



Admiralty  
Point

# The Pennant

May, 2009

## Board of Directors

### President

Kenneth Krier

### Vice President

Chuck Lounsbury

### Secretary

Mark Ribel

### Treasurer

Dan Mulheran

### Director

Earle "Rick" Borman

### Director

Richard Emerick

### Director

Paul Myers

### Director

Paul Scheetz

### Director

John Zeitler

## Management Staff

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

### **Keith Tompkins,**

General Manager

[Keith@admiraltpoint.org](mailto:Keith@admiraltpoint.org)

### **Marcia Kwaczek,**

Administrative Assistant

[Marcia@admiraltpoint.org](mailto:Marcia@admiraltpoint.org)

## Greetings to All Admiralty Point Owners From Your President, Ken Krier



Admiralty Point is making progress in three areas important to our future:

The first area of progress is our insurance recovery. It has been more than three and a half years since Hurricane Wilma, yet we have not recovered anything from QBE, our primary insurer, for the hurricane damage we have suffered. The Board has hired legal counsel to assist us in getting paid the amounts due us. The law firm is Freeman and Miller, and they have an excellent record of (often after commencing litigation) securing a negotiated settlement from QBE for claims QBE has not voluntarily paid. I feel that we are in good hands. QBE has recently requested a complete and sworn statement of our claim within sixty days. We will provide that to them, and hopefully, soon thereafter, will know if there is any reasonable prospect of recovering the amounts due us without litigation.

The second area of progress is the reactivation of the Long Range Planning Committee under Chairman Rick Borman. That Committee consists of Admiralty Point's seven resident past presidents, together with myself, John Zeitler and Dick Emerick. At the first meeting of the reactivated Committee, Bob Walpole summarized the progress the Committee had made in assessing our long range infrastructure needs prior to Hurricane Wilma. Those efforts will be brought up to date by the Committee, after which the Finance Committee will be brought into the process to discuss how prudently, and with the minimum necessary financial stress to owners, to respond to our long range needs.

In the meantime, Rick Borman, Keith Tompkins and I, at the urging of members of the Recreation and Security Committee, are looking into creating a Task Force to simultaneously deal with our shorter term infrastructure priorities, and our sea wall, in particular.

We will keep you posted on our progress on all of these matters.



The website [www.admiraltpoint.org](http://www.admiraltpoint.org) is now current with all minutes to Board meetings and Committee meetings, upcoming meeting notices, past newsletters, units for sale, and many other documents used in the operation of the association. There is a lot of information about Admiralty Point on the site as well. Some parts of the site such as the minutes and the owner directory are protected by a log in for security purposes.



## The Turtles Are Coming.....

Sea turtles use our beaches for nesting between May 1 and October 31. Please help contribute to the conservation of these animals by doing the following:

- ◆ Turn off lights visible from the beach between 9 PM and sunrise
- ◆ Don't use flashlights, flash photograph or video equipment on the beach at night
- ◆ Close blinds and/or curtains
- ◆ Remove beach furniture by 9 PM
- ◆ Avoid unnecessary traffic near nest areas

**Units For Sale** – The following units are for sale now in Admiralty Point

### East

2400, #101, \$899,000

2400 #103, \$675,000

2400 #104, \$599,000

2400, #703, \$850,000

2400, #804, \$899,000

2400, #903, \$1,150,000

2400, #904, \$899,000



### West

Unit #2309—Price Unavailable

Units #2323 and #2339—\$3,000,000 (These two units are being sold together)

Unit #2350—\$2,500,000

Unit #2364—\$1,500,000

## Preventative Maintenance

As you may already know, the Board has engaged a firm to work with our staff on developing a detailed preventative maintenance plan whereas the maintenance staff and outside contractors inspect and perform frequent maintenance on many of the common properties and infrastructure to lengthen the life of the assets and limit interruptions in services to the owners. That effort is well under way with systematic work orders to our maintenance staff and those firms with whom we contract for maintenance services. The effects of these efforts over time should lead to greater productivity and better enhance your investment here.

To that end, we do ask that you perform similar preventative maintenance on hot water heaters, water shutoff valves and to all faucets within your unit. The water here is very corrosive by nature and shortens the life of these fittings. We ask that all owners aggressively look to change hot water heaters at about 10 to 12 years of life, change the water shut off valves to the lever style, and have a plumber check the stems on all faucets as these can produce unseen leaks into units below if unattended. Should, you have an interest in performing any of these tasks, please contact our office and we'll send the list of owners to one plumber who can offer a group discount for the services.

## From the gatehouse

We wanted to update you on some new measures we are taking regarding security and access to the property.



Our security guards are now using an electronic patrol device which verifies inspection on regular schedules throughout the shifts of over 50 places around the property. You may notice a small silver "button" in some areas which contains data about the location.

Overall we are primarily focusing on the perimeter security but also we are inspecting the entry gates, the service doors in the clubhouses and both buildings, out of the way places where people could hide, and the boat dock areas. The device enables us to generate regular reports as to the inspections and allows notes to be made by the guards for what they see when they approach these areas. Through use of this device we hope to track our visits to those sensitive areas while noting in a proactive way things that need additional attention by the maintenance staff such as repairs or lighting.

With the beginning of construction season May 1<sup>st</sup>, we have implemented measures to prohibit entry to the property by contractors unless our architectural review criteria has been fully met. That includes not only gaining approval for the project from both the Building Committee and the Board but also submitting a copy of the needed insurance, licenses, City of Naples building permits, and the construction deposit. Rest assured that to the best of our abilities, we will tightly regulate the contractors to adhere to our rules of start and stop times, noise, and care of the property or they will not be permitted access through the gatehouse.



## Upcoming Naples Events.....



### MAY 2009

#### The Naples Players Present:

Wit May 21 – June 4, 2009

Thoroughly Modern Millie June 26 – July 25, 2009

701 5th Ave S, Naples

Contact: 239 263 7990

#### Naples Museum of Art Presents: Will Barnet Retrospective

April 25, 2009 - June 28, 2009

5833 Pelican Bay Boulevard, Naples

Contact: (239) 597-1900 or toll-free at (800) 597-1900

#### Village Nights

May 7, June 4, & July 2, 2009

4200 Gulf Shore Blvd N, Naples

Contact: 239.261.6100

#### 33rd Annual Great Dock Canoe Race

May 9, 2009

880 12th Ave. South, Naples

Contact: (239) 594 8875

#### Bayfront Summer Boat Show

May 14, 2009 - May 17, 2009

Bayfront Place, Naples

Contact: 239 261 0882

#### Evening on Fifth

May 14, June 11 & July 9 – December 10, 2009

Fifth Ave. S., Naples

Contact: 239-435-3742

#### Art Encounter 2009

Preview Reception May 15, 2009

Art Encounter May 16, 2009 - July 12, 2008

585 Park Street, Naples

Contact: 239 262 6517

#### Naples Originals Restaurant Week

3-Course Comfort Food Menus May 18, 2009 - 24, 2009

3-Course Fish Menus June 15 – 21, 2009

Grill Nights (grilled meats and seafood) July 20 – 26, 2006

Various Naples Originals Member Restaurants, Naples

Contact: 239-595-7002

#### Venetian Days

May 20, June 20 & July 20, 2009

4200 Gulfshore Blvd. North, Naples

Contact: 239-261-6100

#### EVP Pro Beach Volleyball Tour Event

May 30, 2009

End of Vanderbilt Beach Rd., Naples

Contact: 239-252-4267

#### Naples Philharmonic Center

Pops Series April 28-May 3, 2009

Mozart Magic May 8-9, 2009

Patriotic Pops May 14-16, 2009

Major/Minor Concerts May 17, 2009

Mother Load May 18, 2009

Magic Carpet Concerts May 16, 23 & 30, 2009

Family Fare Series May 31, 2009

5833 Pelican Bay Blvd, Naples

Contact: (239)597-1900 or toll free at (800) 597-1900

#### Naples Networking Expo

Early in May, the public is welcome to network with business entrepreneurs and a variety of vendors, and enjoy complimentary refreshments and exhibits, at the Elks Lodge in Naples.

Call (239) 643-1367 for more information.

#### Outstanding Artists of Florida Exhibition

From mid-May through the first week in June, the finalists of the Artescape Naples competition held in April at the Gallery Victoria are selected, winners are chosen and prizes are awarded.

Call (239) 649-4300 for more information.

#### Kayak Fishing Classic

Big Hickory Fishing Nook Seafood Grille & Marina is the venue for the Kayak Fishing Classic, benefiting the Southwest Florida Council of Boy Scouts. Prizes include a fully rigged fishing kayak, equipment, and trophies, plus awards for top male, female, and youth anglers. Call (239) 671-9347 for more information.

### JUNE 2009

#### The von Liebig Art Center Adult Summer Pay As You Go Art Class

June 6, 8, 13, 15, 20, 22, 27, & 29, 2009

585 Park Street, Naples

Contact: 239-262-6517 x102

#### Summer Jazz on the Gulf concert presents:

Alan Darcy June 13, 2009

Late Night Brass July 18, 2009

851 Gulf Shore Boulevard N, Naples

Contact: 239 261 2222

#### Festival of Great Organ Music

June 7, 2009 the Naples Philharmonic Center for the Arts hosts the best organists in southwest Florida for recitals on the 3,604-pipe Casavant organ.

Call (239) 597-1900 for more information.

#### The Back Country Classic

Enjoy one of the Caloosa Catch & Release Tournaments to benefit charities, with admission including dinner, beverages and an afternoon of teams competing to catch the biggest snook, redfish and trout, held at the Bayfront and other venues in Naples. Call (239) 479-7916 for more information.

### JULY 2009

#### Naples 4th of July Fireworks Show

July 4, 2009

25 12th Ave. South, Naples

Contact: 239-213-7120

#### The von Liebig Art Center Adult Summer Pay As You Go Art Class

July 11, 18, & 25, 2009

585 Park Street, Naples

Contact: 239-262-6517 x102

#### Ice Cream Social

Enjoy a day of swimming, rock climbing, live entertainment, canoeing and kayaking, and free ice cream sundaes, hosted by Sugden Regional Park, towards the end of July.

Call (239) 353-0404 for more information.

#### July 4 Parade, Arts and Crafts / Boat Show

The Naples Pier, Sugden Regional Park and Fifth Avenue South host a number of festivities during the first week in July. Call (239) 213-1030 for more information.

## Manager's Report ...

By Keith Tompkins, General Manager



As usual this will be a very active summer at Admiralty Point.

**West painting** - The west building will be pressure washed and painted head to toe beginning about June 15<sup>th</sup>. This should end about October 1<sup>st</sup> depending on weather. We are asking all owners in the west building to make sure all personal property is cleared from outside the units. Our staff will be entering each unit to open shutters and grant access to the lanai areas for the painting. Contractors will not be permitted to enter the units. If something arises that necessitates the need for that, we will contact those owners. In addition to the painting, several other repairs will be made to the building at the same time. We will be addressing exterior light fixtures, lobby aluminum frames, walkway and stairwell lighting, minor concrete repairs around lanai scupper drains, and common area doors. The garage ceiling will be repaired as well where needed and we will be addressing the appearance of the maintenance area in the north end of the garage. We will be holding meetings with those owners here through the summer season to keep them informed as to the progress of the job.

**East roof** – We are currently looking into replacing the roof on the east building which was damaged by Hurricane Wilma. If approved, we are projecting this work to start in August and be completed by mid-October. More detailed information on this project will follow in the next few weeks to the east owners addressing the details of the project and answering questions about replacing AC units.

**Closing up for the summer** - Each year we ask owners to take great care in getting their units closed for the summer season if they are to be away for an extended period of time. Some issues are more obvious than others. A few owners submitted lists of what they use to track procedure. It was suggested we offer this to other owners. Here is a summation of those lists:

- ✓ empty refrigerator
- ✓ clear open lanai balconies and/or terraces of all personal property
- ✓ set AC unit to 76-78 degrees or properly set the humidistat
- ✓ close and lock all windows, doors, shutters and doors tightly
- ✓ close all blinds and shades to keep out sunlight
- ✓ turn off all lights, unplug electronics as much as possible
- ✓ turn off main water shutoff valve
- ✓ switch off hot water heater breaker in circuit panel box
- ✓ lock and dead bolt front door
- ✓ make sure gatehouse has key to door and all vehicles left on-site
- ✓ call gatehouse to let them know of departure

We ask that you please **not** use moth balls inside the unit while you are away. The pungent odor spreads to other units making it uncomfortable to breathe. Should you have any questions about this, please call us at the management office.

**Hurricane checklist** – I don't like to bring this up each year but June 1st is the start of hurricane season once again. I have prepared a detailed hurricane preparation plan for the property. As part of that plan, I included a checklist of items and issues you should think about whether you are here or away. The plan is available upon request to be mailed or on the website at [www.admiraltypoint.org](http://www.admiraltypoint.org). Please click the "Hurricane Preparedness Plan" link on the home page of the website to go to the document.

I hope everyone had a great season here. If you are going away, enjoy your time. If you are staying here, we will be in touch with on-going issues over the summer months and do all we can to limit the impact of the work on your life-style.

Have a great summer!