



ANCHORAGE

AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION

1st Quarter 2008 Newsletter

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FROM THE PRESIDENT

By Ed Hoover with contributions from Lynn Griscom

In September 2005, I wrote in my very first candidate's statement that, "I believe....we have before us a window of opportunity to move beyond being referred to as "the buildings the roofs blew off of" to establishing our community as "The Jewel of Jonathan's Landing." As my term as President comes to a close I have reflected on that statement and there are two things that stand out for me. First, is the progress we have made, under the leadership of the Board on many, many fronts. Second, is tremendous appreciation for the people I have worked with closely over these past two years. Without them the work would not have gotten done.

Our property manager, James Hotchkiss, will review accomplishments in his article, and they have been discussed in previous newsletters. Therefore let me go to my second point and share my deep appreciation for the Board members who I've had the privilege of working with.

The Board has worked as a team, drawing in the contributions of many other owners, all of whom put in countless hours of dedicated volunteer effort. I refrain from mentioning each one by name for fear of missing some. However, I do want to recognize the following. The Landscape and Design Committee, under the leadership of Marilyn McLean, volunteered great time and effort to beautify our property. Marilyn has drawn together people from both buildings, put in countless hours herself, commandeered the services of her husband Bard, and provided direction to this vital area of work. The Finance Committee, under the leadership of Paul Maloy, has searched for and found ways to reduce expenses and bring us to the point of financial stability and accountability. Emil Conti has watched over building repair projects; Arthur Troast has provided advice and counsel on several difficult legal matters we have faced; and the Social Committee, led by Peggy McEwen, has planned our parties and the February 4th GALA CELEBRATION.

And, none of this would have been possible if it were not for the unbelievably focused and dedicated work of Lynn Griscom who served as our President in 2006. Lynn laid the foundation for what came together in 2007 and then continued her service as Vice President in 2007. Thank you, Lynn.

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I also want to express how deeply grateful the Board and I are for the support, encouragement and patience of our owners. As volunteers, this is our greatest reward and I assure you that not one word goes unnoticed or unappreciated.

“The Board has worked as a team, drawing in the contributions of many other owners, all of whom put in countless hours of dedicated volunteer effort...”

One more word of thanks. This goes to James, our Property Manager, who, one year ago, took on the management of our association in the midst of monumental change and facing challenges that would have intimidated even the stoutest of heart. I have worked very closely with James this year and can say without hesitation that no one could have been more responsive, creative and professional. He has been a true partner with us as we have recovered and restored our “place in the sun”.

On a final note, all that has been accomplished has not been done flawlessly and without problems. Nothing of this magnitude ever is. My sincerest wish for the future of our community is that we never forget where we have come from and the diligent work we have done at transforming the Anchorage into The Jewel of Jonathan’s Landing.

TREASURER’S REPORT

By Paul Maloy

There has been much talk from the 2008 candidates about the need to cut costs and while I don’t want to take anything away from my fellow homeowners, I would like to take the opportunity to review the cost cutting initiatives offered by the 2007 Board of Directors as seem to have been overlooked. Insurance was first on our list of cost cutting opportunities. This single line item represents our largest operating expense. While everyone is aware of the devastating effects the recent hurricanes have had on premiums, in working with Bristol Management, we were able to identify mitigation credits that the association was eligible for. These credits amounted to over \$30,000 in savings in 2007. Also going into 2008, our insurance agent relationship was reviewed and a new vendor was used which will result in further savings. Our next focus was on Landscape maintenance. Before Bristol Management we were paying \$47,000 per year. Using one of Bristol’s preferred landscape maintenance providers, the association was able to contract for the same service at an annual savings of \$26,000. This represented a 55% savings on one of our largest contracts. These are just two of the several items reviewed in 2007 which resulted in savings to you. What did we do with all of these savings...we increased our annual reserve contributions from \$3,996 in 2006 to over \$115,000 in 2008. This is the money that will be used by future boards to paint, resurface roads, perform work on the piers, repair/replace the roof, repair/replace the generator, repair/repair/resurface the pool and associated equipment, repair/replace the screen enclosures, repair/replace the elevators, repair/replace fire system components, and any and all other capital expenses of the association. Currently, the Board is reviewing ways to better utilize our maintenance supervisor to reduce the need for outside vendors. The first step will be to give Joe the responsibility of maintaining the pool and using the savings to hire part time help for the various janitorial issues that consume much of Joe’s day. Joe has already attended a certification class for a commercial pool maintenance designation. The cost cutting initiative started in 2007 continues today with every project the board reviews for consideration. Beyond cutting operating costs and increasing Reserve contributions the Board has aggressively pursued opportunities to increase dock revenue. 2008 is already shaping up to be a better year than expected. Business relationships have been formed that will guarantee savings for the foreseeable future. My thanks to the 2007 Board of Directors for their tireless work- Ed Hoover, Lynn Griscom, Marilyn Mclean, Arthur Troast, Peggy McEwen, and Emil Conti; also a special thanks to all of the volunteers for their contributions.

SECRETARY'S REPORT

By Marilyn Mclean

Hopefully we are all aware that the first two phases of landscape redevelopment have been complete. The next phase is in the planning stage and should be complete by the end of March 2008. The area of the planters on the guest parking level is being considered for small stones in an off white color. The committee will meet with Horizon for the final plantings for the back corner of the Anchorage North. This area will be done in the next phase of the landscaping. The pool furniture is in place as well as a new grill. The furniture has been proven to be very comfortable and attractive. We hope everyone will use beach towels to preserve the clean look of the fabric.

I want to thank all of the Board members for working so hard and making so many things happen. Thanks to the members of our committee: Lynn Griscom, Peggy McEwen, Berta Gallagher, Joan Walsh, and Lynn Gildea. Thanks to all of the residents that gave advice and encouragement. Thank you James for all of your help. It has been a pleasure being a part of the wonderful achievements the Board and volunteers have accomplished.

PROPERTY MANAGER'S REPORT

By James Hotchkiss, LCAM

Our annual meeting is upon us and I just wanted to take an opportunity to reflect on the past year. My first year with the Anchorage has, by far, been my most productive professional experience to date. We have accomplished more in 2007 than all of my other associations combined. This was only possible through the hard work, determination, and individual expertise of each of the 2007 Board of Directors. I would like to thank each by name and express my appreciation for all of their support and good will. My thanks to Ed Hoover for his leadership, Lynn Griscom for her diligence, Marilyn McLean for her eye, Paul Maloy for his financial wizardry, Arthur Troast for his guidance, Emil Conti for his engineering know-how, and Peggy McEwen for not letting us forget to have some fun. 2007 accomplishments included building painting, elevator replacement and modernization, dock electrical upgrade, concrete restoration, paver brick installation, insurance claim success, phone system upgrades, landscape maintenance contract negotiations, irrigation system upgrade, pool heater replacement, fire pump replacement, creation of a pool patio area, pool furniture replacement, tree trimming, landscape redevelopment, door replacements, and fire alarm system upgrades. While I have enjoyed the experiences Anchorage has offered, I am acutely aware of the inconveniences these issues create for residents. The description of Anchorage as a "worksite" has been thrown around on several occasions. From reading this newsletter it will be obvious to you that your current Board of Directors has been dedicated to creating a great place to live. I just wanted to let you each know that as these various projects are now winding down, Joe Klim and I will be focusing more on general appearance and cleanliness. Most recently Joe has pressure cleaned each catwalk and the association has contracted to have the decorative stamped concrete along the second floor and parking areas chemically pressure treated. Future projects include pool gazebo rebuild, electric housing replacements, fire box repair/replacement, soffit repairs, concrete repair, seawall walkway resurfacing, spalling preventative maintenance, and pool house wood restoration. Again, thank you for your continued patience and understanding during these various association projects. I look forward to continuing our efforts to make the Anchorage "The Jewel of Jonathan's Landing".

ENGINEERING NOTE

By Emil Conti

As reported at the recent Board of Directors Meeting, A.T. Designs, Inc. of North Palm Beach, Florida completed the test of the balconies in October 2007. At the time, A.T. Design reported to our Management company that there is no public endangerment from the balconies and that the major job, a premium fix covered by their cost estimate, did not have to be done immediately. It should be noted that the "spalling" issues we are experiencing are part of the natural life cycle of the building and the inspection and repair have become part of the association's preventative maintenance program. The Association's has ordered a brand new fire pump. Following the installation of the new pump, a pressure test will be performed on the main supply lines which have been observed to be leaking. After this test, a determination will be made as to needed repairs.

SOCIAL COMMITTEE REPORT

By Peggy McEwen

I just wanted to take a second to thank everyone for their help in making our recent pool party on February 4th a success. I have included pictures below. These pictures and more are available on our association's website which can be reached through Bristolmanagement.com under "associations" or directly at www.bristolmanagement.com/forms/Anchorage/anchorage.html. If you haven't visited our website, please do!!



QUICK NOTES

IMPORTANT SECURITY INFORMATION

The subject of keys and key security has been an issue of concern to owners for several years now. Anchorage Association, JL Property Owners Association documents and Florida law provide that both the Anchorage Association and JL Security are each to have a key to all units. Unless an owner has authorized someone else, like a home watch service, neighbor or contractor, to have a key these are the **ONLY** entities authorized to have a key to your condominium unit. Eighteen months ago, in consultation with JL Security, a multi-level security system was established to secure individual condominium keys in the possession of the Anchorage Association. Only our property management company has access to these keys. Our pest control service is authorized to get keys from JL Security.

Further, however, our units are all approaching thirty years in age. During this time, unless you have very recently (within the past 12 months) changed your locks it is possible that keys to your unit may have gotten into unauthorized hands. This can happen when units are sold or keys are given to neighbors and forgotten about. Maintenance of locks to individual units is the responsibility of the unit owner. John Wagner, head of JL Security encourages each owner to take security seriously and to this end he recommends that you have the locks to your unit re-keyed. WHEN YOU DO THIS YOU MUST PROVIDE A COPY OF THE NEW KEY TO BOTH ANCHORAGE ASSOCIATION AND JL SECURITY. To assist in the re-keying of locks, Bristol Management will post notices in each building about a preferred locksmith to do the work.

In addition, if you are authorizing **ANYONE ELSE** to have a key to your unit it is important that you inform Bristol Property Management as to who has a key along with their contact information. In addition Mr. Wagner requests that each of us stop by the North Gate and ask Security Officer Allison to review your list of permanent entry authorizations for your unit. Most likely your list should be updated including names on your list that should be removed.