



# Truman Annex Property Owners' Associations

Spring 2016

## Serving:

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

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## A MESSAGE FROM THE PRESIDENT

### Truman Annex Parking Policy

As all homeowners are aware, parking in the Truman Annex can be challenging to say the least. Over the past few months curbs have been painted and signs have been posted designating what the parking policy is for that particular area or street. There are a few parking policy rules that if followed will ensure that our Community does not become a community where vehicles are parked everywhere for all hours of the day. The rules are simple and are listed below.

#### Contractor Vehicles

There is no long term parking permitted anywhere in the Truman Annex for contractor vehicles performing renovation projects. Long term parking is defined as parking in an approved area for more than 2 hours.

Homeowners must provide parking for their contractors by making provisions for them to park in the homeowners designated parking space. A homeowner can also make arrangements with a neighbor who is willing to give permission to allow the contractor vehicle to park in their designated parking space providing that the parking space is not in use. It is not the responsibility of the Truman Annex to provide long term parking for contractors or their employees.

#### Service/Maintenance Vehicles

Service vehicles are defined as those vehicles that provide a weekly service such as pool maintenance, landscaping or a cleaning service. Service vehicles may park on the streets on a short term basis as long as they are not parked in a "No Parking" designated area. A short term basis is defined as parking in an approved parking area for no more than 2 hours.

#### Repair Vehicles

Repair vehicles such as A/C; sprinkler; appliance; etc. may park on a short term basis as long as they are not parked in a "No Parking" designated area. A short term basis is defined as parking in an approved parking area for no more than 2 hours.

#### Homeowner's Guests

Homeowners who need additional parking for a guest or guests should have their guests park in an approved parking area near their home. The homeowner's guests must put a sign on the dashboard of their car designating the address where the guest or guests will be visiting. Without this sign Security will ticket and eventually tow this vehicle so it is important this procedure is followed. Please note that there is no overnight parking on any street located within the Truman Annex.

Note – Vehicles that do not fit into one of the above categories are not permitted to park along the streets within the Truman Annex other than for loading and unloading, limited to approximately a 15-minute timeframe maximum.

The Truman Annex is getting serious about solving our current parking problem. While towing will be a last resort, vehicles that are in violation of the above will be towed at the owner's expense.

Thank you for your cooperation!  
Regards,  
Harold Berry, President TAMPOA

## Harbour Place

***“The rules are put in place for the safety of persons and property, plus as a courtesy to fellow owners.”***

***~Tony Marcussen***

Spring has sprung, and our busy season and Spring Break are finished.

Harbour Place will be replacing the roof and air conditioning stands on the Annex Building this year. We hope that it goes smoothly and is not too disruptive.

### Reminders:

June 1 to November 30 are the official dates of Hurricane Season. Every unit owner is to follow the rules of TAMPOA and Harbour Place. If your unit is unoccupied at any time during the

season, all items must be removed from balconies and decks. If the unit is occupied and a Hurricane Warning is issued, all items must be immediately removed from the balconies and decks. THERE ARE NO EXCEPTIONS! The rules are put in place for the safety of persons and property, plus as a courtesy to fellow owners.

National Fire Protection Association and Florida Building Code Regulations have changed. Grills of any type, including electric, are no longer permitted on any deck or balcony unless the

grill can be stored and/or used at least 10 feet from the building or any overhang of the building. All owners must comply. THERE ARE NO EXCEPTIONS!

We hope for a safe remainder of 2016 and beyond. Please contact Management with any questions, problems, or concerns so that they can be addressed in a timely manner.

Regards,  
Tony Marcussen  
President Harbour Place

## Porter Court

***“As I advise every year, it’s always a good idea to clear your decks of any flying objects. We all know what June 1 brings... starts with the letter “H” & lasts until December 1.”***

***~Phil Hansen***

The first 4 months of 2016 have been extremely challenging at Porter Court.

A little background is important to put this in context. In the spring of 2015 we discovered we had been invaded by subterranean termites. We had this infestation treated and concluded that was the end of our problems.

But wait, not so fast.

This spring we had the pleasure of hosting flying termites or commonly called dry wood termites. There were mornings in February when our pool was littered with thousands of dead flying termites. As luck would have it, these small very HUNGRY pests decided that our siding would make a wonderful feast.

After all was said and done, we had to replace approximately 40% of our siding and

the underlying plywood that abuts the inner studs. Luckily, none of the inner structural studs were affected.

During this process we had all the affected areas treated again for the extermination of the little pests. A special thank you goes out to Danny Franco and Matthew Greenblatt who kept the projects on track.

On May 1<sup>st</sup> we started the process of repainting all 5 buildings. This job was contracted and scheduled last December. The timing was good because we had plenty of new siding that needed to be painted. The schedule will take approximately 2 weeks or less per building.

At this point, the first building has been completed and the results are excellent and it took a little less than 2 weeks. Hopefully, the next 4 buildings will go as well.

Now with spring in full force most of the resident owners have headed to their Northern residences. Just a few renters and a couple of owners are in attendance to enjoy Porter Court.

As I’ve advised every year since I became President, it’s always a good idea to clear your decks of any flying objects. We all know what June 1 brings. It starts with the letter H and lasts until December 1. Better safe than sorry.

I hope everyone has a great summer and we all look forward to this fall and for Porter Court, 2017. Here’s hoping, that our major issues and associated expenditures are behind us.

Thank you,  
Phil Hansen  
President, Porter Court

## Mills Place

“Well, isn’t that just special!”

...just to borrow a declaration made popular by SNL’s “Church Lady”. Can you imagine the envy of the rest of TAMPOA. We, at Mills Place, have a totally unobstructed view of the tour bus parking lot behind our residences. For months, my husband contacted numerous Key West officials regarding these buses: “strictly temporary” (in Key West! Ha) and then signs were to be erected “next week” directing these buses to park in the designated area next the abandoned building off Southard. Again, double “HA”. To add to the indignity, as you know, they are spewing black diesel smoke all day long b/c the engines are running, must keep the drivers cool at all costs. Don’t we get more than our share of black soot particles from the Navies and cruise

ships? Guess not. A recent check by a neighbor reveals that still NOTHING has been done, buses still in evidence, signage not. Again, the city is collecting not one dime by way of parking fees.

Well, how about some good news. Hooray! At last check, the gutter hanging off the back of the hospital building was actually properly repaired and placed in it’s original position thereby now carrying the water from the roof to the gutter and it’s final selected destination. Speaking of the hospital building roof, it is to be replaced with the same sort of roofing found on the rest of the out buildings in MP. NO more silver paint flakes! This is scheduled to begin July 5 just after the gassing of the building to reduce the termite population, at least for a while. As I understand it, the previous tenting was

done about 20 years ago. Ergo, I do hope we do not have to repeat the process any time soon. Aside, I spoke to a non-TAMPOA person who said that when they owned a home in town they had to repeat the process every 3 years! Yikes! But, the only preparation they had done was to remove the food, nothing more. She was appalled that I was going to open and remove contents of cabinets and closets and even book shelves, esp. ones which have shown signs of activity.

By the way, there are a number of bicycles in the storage room, only a couple of which have identifying stickers designating the owner (TAMPOA issues the stickers, no charge). In or-

**“...buses still in evidence, signage not. Again, the city is collecting not one dime by way of parking fees.”**

**~Carolyn Sangston**

*Continued on page 5*

## 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 our Annual Meeting on January 26<sup>th</sup>.

Officers for 2016 are Jeff Stein, President; Steve Wiggs, Vice President ; and Bill Lodermeier, Secretary/Treasurer. Bill is also serving on the TAMPOA board. Thanks to all for volunteering to serve.

Our bicycle parking area continues to be packed with bikes. If anyone has a solution for additional bike parking, please send us ideas. If you will no longer be biking and want yours removed, let us know and we will have your bike donated.

All bikes in the enclosure need to have a TAMPOA bike sticker which you can get at the office.

Please remember that all grills need to be kept a minimum of 10 feet away from the units. Grills are not permitted on porches.

Sales have been brisk in the Foundry. Our units are desirable and don’t seem to last long once listed for sale. There are many reasons for desirability and one is the excellent condition and maintenance of our buildings.

Congrats to the former owners and welcome to the new owners in the Foundry.

Regards,  
Jeff Stein  
President, The Foundry

**“...all grills need to be kept a minimum of 10 feet away from the units.”**

**~Jeff Stein**

## Shipyard

There's quite a bit happening at Shipyard so here goes! As many of you know, your fellow owners, maintenance and the management company are constantly walking the property looking for areas on which we can do preventative maintenance rather than emergency repairs. Because we are in the sub tropics this must be an ongoing process.

### Roofs

We had A-1 Roofing walk every roof area to make sure there are no dangerous situations hiding up there. There are no roofs ready to collapse or leak rain water pouring into your unit. However, there are many potential problem areas that we must proactively repair such as the valleys between units, rusted screws and rusted vent caps that must be replaced. This is a major job which we will be starting as soon as the permits are approved. This might take five months but, hopefully, we can finish before the crowds start during Fantasy Fest week in October.

### Gutters

Many of our gutters need repairs and the downspouts redirected so the water is drained away from the buildings to stop moisture from rotting baseboards. Additionally, we currently are in the midst of trees dropping leaves which clog the gutters. Therefore we hired a company to clean the gutters at least twice a year.

### Sidings and Decks

When deteriorating boards and posts are found, we immediately need to repair them. The Association will try to inform owners if this must be done and while we recognize this

might be an inconvenience to incoming renters, we have no choice. Their safety (and yours) is the first priority. I know you understand that we cannot schedule needed work around rental bookings and apologize if notice is short.

### Painting

The painting cycle that was scheduled for later in 2016 will be postponed until the middle of 2017.

### Parking Lot Blacktopping

We hope (and expect) to do this in the summer of 2017 with new lines painted for all the parking spots. Meanwhile we will patch where needed.

### Mailboxes

The new mailboxes are in and they look terrific. I hope the attached photos will speak for themselves. Each owner has two keys available at the Association office (305 Whitehead St). The office will maintain one set of keys in the event of an emergency.

### Landscaping

The Landscaping Committee has been hard at work keeping the grounds and greenery looking as good as possible. Under committee chair Karen Weinstock, the Committee plans to recognize property owners at our Annual Meeting in January who have gone above and beyond in the planting in their front and back yards. The plantings in the park by the pool continue to receive care and watering, and I like to thank Karen and the Committee for their work.

### Pool

We are phasing in a different (and more expensive) chaise lounge to see if it will last longer and be more comfortable.

Thanks to the efforts of new Pool Committee Chair Chris Sprague we will replace the new chairs as the current ones break. We plan to power wash the pool deck and apply a silicone coating to help keep the pool area looking good. Please also be reminded that the pool and the bench outside the pool area is a "No Smoking" area as the overwhelming number of owners wished to do so. Security should be called if this or any other pool rules are not being followed (e.g., glass in the pool area, anyone wearing diapers, etc.)

### Bikes

There is a new bike rack next to unit 206-8 to lessen the overflow from the units in the Angela/Thomas Street section. Speaking of bikes, if you have a "derelict" bike, please junk it as maintenance will be going around looking for rusted out, flat tire bikes that have seen their better day.

### Contacts

I know you received an announcement about Matthew Greenblatt joining Sterling's management company. Matthew has stepped right in and works closely with Sterling, the Board and the Committees. He comes to Key West via New York and looks forward to keeping Shipyard in terrific shape. He can be reached at [matthew@cackw.com](mailto:matthew@cackw.com).

### Your Shipyard Values are Solid

There have been 7 Shipyard units sold in 2016 with 3

***"....if you have a "derelict" bike, please junk it as maintenance will be going around looking for rusted out, flat tire bikes that have seen their better day."***

***~ Mike Caron***

## Shipyard, cont'd.

others under contract. Prices have gone up 4% vs. the similar time last year and units are on the market an average of 77 days vs. 2015 when they were on for an average of 111 days.

As always, we welcome your input, suggestions and especially participation. The Board cannot do anything without your support so please feel free to contact any of us.

In conclusion, I want to thank you all for your input, attendance at Board meetings and participating in the Annual Meeting and Social last January.

The 2017 Annual meeting dates are on page 6, so you can plan ahead to be down here and join your fellow Shipyard owners.

Most sincerely,  
Mike Caron, President

## Mills Place, cont'd.

der to reduce the clutter, please either remove the bicycle to your personal storage area or place an identifying sticker from the office.

To end this epistle on an up note: the Green Island Ficus plantings, in the area near the South parking lot, look fabulous. My, what an upgrade! Neighbors are de-lighted. If you haven't seen the new plantings, do put that on your bucket list.

Looking forward to a calm Summer/Fall. Keep well and enjoy wherever your travels take you.

Carolyn Sangston  
President, Mills Place



Green Island Ficus Plantings  
Near the South Parking Lot

## Spring Reminders

- Association financials for 2015 are available in the administrative office for review.
- When you leave for the summer, remember to turn off 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 the guard house. Call the guard house at 305-294-3995 for more information. 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.
- **Tree trimming reminder:** In preparation of the Hurricane Season, all owners are reminded to have their trees trimmed and coconuts removed by June 1st, or the Association may need to trim the trees and bill the owner's individually.

### Pictures Around Our Community



Noah's Lane



Admiral's Lane New Mailboxes



Improved Signage



Improved Signage



Improved Signage



Fountain at Presidential Park



Improved Signage



Shipyards Brand New Mail boxes



Painting Project at Porter Court

**TRUMAN ANNEX  
PROPERTY OWNERS'  
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## Annual Meetings Schedule 2017

- Harbour Place Annual Meeting, Friday, January 27, 2017, 9:30 at the Tropic Cinema
- TAMPOA Annual Meeting, Monday, January 30, 2017, 9:30 at the Tropic Cinema
- Foundry Annual Meeting, Tuesday, January 31, 2017, 10:00 a.m. at Administrative office
- Mills Place Annual Meeting, Wednesday, February 1, 2017, 10:00 a.m. at Administrative office
- Porter Court Annual Meeting, Thursday, February 2, 2017, 10:00 a.m. at Administrative office
- Shipyard Annual Meeting, Friday, February 3, 2017, 9:30 at the Tropic Cinema

## A “Thank You” Note from Matthew Greenblatt

Last week my nephew and his fiancé visited Key West. They wanted to see where I worked so I took them on a tour of the Truman Annex. After the tour, Lindsey looked at me and said that this was the most beautiful Community she had ever seen. She loved the beautiful homes, the beautiful trees, and landscaping. She was impressed by how well maintained everything was. I thought about this and you know she is correct. This is a beautiful Community!

I would like to send out two thank-yous. The first goes out to our Maintenance Manager, Danny Franco, and his staff. Danny and his staff work tirelessly to make our Community look as good as it does. This is a large Community and to maintain it is no easy task. It is hard work that must be done whether it is raining or a hot and humid summer day in July. For the good work that they do, I say thank-you!

The second thank-you goes out to you the homeowners of this Community. By maintaining your property you not only increase the value of your property, you have in yourself a sense of pride in being a member of this beautiful Community. It is no wonder that visitors come from all over the world and walk or bicycle our streets, stopping and taking the time to take pictures of the beautiful homes and buildings. I cannot tell you how many times I see tourists taking pictures with our beautiful trees and landscaping in the background.

We live in a sub-tropical climate, and it is not easy keeping up on home maintenance. If you recently received a Courtesy Notice that your deck needed a power washing, or perhaps some window trim was in need of repair, or a fence needed painting, and you complied I thank you, and your neighbors and fellow homeowner's thank-you as well. The next property inspection will be forthcoming, and if you received a courtesy notice and have not complied it is not too late to get on board with your fellow homeowners and be a part of what makes this such a unique Community. Wouldn't it be great if not a single Courtesy Notice had to be sent out after the next property inspection? Let's work together to make that happen!

Thank you!

Matthew Greenblatt, Property Manager

**We're on the web  
www.tampo.com**

## Welcome CAC's New Accounting Staff Member!

The Community Association Company would like to welcome Karen Majchrowicz, as our new full time accounting staff member. Karen brings a wealth of experience and knowledge to the position, and we know she will be a great addition to our management team. Karen can be reached at [karen@cackw.com](mailto:karen@cackw.com).