter Court** - Thursday 2/3 at 10 a.m. at the Association Office

**Shipyard** - Friday 2/4 at 1:00 p.m. at the Westin Truman Room

## Porter Court

As we enter 2011, I believe it is safe to say that the owners and residents of Porter Court look back on 2010 with satisfaction about the progress and accomplishments we have made.

We now have a dramatically upgraded landscape full of lush tropical plants. Both in the spring and the fall we mounted efforts to replace some of the aging plants and fill in bare areas with colorful, robust flora apropos to the tropical paradise we live in. We also have brought on a new landscaper and charged him with hand-pruning and trimming bushes so they have a more natural, less boxed look. Thanks much to Doug Lynch for spearheading this effort - Doug, we couldn't have done it without you.

Our pool environment is the focal point of our community. It looks the best it has in a long time. Following significant rehabilitation to the pool surface and deck in 2009, we added top-grade pool furniture to surround it. What better way for our residents and guests to enjoy Key West than basking poolside or in the well-heated pool or whirlpool!

Efforts are under way to determine the best solution to reduce the heat in our attics via extra insulation and / or attic fans. Kevin and Lisa Feor have put their home construction knowledge to use by researching the options. There now is a good game plan for individual owners to adopt relative to insulation; and we believe that we have identified the best approach to attic fans. Attic fan recommendations should be ready to propose some time over the next month.

A few of our French doors are reaching the end of their lives - the question is how do we replace them such that the new doors match the ones that aren't ready to be replaced. Again, thanks to Kevin and Lisa. We believe we are close to communicating a recommended solution to our owners.

Some thanks are in order for the very positive year we had. In addition to the aforementioned owners, we all appreciate the work Diana Moore and Debbie Romano did to acquire and set up our pool furniture. Thanks to members of committees, including Neal Mughnerini, Barbara Linney, Dave Sgro and

Brian Harrison for their hard work.

And we had another fine year of support from Sterling and his staff, Danny and his team and the Security staff. (Which brings to mind thought on the safety of our environment: in addition to the inspections and walkthroughs done by the Security team, all of our residents should be on the lookout for gates that are propped open or unlatched, unauthorized use or unsafe practices at the pool, poachers who shouldn't be using our dumpster and unauthorized parking. Please close and latch all gates and report any transgressors to Security!)

As a final note on 2010, we did all that we did within the budget - no dues increases are in the cards for yet another year!

Regards,

Alan J. Montgomery  
President, Porter Court

## Shipyard

The winter season is now here and many of our residents and guests have returned. They will notice that our foliage is more lush than ever and that we are in the middle of our painting cycle. Things have never looked better.

Many thanks to our Maintenance staff who continues to be proactive in keeping Shipyard looking great.

The Board, with the capable assistance of the Finance

Committee, passed the 2011 budget the same monthly assessment as last year. We continue to be fiscally sound and have anticipated future insurance increases while at the same time providing for adequate reserves.

Our annual meeting will be held on Friday, February 4, 2011 at 1:00 p.m. at the Westin Resort on the second floor.

The Shipyard Board of Directors hopes that everyone has a healthy and happy 2011!

Sincerely,

Mike Caron  
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

**Frank Basham / Pavel Ketchum, Security Managers**

Frank@tampoa.com / Pavel@tampoa.com

**Vickie Datzman, Bookkeeper**

Vickie@tampoa.com

# 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)

## General Reminders

Due to high occupancy levels and parking space shortages during the busy season, all owners and guests are reminded to please park in their appropriate parking spaces only.

Temporary parking permits are available from both the guard house and the association office. Permanent parking 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 provide us with and keep us updated on your current contact information. An e-mail address will help us keep you updated on important Association matters.

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

It is important to maintain any alarm systems that you may have. Old alarm systems may not only fail to activate, but when they do activate, they may not properly reset. Mal-functioning alarm systems can be a significant annoyance for which the property owner will be held responsible. In addition, anyone with an alarm system should not only have a contract with an alarm service provider that will appropriately respond to an alarm, but they should also have a local contact who can address any problems that may occur on site.

If you are interested in volunteering some time to help maintain your association, please e-mail the office and you will be called upon when small projects arise. If you are willing and able to paint a fence or water some new plantings, it will keep costs down and further improve the property.

All associations strongly encourage recycling. Recycling

should be placed in the appropriate cans in the trash compactor area of your association or on the curb for the freestanding homes and town homes of TAMPOA. Pick up is on Monday mornings. Please bring in the individual recycling bins immediately following pick up.

Items for recycling: Plastics marked #1, #2 or #3 on the bottom. Drink cans and unbroken glass, please rinse. Broken down corrugated cardboard, carbonless paper including newspapers, drink cartons, magazines, phone books and file folders.

Please contact Waste Management at 305-295-4314 for removal of appliances, furniture and hazardous waste such as car batteries, solvents, adhesives, pesticides, computers, cell phones and fluorescent light bulbs.

Thank you!