



Admiralty Point

December, 2007

The Pennant



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What's On My Mind ...

By Dale Larson, President

As you know, the Board, three Committees and the Association's Manager and brokers have been focusing heavily on the volatile Florida insurance market that has faced the Association and individuals since Wilma. As we continue assessing future coverage and cost prospects in the public (Citizens and National Flood Insurance Program) and private markets for the Association, it is helpful to know how many owners have also been relegated to Citizens for wind insurance on their units. Please take a moment to e-mail or call Marcia if your individual wind insurance is with Citizens (Marcia@admiraltypoint.org). Thank you.

During my years on the Board I have sensed that the experience of owners and Board members alike during Board meetings would improve with some better common understanding about the purpose and limitations of Board meetings to make them constructive experiences for the Board members as well as for other members who choose to attend. The same should hold true for Committee meetings.

While the Annual Meeting is, by law and tradition, an Owners' Meeting, Admiralty Point's monthly Board meetings are to carry out the business of the Board specifically. They are Board meetings, not owners meetings. Most important is that the business of the Association on the agenda is addressed by the Board for all owners, not only for those relatively few who may be able to attend. That is why discussion of each item is limited first to Board members. Generally, the Chair will exercise its discretion to elicit questions or comments from attendees after Board members have been heard, whether before or after a motion has been stated and seconded. That member discussion is also limited to the item that the Board is addressing and time available. In that orderly manner, Board members have suggested modifications to a motion based on good input from a member and interaction is constructive for all concerned whether or not the Board adopts a suggestion. At the last meeting, for example, there were many helpful comments from members on the subject of security.

Time permitting at the conclusion of the business agenda and before adjournment, the chair will generally exercise its discretion to open the floor for off agenda "good and welfare" comments or questions; again first from the Board and them from the floor.

Some false expectations of Board meetings are worth identifying to avoid mutual frustration and to run meetings efficiently.

--Complaints: The Board meetings are not a complaint session. The long standing Rule 41 requires complaints to be made to the Manager in writing for good reason. When the rules are followed complaints can be put on the Board agenda if Board action is required to address them as provided by the rule. The reason is simple. Complaints need to be assessed for accuracy and remedy and cannot be dealt with well by anyone when they arise off the cuff during a meeting. I could cite many examples where the rules were ignored and strong complaints that excited people and wasted Board or Committee time turned out to be utterly false or mistaken to everyone's detriment.

--Courtesy: It should go without saying that personal attacks are prohibited by Roberts Rules of Order and will be ruled out of order and not permitted.

--Information From the Board: Board meetings are not the place to revisit or expect recitations to bring everyone up to date about prior actions and meetings. Please make the effort to talk with the Manager, Committee chair or President or to read minutes or reports. There are ample opportunities and avenues for owners to get information ahead of and outside of meetings. A good example may be insurance, where the background is deep, complex and subject to attorney client privilege, and we can't take the time at every meeting to adequately explain the background on such subjects and still have time for member comment on agenda items or good and welfare.

--Information From the Board: If the subject you wish to raise during a good and welfare segment involves one of the Association's committees, please present it first to the Committee, either through the Manager or Committee Chair. The Board must depend on Committees doing the work and making recommendations on the subjects because every Board member cannot do all the work on every subject. When owners ignore the Committee process, it leads to frustration for everyone.

We encourage member attendance at all Board and Committee meetings, and I hope this will help your experience and that of all our owner volunteers who work hard to make AP a great community.

Management Staff

Please contact the management office at 239-262-3051 with any questions or comments you have. We welcome input on issues to be covered in the newsletter.

Keith Tompkins
Keith@admiraltypoint.org
Marcia Kwaczek
Marcia@admiraltypoint.org

Upcoming Meetings – The next Board meeting is scheduled for Tuesday, January 29th at 3PM in the East Clubhouse. The Annual Meeting is Friday, February 8th at 10 am in the East Clubhouse. All owners are welcomed to attend.

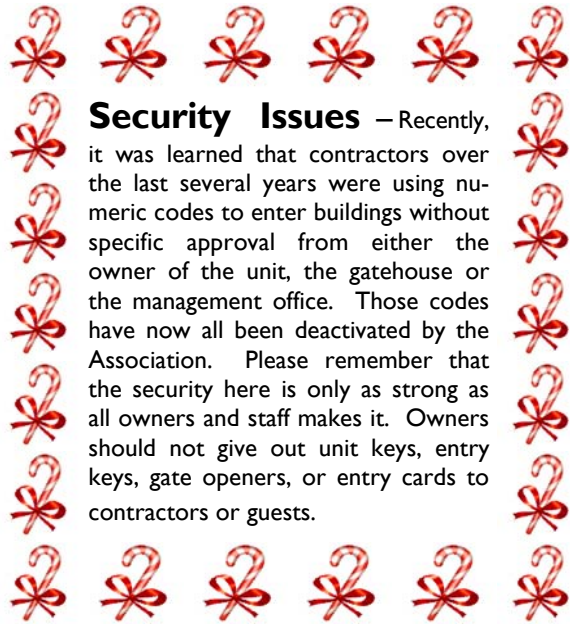


Check Your Insurance Coverage

– One of our lessons from Hurricane Wilma is that owners who carry loss assessment coverage on their condo homeowner's policy stand a fighting chance of having a source of money to cover AP assessments which exceed the Association's insurance package. We encourage all owners to contact their individual insurance agent to see if you can increase loss assessment coverage on your unit owner policy. The cost of this coverage is usually reasonable and may be worth it to you.



What is loss assessment coverage? This covers you for a specific amount of coverage if the association expenses exceed the amount of money received from the association insurance claim and the association then assesses the owners for the difference. The assessment must be from an insurable event and not just an assessment for any project.



Security Issues

– Recently, it was learned that contractors over the last several years were using numeric codes to enter buildings without specific approval from either the owner of the unit, the gatehouse or the management office. Those codes have now all been deactivated by the Association. Please remember that the security here is only as strong as all owners and staff makes it. Owners should not give out unit keys, entry keys, gate openers, or entry cards to contractors or guests.

Building Committee Approval Needed

- Please make sure you apply for approval of the Building Committee before commencing any project on your unit. The rules and regulations are clear that approval must be applied for and granted by the Association. The rules are for your protection and we ask that you help us by respecting the process. Doing this prior to March makes the life of the Building Committee much easier. All rules and regulations, along with the application for the approval to remodel your unit, are located on the website at Admiraltypoint.org.



Disposing of Trash

– Given the holiday season is upon us, please make every effort to break down all boxes before placing in dumpsters.

Elevator Update and Schedule

– The West Building Entry 6 passenger elevator is nearing completion. The new wood panel cab is now in place. There is a temporary carpet placed in the floor as we await the final results on the survey for the flooring. Once the decision is made on the flooring, the carpet will be removed and the tile installed in the cab. We cordially invite all West Building owners in other entries to see the new interior. There will be a sample of the proposed mariner's star symbol for the flooring and tile in the entry. Please call the gatehouse from Entry 6 and ask the Guard to buzz you into the lobby area to view the great new elevator, floor tile samples and mariner's star. We thank you for respecting the Entry 6 owners' privacy as you visit.

The schedule for the completion of other elevators in the project is as follows:

- Entry 4, 8 & 9 service elevators from January 2008 to March 2008
- Entry 3, 5 & 7 owner elevators from April 2008 to June 2008
- Entry 4, 8 & 9 owner elevators from July 2008 to September 2008
- Entry 3 & 6 service elevators from October 1 to November 2008

Unit Addresses

- From time to time, units in the West Building are referred to in one of two ways by the owners. One is the three digit "unit number" which was assigned prior to the building's construction. The second reference is to the 4 digit actual street address and mail number. We ask that from this point forward for simplicity sake, owners refer to the 4 digit street address. The association records will reflect the street address and the next member's roster booklet will reflect that as well. This will remove a lot of confusion about the double set of identification numbers here.

The East Building was not assigned specific street addresses but rather unit numbers that reflect the stack and floor where each unit is located. No change will be made in reporting in the east building.



Units for sale

– The following units are for sale now in Admiralty Point as indicated in a recent report from the multiple list service which is subject to change:

<u>East</u>	<u>West</u>
2400 #203 – East - \$695,000	2305 - West - \$800,000
2400 #205 – East - \$995,000	2318 - West - \$1,890,000
2400 #601 – East - \$1,119,000	2387 - West - \$949,000
2400 #604 – East - \$1,295,000	
2400 #703 – East - \$1,199,000	
2400 #803 – East - \$1,410,000	



It has been an eventful and productive year. The entire staff thanks you for your support and generosity this holiday season. Here's to a healthy and prosperous new year. We look forward to serving you in 2008.

Keith Tompkins

Mr. Swallen and Mr. Borman join the staff in wishing everyone Happy Holidays!!



Svetla, Angel and Zina



Walt, Kevin and Bob

Photos from the recent staff Christmas luncheon.

Members Roster Updates

– Each year in February following the Annual Meeting, the Members Roster is updated and sent to all owners. We ask that you please check the 2007 booklet to make sure all information listed is current and let the management office know of any changes needed. We also ask you check the website and let us know of any updates in your information.