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Chuck's Corner ...

By Chuck Lounsbury, AP President



We hope you enjoy this issue of the *Pennant*, a newsletter to keep you informed on what is happening at Admiralty Point. I say at the start of every Board meeting that ...this is your home, no doubt one of your biggest investments. As such, I believe it is in all of our best interests to maintain and enhance its value.

We want to make it the best place it can be, a safe and happy home for you and your family.

It is not the job of one person or a board to take care of that for you; it is all of our responsibility to nurture this stunning property. The board consists of volunteers who generously give their time in an effort to direct AP according to its rules and bylaws, consistent with the desires of a majority of owners.

So please come to the meetings, participate in the committees, find ways to contribute to AP's long term success (it is to your direct benefit). If you are unable to be involved actively, then simply continue to be kind and respectful to your neighbors and supportive of your board.

Chuck Lounsbury,
President, AP Board of Directors

Meet Your Neighbors....

Joanne and Jim Karg, East Building
by Elaine Hairston



If you have attended any Annual Meetings of the Admiralty Point Condominium Association, you may have noticed not only a hard working crew of owners counting ballots for Board member selection, but also that year after year, Jim Karg of the East Building leads their work. Jim, formerly President of Admiralty Point from 1996-1998, has continued his support of the Association in a variety of ways. Not only is he the trusted leader of the voting accountability process, but also served on the managers' search committee which brought our current Manager, Keith Tompkins, to AP. Jim has also led the Building and Architecture Committee as well during his six years on the Board, and is currently a member of this committee. Jim said part of his mission when president was to convince unit owners that AP is a small business that needs to be managed and run, within limits, like a small business.

Joanne and Jim Karg have been AP residents since 1986 when they purchased Unit 302 in the East Building. With a family of seven children and 8 grandchildren, they expanded to Unit 301 in 2001, making a bit more elbow room for visits and comfortable daily living. Jim and Joanne lived in Bath Ohio prior to moving to Florida. In Akron, Jim majored in Business Administration at Kent State University and on his father's death, purchased and then managed the family machinery business for 42 years. Jim has his name on some 30 patents that kept his company in the forefront of the braiding machine business around the world. These machines are sold to companies that manufacture high pressure hydraulic hose. In recent years, the Kargs sold their business to one of their sons, making a successful transition to the third generation, of an industrial business that has survived in a global economy.

Jim and Joanne enjoy golf, tennis and dancing at the Royal Poinciana Golf Club and are also members of the Naples Yacht Club. They are former members of Portage Country Club in Akron, Ohio. Jim likes to fish, so you may find him around the docks some evenings. But, he is always a constructive force at Admiralty Point, someone who can be counted upon -- and not just for vote counting.

Hurricane Readiness

There is no better motto for Florida's hurricane season than that of the Boy Scouts: Be prepared.

For those not in residence during this time, the Association encourages you to ensure that your unit and any vehicles and other belongings on AP property will be protected. Because of the many, many things that staff must do to protect the common areas at AP, owners need to assume responsibility to see that doors and windows in their units are locked, hurricane shutters are in place and locked, that the Gatehouse has unit and other necessary owner keys, and that personal vehicles are moved to safety. During Hurricane Wilma, over 9 cars remained in the flooded West Garage because no provision had been made by owners to move them.

Owners may also wish to talk with their insurance companies regarding coverage for any assessments related to future hurricanes.

Our Manager, Keith Tompkins has updated the Hurricane Plan for AP. You may find it at our website :www.admiralypoint.org

We are all hoping that Mother Nature will be calm this season, but being prepared is the best strategy.



Float Your Boat

The Recreation and Security Committee is considering the possibility of creating an ocean kayak launch from the dock area. With the rise in popularity of this activity, a number of owners have expressed interest in having a dock access as well as a place to store their kayaks. The Committee is looking at all aspects of adding this new recreational possibility and invites any owner thoughts to be directed to Committee Chair, Mike Wayne.

Calling all avid readers who may have an interest in sharing favorite titles with other bookworm types at AP. Beyond building a list of favorites to share, perhaps as part of the AP website, there is the possibility of using space in the East Clubhouse to place already enjoyed books for others to read. This take one, leave one system would be a fun way to share special books but would also free space in your shelves at home—for more good books! If you have titles you think others might enjoy, please email Elaine Hairston at: ehairston@hughes.net and let me know of them. Also let me know if you have books to share.



As a beginning, here are two books that I enjoyed greatly this past year:

The Looming Towers by Lawrence Wright, the story of the philosophical foundation of Al Qaeda which led to the horrific events of 9/11. This winner of the National Book Award is exceptionally well written and hard to put down.

Bel Canto by Ann Patchett, spins a lyrical tale of hostages and their captors who stumble across their own humanity. A memorable book in every way.

Now let's hear from you!

Staying Fit



Great news from the workout rooms as owners are using our new equipment heavily. Several hundred hours of use have been clocked on each treadmill and elliptical exerciser. We have also noticed dramatic increases in the use of weight equipment as well. So here's salute to good example are fit neighbors provide to those of us who have yet to try all this out. Mike Wayne has made a standing offer to any owner wishing to be trained on the use of the equipment: just give him a call and he will show you how. In this past year, Mike has spent countless hours working with many owners to teach the proper use of the equipment for the most gain. Thanks for your help, Mike, in encouraging all of us to be more fit!

East Building Repairs Underway

The pace is picking up on the East Building as contractors prepare to reinforce the unit owner's window jambs and sills, reinforce the common area window sills and install new code compliant hurricane windows in the common areas. In addition, the entire East Building will be painted following completion of this repair work. The project is expected to be completed in September and will significantly improve the hurricane readiness and protection of the building.

Sold Units — The following units have recently sold in

Admiralty Point:

East

2400 #203, \$600,000

2400 #205, \$862,000

2400 #601, \$900,000



Units For Sale — The following units are for sale now in Admiralty Point :

East

2400 #103, Unavailable

2400 #703, \$949,000



Manager's Report ...

By Keith Tompkins, General Manager

This will be a busy summer for construction projects both for the association and for many owners having work done on their units. I wanted to update you on a few of the renovations being done.

West - The west elevator renovation project is on schedule to deliver 3 more completed cabs by July 1st. The next three elevators to be replaced beginning that same week are the entry 3 service elevator and the entry 8 & 9 owner elevators. The last 2 elevators in the building to be done, the entry 4 owner elevator and the entry 6 service elevator, should be operational about November 1. At that time, we should have all 14 elevators in the building completed, operating and tiled.

East - The east building renovations began June 9th on the unit owner window jambs and the common area windows. Currently there are 4 crews working on the building from swing stages. We will be providing more detailed updates to owners in the east building as the project progresses. If you are planning to come down sometime this summer or early fall, let us know so we can help with entrance into your carport or garage space.

Common areas - Repairs are also being made to the tennis court fencing. The plantings along the north and east sides of the courts are being replaced to provide better screening. New wind screens will also be installed as part of this effort. This is but one of the amenity that owners and guest enjoy nearly every day. Also, the staff is working hard this summer on many repair and maintenance issues. We hope you will notice some of these when you return.

Have a great summer and give us a call with issues or questions you may have!