

Board of Directors

President

Kenneth Krier
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kkrier@cl-law.com

Vice President

Chuck Lounsbury
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Chucklou@aol.com

Secretary

Mark Ribel
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MLRibel@hcoxandson.com

Treasurer

Dan Mulheran
(239) 436-3894
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Director

Earle "Rick" Borman
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Director

Richard Emerick
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Director

Paul Myers
(239) 263-9090
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Director

Paul Scheetz
(239) 263-7032

Director

John Zeitler
(239) 963-9471
jrzeitler@aol.com



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

First, I would like to congratulate our three Directors elected at the February meeting on running a clean campaign (in the absence of any opposing candidates).

Second, I would like to thank our Treasurer, Dan Mulheran, and the other members of the Finance Committee (Jay Swallen and Dick Mack) for their excellent work in putting Admiralty Point on a sound financial footing. They, together with our auditing CPA, Patty Andrews, have identified the two major sources of our recent operating cash shortage: (1) expenditure of operating funds for Wilma recovery and other expenses that had not yet been billed to owners, and (2) the use of operating funds for payments on the Association's East Building construction loan. I thank the owners for approving the proposed \$378,014 special assessment to address the previously unbilled expenditures. I thank the Finance Committee for coming up with an East Building construction loan refinancing solution that, without any new or increased assessment from East Building owners, will restore operating funds previously used on the East Building construction loan and minimize future reliance on operating funds for that loan.

Our remaining immediate financial issue is the expense spike which is created by paying our roughly \$500,000 annual insurance premiums in June and July, but spreading the recovery of this expense from owners over four quarterly installments. The Finance Committee has recommended that we deal with this by, to the extent needed, financing a portion of our insurance payments in installments. This will avoid any special assessments of owners or borrowing from reserves for this purpose. Sun Trust's current program for insurance premium financing has no loan origination fees and a favorable current rate of 4.7%. We expect that this conservative and frugal approach will also avoid any near term need for the more expensive approach of a line of credit for the Association (which would involve loan origination fees, whether we used the line of credit or not).

My strong first impression as a new Director at Admiralty Point is that we are blessed with a very strong set of Board and non-Board volunteers who attend to the Association's business, together with an outstanding staff led by Keith Tompkins. I urge anyone interested in participating in the committee work of the Association to contact the chairman of any committee you would like to serve on.

As President I will try to follow proper decision-making procedures, with advice of counsel where needed, and be inclusive, consultative and transparent in charting the course of Admiralty Point, together with our owners, Manager and Board. The Board and I welcome your input and need your support.

Management Staff

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

Keith Tompkins, General Manager

Keith@admiraltypoint.org

Marcia Kwaczek, Administrative Assistant

Marcia@admiraltypoint.org

AP Board of Directors Organizational Meeting

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

Ken Krier, President

Chuck Lounsbury, Vice President

Mark Ribel, Secretary

Dan Mulheran, Treasurer

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



Ken Krier



Dick Emerick



Paul Myers

Float Your Kayak



Admiralty Point's newest recreational amenity is now available. Many thanks to Norm Mahanke, of our maintenance staff, for his diligent work in preparing the kayak site for use. The yearly cost for storing a kayak is \$100 per kayak. To reserve a space, please call Marcia at the Manager's office.



New AP Members!!

We wish to welcome our newest members to Admiralty Point. Tim and Annette Kaja have purchased Unit #2376 in Entry #4. The Kaja's hail from Pewaukee, Wisconsin. Please extend a warm "welcome" to Tim and Annette if you happen to run into them.

2009 AP Committee Chairs

Building	John Zeitler	jrzeitler@aol.com
Communication	Mark Ribel	MLRibel@hcoxandson.com
Insurance	Dick Emerick	RBEmerick@aol.com
Landscape	Paul Scheetz	
Membership	Kathleen Limbach	klimbach@hnet.net
Rec. & Security	Paul Myers	PaulMyrs@gmail.com
Social	Kathy Wayne	kathy@dynamicrehab.com
Long Range Planning	Earle Borman	Ekborman@aol.com

If you would like to serve on a committee, please contact the chair of the committee. Thank you to all who have agreed to serve the Association.

Attention Boaters



Admiralty Point has one slip available. The yearly rental rate is \$1,500. To reserve this spot, please contact the Manager's office to obtain a lease agreement form.



Don't let our Florida insects bug you!

Did you know that in addition to the routine treatment of the exterior of the building, pest control is available on an "as needed" basis for your unit at no extra charge? Please don't hesitate to contact Marcia at the Manager's office if you need your unit treated and she will make the arrangements for you.

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

East

2400 #103, Price unavailable

2400 #104, \$599,000

2400, #703, \$850,000

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

2400, #904, Price unavailable

West

#2350—\$2,500,000

Units #2323 and #2339 (These two units are being sold together.) - \$3,500,000



Cookout Time Again!



Hosted by the Bulleit's, Larson's, Walpole's and Wayne's, the 26th Annual Admiralty Point Cookout will be held on **Tuesday, March 31st beginning at 6 PM**. Burgers, Brats, Hot Dogs, Beer and Pop will be provided along with great entertainment. Bring your favorite salad, casserole, veggie or dessert and join your neighbors for this annual get together. Adults: \$8—Children \$5. Guests are more than welcome!! Please pay at the guardhouse.

Manager's Report ...

By Keith Tompkins, General Manager



Whew! This season is flying by. It is hard to believe April 1st is upon us and soon many will be going back north or abroad.

When this season started we were still renovating the West garage elevator entry areas, we had not yet started the roof replacements on 3 areas of the West Building, and we were still in the midst of completing the latest repairs to the East Building. The painting on the East Building not started due to weather and other unforeseen delays. Over the last few months these projects and others have finished and life has returned to normal with a few minor exceptions.

The Board has decided to paint the West Building this summer the existing paint color which will match that of the East Building. This project will begin in June and take most of the summer to complete. When finished, the West Building will have a fresh look from the paint. We will send more information as the paint consultant completes their study to obtain competitive bids from multiple contractors.

There are a few personal notes I wanted to share with you. We are all so happy to see so many of you here enjoying Admiralty Point and Naples this time of year. There is no other place in Naples that has this much to offer the residents with the spectacular beach, the incredible view of the dolphins in Doctors Pass, the boat slips and the professional quality clay tennis courts.

Kevin Wearmouth on our maintenance staff has done a superb job keeping the courts in excellent condition daily. We have received numerous compliments from owners on his efforts.

Norm Mahanke has been instrumental in several important projects we have performed in-house at great cost savings to the owners. His skills are a valuable asset to all of us here.

I continually hear positive things about the way Marcia Kwaczek assists AP owners here in the office. I would also like to thank her for the outstanding job she does handling the issues and challenges that face our owners.

Special thanks go to the former and current Board members for the incredible time they put in for your association. Honestly, I am inspired by their dedication and sacrifice to volunteer to work so hard for all of you.

Soon you will see the maintenance and housekeeping staffs wearing new uniforms as every few years we update their garments due to normal wear and tear. We aim for a professional yet functional presentation to the owners and their guests while they perform their duties.

I want you to know that we are always here to serve you. Call us anytime to help you enjoy the experience of your home. I personally consider it a privilege to be here and I must say the sense of accomplishment from some of the projects listed above and the people I get to work with is something that drives me to strive to continue improving our service to you.

Rules and Regulations

We ask that you please remember your neighbors as you enjoy your time here. The new owner roster books with the complete listing of rules and regulations will be delivered to each owner in the coming weeks. We ask that you please take the time to familiarize yourself and your guests with these rules for the enjoyment of all.



Security Cards and Key Fobs

New security cards and key fobs are now available for all owners for use when entering the front gate.

These cards and fobs replace the green and white cards used in the past. The cards and fobs are also for use in the garage entries for those in the West Building. If you have not done so already, please see Marcia in the Manager's office to pick up your cards and/or fobs.

Pool Gate Locks



In an effort to keep out trespassers from our property, the Board of Directors has decided to permanently lock the North gate at the West pool and the doors to the workout rooms. If you decide to go to the beach, you will need to take your key in order to reenter the property. The Recreation and Security Committee and the Board are trying to limit the Association's exposure to costly liability claims from someone who is on our property illegally and has a fall or other type of accident while on the property, including an accident or injury while using the exercise equipment. Locking the north gate and the doors to the exercise rooms will help minimize our exposure. We ask for assistance from every owner and lessee in enforcing these rules by locking the doors and gates mentioned. If you find these areas unlocked we ask that you please call the guard on duty and ask him to secure the areas. If you have further questions, please contact Paul Myers, the Recreation and Security Committee Chair at:

paulmyrs@gmail.com

Tennis Ball Machine

Recently the Association replaced the tennis ball machine. This machine is for use by owners and their guests.



The machine is stored in a closet labeled "Tennis Ball Machine" to the south of the East Building. There is a plug located near the water fountain on the tennis courts for use with the machine. The machine is stocked with new tennis balls. Remember to schedule use of the machine at the Guard House.

West Clubhouse Furnishings

Please be so kind as to check your home silverware drawer for possible pieces that may have been inadvertently taken from the West Clubhouse. A new set was purchased last year and there are several pieces missing. Thanks for checking into this for us.



Common Area Survey of East Building



Mary Beth Salyers, Chair of East Building Owners Common Area Task Force, is pleased to report that she received responses to the recent survey from 33 owners (73%) and appreciates all the input. Of the 33, 18 opposed any assessments at this time while 15 were in favor. The majority in favor did not want to spend more than \$2500. Most felt we need to see if there will be a roof and/or seawall assessment in the future before proceeding. Twenty four owners feel the lobby is okay at this time. Twenty owners feel there should be no privately owned furniture in the hallways but the majority felt seasonal decorations and door hangings should be allowed. The task force will be meeting to set up guidelines for the hallways so that personal interpretations of the current rules can be clarified. Future meetings will be published to allow any owners to attend.

Calendar of Local Events for April

Times vary, contact each individual venue for more information.

1-18: Dinner with Friends. Naples Players. 263-7990.

2, 9 16, 23, 30: Thursdays on Third. Third Street South. 434-6533.

2-11: Tartuffe Gulfshore Playhouse. 566-8394.

9: Mark Twain Tonight The Phil. 597-1900.

18: A Celebration of Bluegrass: Jack Lawrence & Jon Garon Norris Center. 213-3049

25: Irish Music at the Farmers Market 649-6325.

24-25: Naples City Improv Norris Center. 213-3049.

24-26: Footloose The Phil. 597-1900.

25: Irish Music at the Farmers Market 649-6325.

25: Museum's 11th Birthday Party Museum of the Everglades. 695-0008.

Forming Task Force for TV, Telephone and Internet Services



The Building & Architectural Review Committee is forming a Task Force to consider alternative providers for TV reception, telephone and internet services.

We are looking for some owners to participate on this task force to consider services from competing companies, and to work cooperatively with the Gulf Shore Association of Condos on this subject.

There is a great potential to improve these services for all AP owners while reducing the costs for these services.

Please e-mail John Zeitler at jrzeitler@aol.com if you are able to participate. We are particularly interested in owners who use these services now and are interested in this technology.

Forming Task Force on Hard Surface Flooring

The Building & Architectural Review Committee (BAC) is forming a Task Force to consider issues related to the use of hard surface floors at Admiralty Point. Tom Faller of the BAC has agreed to head this group.

The Task Force will address such issues as the sound abatement products currently available, floor plan considerations, the sources of sounds heard in units, and the impact (if any) that hard surface flooring has on market values. The Task Force will consider the use of professional expertise in forming its recommendations, and survey AP owners for their opinions.

When the Task Force presents its recommendations to the BAC, they will include recommendations on any changes and/or clarifications needed to the existing Rules & Regulations.

Please e-mail Tom Faller at mf2241@aol.com if you would like to participate on this Task Force.

Please recycle!

You have seen the recycling trash bins in both the East and West buildings. Please help us save trees, landfill space and trash costs by placing your used newspapers and other clean paper items in these bins. **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. Thank you for your help with these rules.

