



Admiralty Point

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The Pennant

Admiralty Point Condominium Association

2300/2400 Gulf Shore Boulevard North, Naples, FL 34103-4379

A LOT has been happening here at Admiralty Point since our last Pennant, published in December! The outstanding news is that the **warm weather has returned** and we all have a chance to remember even more how wonderful and special our little corner of paradise is here on the Gulf/Pass/Bay. And hey, the **dolphins are back!** Even so, the great exodus from Naples has begun, and a lot of folks are loading up their trunks, and heading North. We wish all our departing neighbors a safe trip home and a wonderful summer, wherever you are and whatever you do, and when you return Admiralty Point will be here awaiting you. Some of us will hang on for another month or so and so we are in good company for a while longer, but basically, April is the month when the crowd thins.

If you missed out on the **Annual Meeting**, held this year on February 12, you may not know that we have a new board of Directors, with 5 members who will serve for two years, and 4 who will serve for 1 year. In all, 127 of 144 units were represented in person or by proxy. The 78 owners attending the meeting heard committee reports from the past year, and a message from our President Ken Krier. Exiting Board members were thanked for their service, and we all waited for the election results. Our nine Board members include six West Building owners, and three East Building owners. Ken Krier, Paul Scheetz, Paul Myers, Dick Mack, and Louise Melby are in for 2 years, and John Limbach, Dick Emerick, Nancy Morris and Rick Borman have a 1 year term. Feel free to contact any Board member with questions, kudos or concerns...their email addresses are available on this Newsletter. Phone numbers are available in your Membership Directory, on the AdmiraltyPoint.org website, or from the Office.

President's Message, from Ken Krier I look forward to the time when my Pennant messages don't concern construction or assessments. In the meantime, here is an update on developments since last December's Pennant issue:

On advice of our consultants and the recommendation of our Long Range Planning Study Groups, the Board intends to arrange for replacement of our electrical switchgear, and the vaults that house them, and add a one-foot depth of concrete to the seaward side of our 950 foot concrete seawall during this summer. We are advised that these projects are urgently needed to avoid (1) the risk of an electrical failure that would make our buildings uninhabitable, (2) the loss of our seawall, which has already begun failing (leaning out with gaps and resulting erosion) near the kayak launch, and (3) the significant extra expense of doing these projects in a crisis mode after a failure or a weather event that increases competition for the available contractors. New vaults (roughly 120 square feet and about 12 feet high each) will be built on top of the existing switchgear vaults near the carwash and behind the hedge in the curve of the road by the West Building. The cost of all this is expected to be in the range of \$2,500,000, to be financed partly from reserves and partly through an owner assessment this summer in the range of \$2,000,000 (an average of \$14,000 per unit, with a range between \$10,000 and \$26,000 per unit). The new concrete seawall panels will be poured in the tennis court parking lot, and barges will be used to install them, where possible. The landscape along the seawall will be disturbed by this construction, up to thirty feet deep in some places. An effort will be made to minimize loss of large trees wherever possible. James McVey, Admiralty Point's outside building engineer, who has coordinated summer remodels for AP in recent years, will be doing that again in 2010, as well as coordinating, and representing AP in connection with, the above electrical, vault and seawall projects.

By show of hands at the April Owners' Meeting, Owners expressed a mild preference for pavers, rather than concrete, for the walkways along the seawall (consistent with our consultants' recommendations of (1) a French drain along the seawall and (2) that the French drain **not** be covered by a concrete walkway. Owners also expressed a strong preference for natural landscape, rather than expanded walkways. Owners should expect that they **may** receive a further survey about the design of the walkways along the seawall and **will** have an opportunity to formally vote on whether to materially change those walkways.
