



Admiralty
Point

The Pennant

November, 2009

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

We are frequently asked about the status of our insurance claim against QBE relating to Hurricane Wilma (October 2005) damage. Here is an update:

After substantial delay, the insurance company - QBE - demanded that the Association submit a Proof of Loss. This summer, the Association submitted the requested Proof of Loss. After QBE failed to respond to our Proof of Loss, the Association filed a civil suit for breach of contract against QBE.

We have confidence in our legal counsel, who specialize in this type of litigation. Should owners wish it, lawyers from the firm that represents the Association will attend a meeting of unit owners to answer questions.

While the Board of Directors of the Association would like to be more forthcoming in the details, including the likely path this lawsuit will follow, our legal counsel has cautioned us repeatedly to be mindful of the confidential nature of privileged attorney-client communications.

Management Staff

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

Keith Tompkins,

General Manager

Keith@admiralypoint.org

Marcia Kwaczek,

Administrative Assistant

Marcia@admiralypoint.org

Are You Here...or There?

Please remember to let the gatehouse know when you, or your invited guests, are in residence and when you, or they, are leaving. In addition to being ready to greet you, the security officers use this information to plan inspections of unoccupied units, to account for residents in the event of an emergency and to help facilitate deliveries for a unit. AP's gatehouse number is: 239-262-3662 or email: Marcia@admiralypoint.org

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

East

2400, #103, \$675,000

2400 #104, \$599,000

2400, #703, \$650,000

2400, #904, \$799,000



West

Unit #2301—\$1,499,000

Unit #2309—\$768,000

Unit #2323—\$1,250,000

Unit #2350—\$1,999,000

Unit #2364—\$1,500,000

Unit #2374—\$895,000

Welcome to Our New Neighbors!!



Louis W. Welt has recently purchased Unit #2314 in Entry #8 of the West building. You may recognize Mr. Welt as he rented that unit prior to purchasing it. Mr. Welt plans on spending more than half the year at Admiralty Point and during his time away from here he will call Hudson, Ohio his home.

Unit #502 of the East building is now owned by Ray and Paula Zwiebel who purchased the unit in June, 2009. Until their retirement, the Zwiebel's plan to make Admiralty Point their home for about 1 month out of the year. Glen Ellyn, Illinois will be home to the Zwiebel's for the remainder of the year.

Andrew and Pamela Nicholls hail from the United Kingdom and will call Unit #804 in the East building their home in Florida. The Nicholls are hoping to enjoy the Florida lifestyle for 2-6 months out of the year.

Another new owner who hopes to make Admiralty Point her home for 6 months out of the year is Katharine Ryan who has purchased Unit #101 in the East building. While away from Admiralty Point, Ms. Ryan will call Bedminster, New Jersey her home.

Chip and Patty Halverson are from Northfield, IL and are very excited to make Unit #2318 in Entry #8 of the West building their Florida home. They are hoping to enjoy the sunshine state for approximately 4-6 months out of the year.

We welcome all of our new owners and look forward to getting to know them all better.



Comcast Channel Lineup

Comcast has updated their channel lineup once again. For your convenience we are including the latest channel lineup.

Long Range Planning Committee

by Rick Borman

As Chairman of the Long Range Planning Committee, I want to inform you of the important progress we have achieved as well as what work lies ahead.

As a background, the Committee reviewed the substantial previous planning effort and the three engineering reports that were authorized by your Board of Directors.

The Committee then decided that (1) communication with and involvement by our owners should be paramount in our efforts and (2) that the complexity of the assignment was such that we would form 8 study groups each chaired by a committee member.

In our desire for transparency as well as soliciting owner participation, we informed all owners of the study groups and invited them to be part of one or more of these groups. This resulted in a strong owner involvement. Owners have been advised of all meetings of the study groups as well as Long Range Planning Committee. For those who could not attend in person we have provided telephone access to the meeting. In the last joint Long Range Planning Committee/Board meeting, we even had a live video for owners for display on their computers.

The study groups are ongoing with much progress to date on several.

Of significance was the hiring of a master plan consultant which was approved at the August 18, 2009 joint Long Range Planning Committee/Board of Directors meeting. The firm is OPI or Outside Productions, Inc. (www.opidesign.net) in Bonita Springs. They will provide services to the study groups as needed. They will also prepare and present the master plan at the end of the study group process to the Long Range Planning Committee, Board and to the owners.

I want to thank so many of you for your active participation in this process. There have been many candid and animated conversations. I continue to be optimistic because the involvement and transparency will result in a plan to improve our quality of living as well as enhance the value of our property.



Upcoming Naples Events



NOVEMBER 2009

Lend Me a Tenor by

Ken Ludwig

This Tony Award-winning comedy will have you rolling in the aisles with its high energy antics, mistaken identities, plot twists, and double entendres. An egocentric opera singer is stuck in a hotel suite in 1934 Cleveland; absurdity, wit, and a touch of Marxist (that's Marx brothers!) mayhem ensues.

Call (239) 263-7990 for more information.

Museum of the Everglades

On exhibit during November: "The Ever-changing Everglades" by Angie Chestnut. A photographic vision of the Everglades landscape and its raw beauty. Meet the artist reception Nov 7, 1-3 pm.

Call (239) 695-2397 for more information.

Naples International Film Festival

Be sure to see screenings of independent and major films as well as an eclectic collection of

short films, along with a young filmmaker's workshop. Nov 5-8.

Call (239) 775-FILM for more information

Third Street South Farmer's Market

Bring the family and the dog as you stroll through nearly 50 vendors selling locally produced vegetables and fruits, jams, baked goods, and seafood. Nov 5 and 7.

Call (239) 434-6533 for more information.

FI CampBoat Races

Small, extremely fast boats race on Lake Avalon at Sugden Park in East Naples. Nov 7-8.

Call (239) 252-4088 for more information.

The Phil Presents Smokey Robinson

Enjoy a wonderful evening of music with Smokey Robinson at the The Philharmonic Center for the Arts. Nov 8.

Call (239) 598-1900 for more information

Old Florida Festival

On the first weekend in November, the Collier County Museum sponsors an indoor and outdoor festival celebrating the history of Florida, complete with pirates, conquerors and early settlers, with plenty of refreshments and live entertainment to delight everyone in the family.

Call (239) 252-8476 for more information.

USO Show at the

Naples Depot

Toward the middle of November, the Naples Depot Museum hosts a post-Veteran's Day event featuring live music from the 40s and guest speakers, in Cambria Park.

Call (239) 262-6525 for more information.

Bellasera's White

Truffle Event

Italy's culinary crown jewel, the rare white truffle, stars at the Bellasera Resort's annual White Truffle Event, A Divine Indulgence & More, sponsored

in part by the Italian Culinary Institute and Conde Nast Traveler.

Call (239) 649-7333 for more information.

Anniversary Celebration

During the month of November, the Gallery Victoria celebrates its birthday with exhibitions of local artists and their painting and sculptures. A number of interesting programs are held during the month.

Call (239) 649-4300 for more information.

American Indian

Arts Celebration

In mid-November, during American Indian Heritage Month, the Ah-Tah-Thi-Ki Museum sponsors a celebration of Native American culture and heritage, on the Seminole Big Cypress Reservation, where you can learn about doll making, sweet grass basketry, sample Seminole food and enjoy southeastern Native American dancing.

Call (863) 902-1113 for more information.



Toilet Troubles?

As many of you return, we wanted to alert you to some potential problems in your toilet. On a regular basis, you should have someone inspect and confirm the toilet flapper valve is functioning properly in your tank. A small leak that allows water to trickle out can cost the association hundreds of dollars over time in water bills per toilet. We have about 350 toilets in Admiralty Point! A small problem over that many toilets becomes a very expensive issue for all owners.

Another issue is the valve that fills the tank after each flush. The valves have been known to weaken and break after years of exposure to the very corrosive water. Over time, the parts of the valve can fail and cause a flood from your toilet. If this were to happen when you were out for the day, a significant amount of water would flow out before we could stop the leak. Obviously the damage this failure causes can be substantial to your property and others below or adjacent to you.

In both cases, we ask that you please observe and listen for each toilet in your unit.

In Memoriam...Sadly, we lost several owners this year. They will be missed: John Amato, John Fisher, Henri Hardy, Clarence Long, Michael Peltier, F. Joseph Sensenbrenner and Helen Sowers.

Next issue: We will be discussing several issues related to insurance of owner's property and of the common property. There have been some important changes over the last few years that you and your agent should be aware of.



Did You Know.....

-That carpet of any kind is not permitted on exterior balconies exposed to the weather, as carpet promotes moisture retention in the concrete and can lead to premature deterioration of the deck. If you have carpet on your deck, please immediately make arrangements to have it removed.

-That the Association has had all exterior glass cleaned on both buildings as a common expense now in the budget. This will save owners time, money and effort, and will mean all glass will be done at one time the last week in October. The approximate cost per owner in the west building is \$20 and the east building \$40 as they have 9 floors of common area windows in addition to unit windows.

Manager's Report ...

By Keith Tompkins, General Manager



Community reference sheet

With this issue of the Pennant we have included a list of Board members, committee chairs and members of each Study Group of the Long Range Planning Committee. You will also find contact information for each person. We suggest you keep this page for future reference. Of course we also encourage your participation in the Association through service on one of these Study Groups.

Hurricane Season once again

As you know, it seems we survived another hurricane season here in Florida. Each year we edit the Hurricane Preparedness Plan. We made some changes to the procedures and also to the list of goods you should keep on hand in the event you are here in town for the experience of a hurricane. Remember, Hurricane Wilma hit Admiralty Point on October 24th, 2005. That year more storms formed after Wilma and made landfall, so we need to be fully prepared until the end of season November 30th.

Construction update

East Building roof – This project is just about finished. Crowther Roofing has completed their work and has been off the property for about one month now. I have updated the owners in the East Building with photos of the changes made in addition to the actual roof replacement. As part of the project, owners could elect to replace AC units in bulk at a substantial savings. Of the 63 AC units on the roof (some condos have 2 AC units) 33 were replaced as part of this project. Another 20 had been replaced in recent years and did not need replacement. I have attached two photos to show the dramatic difference on the roof. The units are elevated and strapped down for hurricane protection, all lines are fully insulated, and all electric panels have been replaced. Everything now is also neatly labeled for better service in the future.



West Building paint – This project began the last week in June and is set to finish in the next week. You'll notice the fresh paint and the new light fixtures. As part of this project we are replacing old lights with new turtle compliant lights as the authorities have really enforced the rules this year. The new lights shine the light downward and block the source of the light from any nesting turtles. Next May, they will also make repairs to the concrete in the garage ceiling. The garage walls and columns were painted as part of this stage. Several wood panels on the exterior face of the building were replaced as well.

This was a difficult project at times on the owners that stayed here these last few months. The coordination of various aspects of the project affected traffic and access to all places of the building. Also weather issues caused some delays while extra work on concrete and stucco caused other delays. As the punch lists are completed these next few weeks, we will close up the shutters on lanais where owners are not in residence yet. We hope that in the end, the painting will be seen for the vast improvement that it is. In addition to beautifying the building, this process also acts as a major preventative measure against the elements and helps us keep water out of the building, as all windows and doors were caulked.

Parking lot seal coating -We are also currently in the midst of sealing the parking lots and restriping all parking spaces. This has not been done in a while. The lots already coated have a darker, more uniform appearance. We are working on this in small stages in order to minimize the inconvenience to owners here. We are working around the contractors at this time and will complete the project once they are all out. We decided to start the process now as the areas treated have to be blocked for 3 to 4 days. It is imperative that we complete the vast majority of this project before many owners come back and are affected by a lack of access and parking. Several repairs have also been made to areas in disrepair. Tree roots have been cut out and the asphalt reapplied. The results are certainly noticeable.

