



Admiralty Point

February, 2008

The Pennant

Board of Directors

President

Chuck Lounsbury

(239) 263-3147

Chucklou@aol.com

Vice President

Elaine Hairston

(239) 263-2504

ehairston@hughes.net

Secretary

Kathy Wayne

(239) 649-0922

kathy@dynamicrehab.com

Treasurer

Dan Mulheran

(239) 436-3894

dan.mulheran@us.ing.com

Director

Earle "Rick" Borman

(239) 403-0738

EarleBorman@aol.com

Director

Mark Ribel

(239) 261-4340

MLRibel@hcoxandson.com

Director

Paul Scheetz

(239) 263-7032

Director

Robert Walpole

(239) 263-7533

roberthwalpole@aol.com

Director

John Zeitler

(239) 963-9471

jrzeitler@aol.com

From My Perspective ...

By Chuck Lounsbury, President

As I assume the Presidency of the Admiralty Point Board of Directors, I look forward to continuing the progress of our Board initiatives with the help of our current and newly elected members of the Board. It was gratifying to see that over 100 owners at Admiralty Point participated in our February 8, 2008 Annual Meeting, either in person or by proxy. Your involvement helps ensure that the future direction of Admiralty Point will be sound.

We invite you to keep informed through the various mechanisms the Board has in place as well as by contacting any Committee chair directly for clarification of any matter pertinent to his or her area of responsibility. Additionally, Keith Tompkins is available for questions and the viewing of any past reports or budgets. We are also placing more documents on our website (www.admiralypoint.org) so that you have easy, convenient access.

In addition, we have four general meeting venues to assist owners in being up to date on what is happening at AP: Informal Informational meetings (times are posted and emailed); Committee Meetings (times are posted); Board of Directors Meetings held monthly (times posted) and the Annual Meeting of Owners held each February. Each type of meeting has a different purpose and a different general latitude for owner engagement.

Informational Meetings are held periodically by the General Manager to discuss issues of interest to owners. Notices are posted and emailed to all owners about 1 week prior to each meeting. These meetings allow for a free flowing discussion of issues. Owners can ask questions and offer input to the management on an informal basis. Last season we held two meetings for the East Building due to the construction project. We held the first such meeting for the West Building two weeks ago. We were given some very helpful feedback about various issues in response to a presentation by the Manager. We will schedule more of these meetings in the coming months.

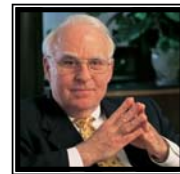
Committee Meetings are held as needed to research and examine issues, and to make recommendations to the Board for specific action. This is the proper time and place for Owners to ask questions and offer input on issues before each committee. We encourage you to use this time, rather than monthly Board meetings, for clarification of any questions you may have.

Board of Directors Meetings are held usually on a monthly basis in the East Clubhouse are for the Board to come together to make decisions about the operation of the Association. The Board does so with the advice and recommendation of its various committees which are noted above. To expedite its business, the Board will move through its designated agenda in a timely fashion, assuming that any Owner concerns have been raised with the Committee and its Chair prior to the Board meeting itself. Notices for these meetings are posted on the bulletin boards at least 48 hours in advance of the meeting.

Annual Meetings are held the second Friday in February and each year 3 Directors are elected to 3 year terms. In addition to the Board election, this meeting is for the Board and Committee chairs to offer reports to the owners. This meeting is noticed as governed by the statute via mail and posting on the property.

I look forward to getting to know even more of you throughout this coming year as we work together to create an environment and community that enhances all our lives. The Board and I thank you for your constructive support as we work toward these goals.

Chuck Lounsbury,
President, AP Board of Directors



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@admiralypoint.org

Marcia Kwaczek

Marcia@admiralypoint.org

AP is Green— While the Millennium Generation is one deeply committed to all measures "green," AP has been actively so for a number of years. You may have noticed the special recycling trash bins in both the East and West garages. Please help us save trees, landfill space and trash costs by placing your used newspapers and other clean paper items in these bins. Not only will you help the environment, but your grandchildren will think you are cooler than ever. When you use the bins, it is important that you properly sort recyclable items according to the directions on each blue recyclable bin. City rules require that no plastic bags or regular trash items be permitted in the recycle bins.

Board Meeting Dates – The AP Board of Directors monthly meeting will be held on the second Tuesday of each month at 3 PM, unless otherwise determined. The next Board meeting is scheduled for Tuesday, February 19th at 3PM in the East Clubhouse. All owners are welcome to attend.

AP Board of Directors Organizational Meeting

Board Officers:— At its an organizational meeting immediately following the Annual Meeting, AP's Board of Directors elected the following members as AP's Officers:

Chuck Lounsbury, President
Elaine Hairston, Vice President

Kathy Wayne, Secretary
Dan Mulheran, Treasurer

In addition, the Board welcomed and seated its newly elected members who will be serving three year terms:



Earle "Rick" Borman



Mark Ribel



John Zeitler

AP Committees— Our committees here at Admiralty Point are a very important part of the participation process by owners in the operation of the association. Issues are researched and developed by the committees before they appear before the Board for final approval. All owners are encouraged to participate in committee activity and should contact the Chairs of each respective committee if interested in serving.



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:

East

2400 #203 – East - \$695,000
2400 #205 – East - \$995,000
2400 #601 – East - \$1,119,000
2400 #604 – East - \$1,295,000
2400 #703 – East - \$1,199,000
2400 #803 – East - \$1,410,000

West

2305 - West - \$800,000
2318 - West - \$1,890,000
2387 - West - \$949,000

2008 AP Committee Chairs

Building	John Zeitler	jrzeitler@aol.com
Communication	Elaine Hairston	ehairston@hughes.net
Insurance	Dick Emerick	RBEmerick@aol.com
Landscape	Paul Scheetz	
Membership	Kathy Wayne	kathy@dynamicrehab.com
Security and Recreation	Mike Wayne	mike@dynamicrehab.com
Social	Kathy Wayne	kathy@dynamicrehab.com
Long Range Planning	Earle Borman	EarleBorman@aol.com

Elevator Renovation Update -



We hope that many of you now have seen the prototype passenger elevator now installed in Entry 6. We are pleased to say that we are moving ahead according to schedule with the goal of total replacement by the end of 2008. We are pleased with the quality chosen by the owners in the West Building and the attention given to detail by our contractors.

The final design elements for this major project are now under consideration by a Task Force on Garage Level Elevator Entry Design. We are fortunate to have the following members serving on the Task Force: Elaine Hairston, Jane Lange, Kathleen Limbach, Kathleen Lynch, John Zeitler and Chair Kathy Wayne. The Task Force has had one meeting to date in which they discussed the parameters of the design of the garage level elevator entry interiors and exteriors. They considered such factors as aesthetics, air flow, safety, convenience, maintenance, to name a few. They also met with one potential design firm and discussed the general project needs with them.

With a goal of Board action on this project in April 2008, the Task Force will review and reach consensus on two designs for the interiors as well as two designs for the exterior entry to the elevator areas. Specifications for each design will be bid. Storyboards or presentation of all design elements for each design will then be presented to West Building Owners for consideration, along with costs for each. West Building Owners will then be surveyed regarding their preferences prior to the Task Force's submission of their formal recommendation to the Building Committee at its meeting prior to the April meeting of the Board of Directors.

When the designs are ready for viewing, you will be invited to see them at the invitation of the Task Force. We look forward to improving this area of the West Building.

For the Good of the Order

While rules may sometimes seem wearisome, there are good reasons for them. We ask your help in observing the following:

Parking Restrictions —Please stop in front of the main building entryways only to briefly load or unload. This is the main fire and emergency lane to both buildings and others can be endangered should emergency vehicles have difficulty in accessing any unit. Help with this further by reminding any contractor you may have to park in the lot and to use only the service elevators. The security, maintenance and management staff will strictly enforce this rule.

Guests and All Other Visitors — Please make every effort to call the gatehouse when you are expecting guests or contractors. Unless we expect your guest or contractor, security will call the involved owner before any guest or visitor is permitted access. All longer term guests with cars will be issued a blue guest parking permit for display in the windshield that will include the date through which the permit is valid and the unit being visited.

Watch That Gate! AP's automobile security gates are designed to be opened and closed one vehicle at a time.. For security reasons, please do not open the gates for cars in front of you who either cannot open the gate or have not been cleared by the gatehouse staff.

If the boom gets lowered unexpectedly, it can damage both drivers and their cars—and impair AP security.

Watering Restrictions — As most of you may know, Florida, along with the Southeastern quadrant of the US, has a very serious drought. Naples has restricted watering outdoor areas significantly in light of this. In recent weeks, some owners have asked how the new watering restrictions will affect our landscaping. For the next 60 days, we are permitted extra watering as we have new sod and plantings around the property. Once those exemptions expire, we will then be watering Thursday from 12 am. to 8 am. and then again from 4 pm to midnight to complete our zones. We are allotted extra time for watering as we have over 5 acres. Hopefully this rainy season will bring much needed rainfall to replenish the reservoirs all over south Florida. Meantime, thanks for being mindful of these shortages in your own water usage.

New Remodeling Guide and Application

In recent years, many new or longstanding owners at Admiralty Point have done major renovation and reconstruction to their units. In a number of instances, these projects have taken the units back to the concrete interiors and rebuilt them entirely, resulting in what is essentially a newly constructed condominium. Such major new investments in AP help ensure the long term value of this property and point to a continuing overall positive future here.

Even as these renovations take place, however, the Board is mindful of the need to protect the neighboring units and the common areas of AP from damage. Each owner at Admiralty Point is both an individual and collective owner of this special and unique property and the good of all is considered along with the desires of the individual.

As a means to see that both common and individual interests are clearly considered, the Board of Directors recently approved specifically outlined steps and procedures to be followed by any owner wishing to do remodeling, both minor and extensive. We delivered a copy to those owners who are here and mailed a copy to those who are up north last week. We encourage your familiarity with it. We thank Bob Walpole and the Building Committee for their very hard work in creating this guide and believe that it will be useful to all for the future.

With this guide in place, the Board of Directors also approved changes in AP Rules to conform to the requirements specified in the new document. Most notably is the requirement for a \$2,500 deposit prior to the commencement of major remodeling to be used in the event of any damage to common areas during extensive renovation and a \$500 deposit for less extensive remodeling. A copy of the Rule Changes approved rule changes may be found on the AP Website.

We hope that both current and new owners at AP will find this guide helpful. Finally, we remind all of you who may be contemplating construction of any sort over the summer to forward your drawings and specifications, along with your applications to the Manager's Office as soon as possible so that the Building Committee can consider it as outlined in the guide (find it at www.admiraltypoint.org).