



Admiralty Point

The Pennant

June, 2011

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Message from Your President

Dear Residents of Admiralty Point,

On behalf of the owners of Admiralty Point I would like to express my appreciation and gratitude for the very considerable effort of the Search and Screening Committee in identifying Mr. Jim O'Donnell as our new General Manager. Mr. O'Donnell is dramatically aware of our unique amenities and the extraordinary location of Admiralty Point. We have confidence that he will maintain these assets and manage them to the benefit of all owners.

All the best,

Betsy B. Bulleit

Admiralty Point Board President



Dear Admiralty Point Owners,

It is with great anticipation that I start my new role as your General Manager. Admiralty Point is an incredible community offering the best SW Florida has to offer, and I am excited to be given the opportunity to make it everything you want it to be.

With my background in property and amenity management, along with my knowledge of construction and project management, I hope to provide the responsive service you expect and professional insight current and future Boards need to guide the community in the right direction.

My overriding philosophy in life and business is to give everyone the same respect and consideration I would like to receive. To that principle, the Board and members of Admiralty Point will receive candid and educated opinions on matters large and small. All members of this Association should feel comfortable coming to me with their thoughts, suggestions, observations and concerns. I will do my best to understand your point of view and evaluate the issues to form opinions on what is in the best interest of the Association as a whole and the property values of its owner members.

I also hope to foster a renewed spirit of community and cooperation as we strive to create and execute a common vision for the property. Along the way there will certainly be different perspectives to consider. However, I firmly believe in the theory that if we all work together we all win.

It is my goal to enjoy many years of rewarding work at Admiralty Point, and I look forward to meeting you all and working with the Board and various committees.

Jim O'Donnell

General Manager

Management Staff

Please contact the management office at 239-262-3051 with any questions or comments you have.

Jim O'Donnell,

General Manager

Jim@admiraltpoint.org

Marcia Kwaczek,

Administrative Assistant

Marcia@admiraltpoint.org

Under New Management

Last month, when Keith Tompkins accepted an (unsolicited) offer to be General Manager of another Naples condominium, our President, Betsy Bulleit, and the Board appointed a Search Committee, chaired by Jay Swallen. Their overwhelming choice, after receiving nearly 50 resumes and conducting numerous interviews, was Jim O'Donnell. Jim was hired by our Board and assumed his new duties on Monday, June 6th.

Jim is originally from Charlotte, North Carolina, but moved with his parents to Houston, Texas in the fifth grade. In Texas he received his Bachelor of Business Administration, Finance from Stephen F. Austin State University and met his wife, Stephanie. They have two children (Dustin, 16, and Meredith, 11). Jim began his career as a golf club manager. In 2001, after many enjoyable visits with his in-laws in Punta Gorda, Jim and Stephanie moved their family to Lee County, and Jim joined WCI Communities as a portfolio property manager and later tower division project manager.

In 2008, as WCI's activities and workforce shrank, Jim became a development manager for Island Global Yachting, providing project leadership for several then planned marina and commercial development projects in the Caribbean. More recently, he was a portfolio property manager for Compass Group Property Management. There Jim managed 13 condominium and homeowner's associations, ranging from sixteen units to 380 units. In his spare time he is an active volunteer with Habitat for Humanity in Lee and Hendry Counties.

Jim is a licensed Community Association Manager and brings a strong financial background, long experience in development and condominium projects, enthusiasm and great interpersonal skills to Admiralty Point. Jim is already engaged in helping the Board, the Finance Committee and East Building owners prioritize potential capital projects, including the East Building elevators, lobby and hall renovations and carpports. (For those concerned, and speaking only for myself: I anticipate that these projects will be paid for from reserves and will *not* require special assessments.)

We welcome Jim to Admiralty Point, and he looks forward to welcoming owners as he meets them on his "rounds" and as our absent owners return for visits or the "season."

COMMITTEE NEWS

Recreation and Security Committee

Paul Myers, Chair PaulMyrs@gmail.com

The Committee arranged purchase of the Corn Hole game (think horseshoes with bean bags) after investigation and recommendation by Erv Wolber and Nancy Morris. After approval from the Board, several sets have been purchased for \$300.00. They are available in storage containers by the shuffleboard area. The games can be played over the shuffle Board courts or moved to any green space. It's a great social game for kids and adults of all ages.

Additionally, the Committee:

- Recommended uniform hardware (boat handles, ladders, hoses, lines, bumpers and electrical outlets) for boat slips, including an installation procedure
- Reviewed, but decided to not invest in, community beach chairs for AP owners
- Reviewed and recommended enforcement of tennis rules and procedures
- Recommended a plan for repair of the West Pool decking

Several items are in process. Discussions are ongoing regarding a possible change in rules to allow pets at AP (owner pet survey enclosed). We also continue to investigate the salt purification system for the pools

With regard to Security, the committee has:

- Arranged "caution" signage and mirror for the north entrance to the West Building garage due to the blind entrance and slippery when wet condition
- Recommended call-forwarding cell phone access to guards when they are on patrol
- Updated protocol for gatehouse response during emergencies (medical or fire)

There is an ongoing review of security issues with guards including: personnel changes, procedures for guests and workers on the property, use of parking stickers by owners and possible central video monitoring.

If you have any comments, concerns or helpful information on any of these issues, please contact any of the committee members: Paul Myers, Nancy Morris, Mike Wayne, Ted Rojahn, Gregg Ostrander, Chuck Gile, Erv Wolber.

2011 Recent and Pending Sales

The Membership Committee and Board have approved the (pending) sale of the Stefaan Bultinck unit (E 604) to Joe and Jackie Pottgen, and the sales of the Dick and Ginny Emerick unit (E 701) to Tim and Sheila Patton, the Scott and Tara Smith unit (E 105) to Anne ("Lammie") Williams (sister of Katie Ryan E 101), the Toni Reynolds Estate unit (W 2383) to Tim and Annette Kaja (formerly of W 2376) and the Walt and Elaine Wuebbold unit (W 2359) to Arkady Rapoport and Julia Litvin.