



Truman Annex Property Owners' Associations

Winter 2014

Serving:

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

Inside this issue:

Harbour Place	2
The Foundry	2
Mills Place	2
Porter Court	3
Shipyard	3
Rules and Regulations	4
Annual Meeting Schedule	4

HOMEOWNER RIGHTS AND RESPONSIBILITIES

As assessment –paying members of our community, we are entitled to certain rights and, in return, we have certain responsibilities. Homeowners have the *right* to:

- Participate in governing the community association by attending meetings, serving on committees and standing for election.
- Prudent expenditure of fees and other assessments.
- Live in a community where the property is maintained according to established standards.
- Fair treatment regarding financial and other association obligations.
- Receive all documents that address rules and regulations governing the community association.
- Access appropriate books and records.
- A responsive and competent community.

In turn, homeowners have the *responsibility* to:

- Read and comply with the governing documents of the community.
- Maintain their properties according to established standards.
- Treat association leaders honestly and with respect.
- Vote in community elections and on other issues.
- Pay association assessments and charges on time.
- Request reconsideration of material decisions that personally affect them.
- Provide current contact information to association management to help ensure they receive information from the community.
- Ensure that those who reside on their property - tenants, guests or family members - adhere to all rules and regulations.

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

Harold Berry
President, TAMPOA

Harbour Place



New landscaping in front of the Harbour Place Admin Building and at the pool.

Happy New Year to everyone. Harbour Place is starting the New Year in great shape both financially and physically. The first phase of our landscape design and implementation was completed in 2013. Everything has turned out very well and we will be progressing to Phase 2 this year. The pool bathroom has been renovated and it, too, turned out really well.

We had an uneventful storm

season in 2013. How very fortunate we are. We are hoping for a great busy season this winter and spring. The weather seems to have remained mild in Key West especially compared to many other parts of the country. Let's hope that this trend continues.

I encourage everyone to attend our annual meeting on Friday, January 24th at the Tropic Cinema. This is a great opportu-

nity to meet our neighbors or to see them again.

Your Board welcomes the chance to see everyone and to hear suggestions, answer questions and share any concerns.

Sincerely,

Tony Marcussen

President, Harbour Place

The Foundry

I hope that everyone enjoyed a festive holiday season. Now that 2014 has arrived, we can all anticipate a pleasant winter in beautiful Key West! I look forward to seeing old friends and acquaintances. In that context, the upcoming TAMPOA social is a wonderful event in a beautiful setting to meet and socialize with other owners from throughout the Annex. On Monday, January 27th at

5:30 p.m., we will have an informal opportunity to get together at Unit #2 for our small neighborhood party. The following morning at 10:00 a.m. The Foundry's annual meeting will be held in the administrative office. All Foundry owners are invited and encouraged to attend. Annual meetings are important because we should all be informed about the operations and issues that affect us

all.

Even if you cannot be at The Foundry in January, I wish everyone a happy, prosperous and healthy New Year!

Regards,

Robert Hoopes

President, The Foundry

Mills Place

The iguana invasion continues. Not only at the pool, but now (cue the music) "up on the roof."

The good news is that the broken pool heater has been replaced with a new model. This is the second one in about 18 months and unfortunately, the warranty is only for one year. Repairs to the Hospital Building wing side porches facing the parking lot have been completed. Also, the large ugly patch of sod ruined during the work has also been replaced

and our back yard looks very nice once again! We recently had a major rain event. Fortunately, I have not heard of any water seeping into any units, but it was a real soaker and took fourth place in the annals of most rain in a 24 hour time frame.

So, as you can see, there is not much to report in our winter edition, but one major reminder: The Mills Place annual social is scheduled for 5:00 p.m. on Tuesday, January 28th at the pool and the annual meet-

ing is scheduled for Wednesday, January 19th at 10:00 a.m. in the administrative office. Please jot down any and all concerns that we need to debate for this very important meeting.

Meanwhile, we look forward to meeting new owners and renewing old friendships at the social and the annual meeting.

Regards,

Carolyn Sangston

President, Mills Place

**"The iguana
invasion
continues."**

**~Carolyn
Sangston**

Porter Court

Porter Court enjoyed a relatively quiet 4th quarter. We got a few projects accomplished with more to come. Our landscaping around the common areas continues to draw compliments. Most of this is due to the new irrigation system which keeps everything green and growing. We will upgrade the landscaping outside of Unit #404 early in 2014. The spa had its old motor replaced with a variable speed pump which is

supposed to save on electricity. We had to have our coconut palm trees trimmed ahead of schedule because of the danger of falling nuts. The trees seem to produce the coconuts that become a hazard twice a year. We painted a few decks and will start repairing more decks during 2014 when our finances allow. One pool gate lock was replaced. These locks cost \$700 to replace / repair. That is the second lock to malfunction

this year. All in all, a fairly routine period even with some of the units rented during Fantasy Fest, Parrot Head week and the Power Boat races. This year, we hope to get the 14 carports constructed during the first three months of the year. We know that there will be parking problems during the construction process, but with the completion of the carports, I'm sure our properties will have enhanced values. I could

write more, but now my hands are too cold and it is difficult to type with heavy gloves on. I really miss Porter Court and look forward to returning soon.

Regards,
Phil Hansen

President, Porter Court

Shipyard

HAPPY NEW YEAR fellow Shipyardsians. I just arrived in Key West at the beginning of the month and am blown away with how nice the property looks. I hope you all come down this season and especially can make the upcoming Shipyard social around the pool on Thursday evening January 30th at 5:00 p.m. and then attend the annual meeting the next morning at the Tropic Cinema at 10:00 a.m.

I will be giving you an overview of what's going on and Treasurer Dan Johnson will give you the Financial Report. Not to steal his thunder, but we continue to be on solid ground with our finances and I hope you'll see that the Board has been prudent with your money. With that said, feel free to grill Dan about any financial issues.

With the annual meeting coming up, I'll keep this quarterly newsletter shorter than usual. Are those cheers I am hearing?

DO YOU KNOW YOUR NEIGHBORS? I thought I'd take this occasion to give you a "census" report about Shipyard and your fellow owners. We have 183 units with 14 of them being cottages. There are owners from 30 different states.

Ohio has the most with 14 while New York state is the runner-up with 12. Just as an FYI, Michigan, Maryland and New Jersey are tied with 8. We have six international owners from France, the UK, Switzerland, Germany and Canada, but the prize must go to our neighbor from Finland, Olle Kangas.

HAVE YOU MADE A GOOD INVESTMENT IN SHIPYARD? Thanks to fellow Board member, Mike Caron, I was able to compile these interesting factoids: The two bedroom, one bathroom condos were first offered for sale at a price of \$89,000 back in 1990. The highest price paid for a two bedroom and one bath was \$710,000 at the peak of the market. There are currently four units for sale in Shipyard at prices ranging from \$549k to \$569k. I hope you feel good about owning property in Shipyard.

FEEDBACK FROM OWNERS. I always encourage you to e-mail me with suggestions, observations, commendations of above and beyond work you observe with the property management staff (the office, Maintenance, Security) or concerns. My e-mail address is

jack.agnew@mslpr.com. Actually, send the complaints to the other Board members who may be your future President.

NO NEW RIDDLE THIS QUARTER, BUT in the last issue of the newsletter I asked the following: "A man is walking and takes three lefts and meets two masked men. Who is the man?" Answer: A batter who is walked by the pitcher, works his way around the bases and meets the umpire and the opposing catcher (the two masked men.)

FINAL THIS AND THATS Remote units to open the parking lot gate are still available. Contact anyone in the office if you want to come in from Thomas Street without having to stop.

And I finish with these sayings: "When nothing goes right...go left." and "You cannot hang around negative people and expect to live a positive life."

Sincerely,
Jack Agnew
President, Shipyard

**"We have six
international
owners."**

~Jack Agnew



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

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Rules & 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. In the end, it's the Board that must take the pulse of the community and determine what rules are appropriate and instruct the property manager to enforce them as necessary. For homeowner associations and condominiums 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 are sent as a reminder to those owners who need to address infractions that exist at their properties for which they are responsible. Please do your part to maintain the community by correcting any violations in a timely manner.

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. Professionals stress that establishing a sound, rational set of fair and enforceable rules is the best way to promote harmony in community associations.

Annual Meetings Schedule

- HARBOUR PLACE Annual Meeting - Friday, January 24 at 9:30 a.m. at the Tropic Cinema
- TAMPOA Annual Meeting - Monday, January 27 at 9:30 a.m. at the Tropic Cinema
- THE FOUNDRY Annual Meeting - Tuesday, January 28 at 10:00 a.m. in the administrative office
- MILLS PLACE Annual Meeting - Wednesday, January 29 at 10:00 a.m. in the administrative office
- PORTER COURT Annual Meeting - Thursday, January 30 at 10:00 a.m. in the administrative office
- SHIPYARD Annual Meeting - Friday, January 31 at 9:30 a.m. at the Tropic Cinema

Reminders

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.

Please notify us in writing if you have **new contact information** such as mailing address or phone numbers.

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 spaces**

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.

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 office. 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 on the grounds of your property. It is a hazard to children and to pets. The Association's licensed exterminators installed rat traps and they are inspected and maintained on a regular basis.

Thank you and have a wonderful season!