



Truman Annex

Summer 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

A MESSAGE FROM THE PRESIDENT

I hope that all of you had a happy and safe 4th of July. I also hope that we have another quiet hurricane season. The beginning of hurricane season also signals the beginning of the rainy season. Those who live in Key West year 'round know that the island experiences two distinct seasons; the dry season during the winter and the rainy season during the summer. Inasmuch, the summer is the best time to install new plants as Mother Nature will lend a hand in making sure that they get off to a good start. To further enhance the beauty of the Truman Annex, new plants will soon be installed at the main entrance and several new types of ground cover will be added in areas that have become thin and where the Red Jungle Fowl (aka Key West chickens) have scratched the areas bare. Several sections of sod will also be replaced along Emma Street and Front Street where the regular applications of fertilizer, herbicide and pesticide have lost out to the persistent weeds and bugs that also thoroughly enjoy this tropical paradise.

Another problem that owners should pay special attention to during the rainy season is controlling mold. As long as moisture and oxygen are present, mold can grow indoors or out on virtually any organic substance including wood, paper, carpet, insulation and food. When excessive moisture accumulates in buildings or on building materials, mold growth will often occur, especially if the moisture problem remains undiscovered or goes unaddressed. For this reason, it is important to be sure that doors and windows do not leak and that all roof and deck drains are clear. It is impossible to eliminate all mold and mold spores in the indoor environment. However, mold growth can be controlled by keeping moisture in check. Moisture control is key as mold cannot grow without it. Left untreated, mold gradually destroys the material on which it is growing. Because molds produce allergens, irritants and toxins, they have the potential to cause a variety of health problems that can exacerbate existing conditions such as asthma. If mold is a problem in your home, clean up the mold and get rid of the excess water or moisture. If an area becomes water damaged, it is important to dry that space and any damaged items within 24 - 48 hours to prevent mold growth. Wash mold off of hard surfaces with detergent and water and dry completely. Absorbent materials such as ceiling tiles and carpet that become moldy may have to be replaced. For more information on how to clean up residential mold problems and how to prevent mold growth, download the Environmental Protection Agency's free publication, *A Brief Guide to Mold, Moisture and Your Home* at www.epa.gov/mold.pdf/moldguide.pdf.

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

Regards,

Harold Berry

President, TAMPOA



Harbour Place

Hurricane season has begun and we hope that it is uneventful. We are in the midst of completing the second phase of our landscaping project around the Annex Building.

Please be reminded that during hurricane season, (June 1 thru November 30) all items must be removed from

all balconies and decks when a unit is not occupied. If a unit is occupied, then all items must be removed immediately in the event of a hurricane warning.

Please notify Management or any of your Board members with any questions, concerns or problems as

they occur so that we may address them in a timely manner.

Happy summer!

Sincerely,

Tony Marcussen

President, Harbour Place

“...it does not seem feasible to add additional carports in the Foundry parking area.”

~Jeff Stein

The Foundry

Happy belated 4th of July from the Foundry! We made it through another beautiful “season” in Key West and are now settling in to the lazy days of summer.

In the last newsletter we talked about interest in constructing carports. The Foundry Board had previously agreed to wait and see how the construction of carports at Porter Court Condominiums progressed prior to encouraging owners to move forward with the possible

construction of additional carports in their parking lot. Unfortunately, the Fire Department has stopped the Porter Court carport project due to concerns over access to the buildings for their equipment in the event of a fire. With that in mind, it does not seem feasible to add additional carports in the Foundry parking area.

On the beautification front, new landscaping has been installed in the common area planting beds in the parking

lot.

Finally, as we head into hurricane season, each owner should inspect the drain on the second floor balcony (Building 101) to make sure that it is not clogged so that if we do experience severe rains, the water will not back up into your unit.

Have a great summer!

Regards,

Jeff Stein

President, The Foundry

Mills Place

Critters and the Curious -

At least one black snake has been spotted. According to our fearless leader, Sterling, this variety of snake dines on iguana eggs, so I say “bon appétit.” It is also believed that the snakes enjoy rat pups found high in the palms’ nestling sites. The snakes are not poisonous and are not constrictors, but keep alert as it can give one quite a startle to come across one since they do not give a warning signal.

The curious: There is an ongoing mystery of the “disappearing electricity” that has summer residents baffled. Electricity works just fine in, say, room #1, but is lacking in room #2. Keys Energy Services has no explanation...perhaps poltergeists? Or did residents pay only half of their bill? An unlikely story. I hope this phenomenon is resolved soon as it is very annoying.

Happily, everything else seems to be clicking along as expected and everyone welcomes an uneventful summer. But, do keep an eye out for the s-n-a-k-e. Don’t frighten it away. We can use the help.

Regards,
Carolyn Sangston
President, Mills Place

Porter Court

Here I sit looking out my window in the land of 10,000 lakes. That would be Minnesota for those of you who live on the east coast. At least that's what it says on our license plates. However, as has been reported on various national news channels, this year we might have grown to the land of 20,000 lakes. Rain has pretty much disrupted travel and a lot of commerce up north.

Now, what does the preceding have to do with Porter Court? Well, Key West has had below average rainfall of approximately 5.5 inches of rain for the months of April, May and June. However, the new irrigation system we installed is keeping Porter Court in its usual pristine condition. Everything is nice and green. We hired a new landscaping maintenance firm to maintain the property. They are on site twice a month during the dry season (October through April) and

every week during May through September.

During the first quarter, we accomplished all outstanding deck and exterior building repair work. The projects came in at cost and that should finish the outside repair projects for 2014.

This all means that we should not spend any more money in 2014 and, more importantly, give our balance sheet and reserves a chance to recover. Of course, this is all predicated on no unforeseen events and coming into the summer months we all know that hurricane season is upon us.

During the second quarter, we had two properties change hands. Real estate values continue to increase and the value of all of our properties has benefitted.

We continue to strongly encourage recycling. Those of you who rent your units,

please ensure that your tenants know and understand where the garbage and recycling bins are located and what to put in each bin. Also, for landlords, please advise your tenants to observe the Porter Court rules around the pool and common areas.

The Board is discussing a rule change that will be voted on concerning pet size. The membership will have an opportunity to comment on any Board decision before the rule is adopted.

I hope everyone has a great summer and that the rain stops in Minnesota. We look forward to "the season" and the time that we can spend together in Key West and Porter Court.

Sincerely,
Phil Hansen
President, Porter Court

"During the second quarter, we had two properties change hands. Real estate values continue to increase and the value of all of our properties has benefitted."

~Phil Hansen

Shipyard

I HAD A DREAM, continued.

The year, remember, is 2099 and a conversation is taking place between the new President of Shipyard, Jacqueline Andrews, former TV reporter and Garrison Bright, long-time President of TAMPOA.

Jackie: "Well Garry, we left off when I asked you about TAMPOA buying used drones from Amazon and retrofitting them from delivering packages to be able to

fly over our properties so there is 24/7 surveillance of the Truman Annex."

Garry: "Yes, we got a good purchase price which would make our former long-time property manager, Sterling, very happy. (RIP). During Sterling's time when we got a group of dogs from the FKSPCA and trained them to supplement our night guards, we thought we had the perfect solution. But little did we know that the dogs and the

roosters would become best friends and they nearly recruited the iguanas to join them into an independent army that became hard to control. So, we abandoned that idea and now have turned to the drones."

Jackie: "But what about the body heat sensors? Some owners are a bit uncomfortable about drones flying over their bedrooms at night."

Garry: "Not to worry.

Shipyard, continued...



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

Just like the new sophisticated airport scanners that don't show anything embarrassing, so too do the drones not give any body outlines so that we can't tell whether it is a man or both tucked safely in bed."

Jackie: "Well, that's a relief. Now. The medical marijuana approved by Florida voters back in 2014 has dispensary operating out of the TAMPOA Management office. Is it being supervised properly?"

Garry: "Absolutely. I go in every day for my supply to alleviate symptoms of gout. I think this has been one of the best services that TAMPOA has offered to its members and those from Shipyard. There are some owners who want to make the swimming pools "reefer free" so we are probably going to do a poll of members similar to what Shipyard did back in 2014 about traditional smoking. You're probably too young to remember that people once actually smoked cigarettes, cigars and even pipes and I don't mean the hookah kind."

“”

~Jack Agnew

Jackie: "My final question is how is recycling going throughout the Truman Annex complex?"

Garry: "It is going VERY well. We are up to 8% of recycling all the waste, slightly exceeding the record of the rest of Key West. Some people are troubled that Waste Management has two employees on the City Commission now and that the Commission has given Waste Management a 100-year contract, but this is Key West after all."

Jackie: "See you next newsletter, Garry!"

Garry: "I look forward to it."

BACK TO JULY 2014

HURRICANE SEASON IS HERE, SO PREPARE

Since we haven't had a major hurricane since Wilma, many residents of Key West are feeling that warnings are like the boy crying wolf and that it can't happen to us. Alas, it can happen as many of us know. So I know you've seen admonitions from many sources about preparedness, but let me use the simplified list from Keys Energy. **DEVELOP** your own emergency plan for yourself or your renters. This includes having someone responsible for removing potential flying objects from your decks and porches. Danny and his crew cannot do it for you. They would be working on securing the common areas. **KNOW** your evacuation zone and route. **Do you?** **OBTAIN** food and supplies necessary to protect your property. **MAKE** a complete inventory of your personal property for insurance. **KNOW** what documents you will need to show condo ownership and insurance protection. **STOCK** non-perishable food items and water to last one week should you stay in Key West during the storm. **INFORM** rental guests that they must comply with a mandatory evacuation order. Tell them to **STAY TUNED** to local radio stations for the latest alerts, warnings and adviso-

ries.

FOLLOW UP TO POOL ISSUES

New pool signage has been put up (see attached photos) and I ask you to please support these rules. They are not arbitrary and they are to benefit the majority even if you personally do not agree. Basically, the rules are based on whether an action could negatively affect other people at or in the pool. If an owner or guest refuses to not smoking in the pool area, drinking in the pool itself, bringing in the water a non-toilet trained child or comply with other posted information, Security may have to close the pool which ruins the day for everyone. We are a condo association, so please welcome and support Security who politely asks guests to comply with the rules.

Still on pool items, we have had positive feedback on providing additional umbrellas and a large square awning for added shade. We probably will add additional awnings.

GROUNDS

We're in the rainy season, so additional plantings are being added around the pool and the overall Shipyard property. We are also conducting a ground covering test using other materials instead of mulch to see if this might help keep the walkways from being covered daily with the scratchings by the aggressive roosters and

Shipyard, continued...

chickens. We will let you know how it goes.

THAT'S ALL FOLKS Winston Churchill once said "Short words are best and the old words when short are best of all." So on that note, I will end this edition

of the Shipyard newsletter. My fellow Board members Mike Caron, Bill Cox, Bill Dehning, Dan Johnson and I hope that you enjoy the rest of the summer wherever you are. I am always glad to get feedback to help make Shipyard the best that it can be,

so my e-mail address is jack.agnew@mslpr.com. Talk to you in three months.

Sincerely,
Jack Agnew
President, SYCA

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Please observe the new signage at the Shipyard pool.



We're on the web
www.tampo.com