



# ANCHORAGE

AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION

July 2007 Newsletter  
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## FROM THE PRESIDENT

*By Ed Hoover*

The middle of summer is often referred to as a time of "doldrums" but that's not the case at The Anchorage. Work has slowed down from the hectic pace of a year ago, or even a few months ago, but that is because the existing construction and repair projects are drawing to a close. I have heard from many owners that "the place looks great". Many elements of the projects are completed and awaiting final approvals.

- The new roof and hurricane straps are finished,
- driveways have beautiful new pavers,
- walkways have a new color coordinated waterproof coating,
- severe deterioration of the garage ceilings is repaired,
- there is new lighting at front doors and over the walkways (new pool lighting is on the way),
- exterior sealing and painting completed on both buildings,
- new entryway canopies installed,
- upgrading electric service to our marina is underway,
- September 1<sup>st</sup> we expect to have new elevators in both buildings that are reliable, beautiful and meet current code requirements, and
- we have a full time very capable maintenance person who is doing an excellent job and loves working at the Anchorage under the supervision of our Property Manager.

And these are only some of the visible improvements. Looking below the surface you would see

- the water barriers installed to prevent continued and future damage to our buildings,
- a new emergency stand-by generator, and
- numerous structural improvements that correct years of deterioration and, in some areas, correct original construction deficiencies.

I have also been working very closely with our insurance companies to maximize the payments we receive from them. The final two invoices from Trimark, for repairs from three hurricanes, have been in process for many months and are, hopefully, nearing final settlement. Along with Trimark, I have been pushing our insurer to cover several areas which they have disputed, in addition to getting maximum coverage for the rebuilding of the elevators. I also expect to have the claim for the generator finalized shortly.

You will see in articles from other Board members that many other vital areas have, and are, being diligently worked on by the Board as it carries out its responsibilities. Being the board of a condominium association is truly a team effort, not the output of any individual, and your Board Team is working very well on your behalf. Even though no current board member is physically on the property during a couple months of the year, we spend countless hours by phone, email and fax focused on making sure that all issues, no matter how minor, get dealt with in as timely a manner as possible.

In carrying this out we have constant communication with our Property Manager, James Hotchkiss. He, along with Bristol Management, is the other vital element of the Board Team. Together, we comprise the management structure for the Association. I reiterate that the Board relies upon and coordinates with the Management Company for the day-to-day management of the Association, its administration and its assets. The responsibility of the Board is to hire the best management company we can find,

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*“It is not the responsibility of the Board to manage day-to-day activities....”*

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provide direction to the management company on association policy and priorities and let them do their work. It is not the responsibility of the board to manage day-to-day activities which would, at best, duplicate the work of the management company and, at worst, undermine it. It is the Board's responsibility to hold the management company accountable for its duties and obligations to the association. To operate within a structure of dual and interdependent responsibilities, like this, requires trust, excellent communication, follow thru and clear expectations. I am delighted to report that we have all of these elements in place today between the Anchorage Board and Bristol Management.

I close with some personal thoughts. The past several years have been difficult for all of us, for some more than others. I just finished reading a great little book titled *The Secret* by Rhonda Byrne. I highly recommend it as a resource for succeeding in life, no matter what life brings you. It's a very popular book in the business world. Quoting one of the contributors, Dr. Joe Vitale, regarding getting beyond a difficult time it reads: *“The very first thing is to start making a list of things to be grateful for. This shifts your energy and starts to shift your thinking. Whereas before this exercise you might be focusing on what you don't have, your complaints, and your problems, you go in a different direction when you do this exercise. You start to be grateful for all the things that you feel good about.”*

We all have much to be grateful for, our loved ones, our country, our health, our faith and the opportunity to be part of The Anchorage community. I know it's been difficult to feel much gratitude looking at our homes in disarray and turmoil. I hope we can successfully adopt and promote the advice of Dr. Vitale because I know what a difference it can make for each of us and for all of us.

On behalf of myself and your Board of Directors, I want to express “continue thanks” to all the owners who have been able to rise above the hardships of the past few years with support, encouragement and gratitude for the hard work the Board has done. In addition, both Lynn Griscom and I are personally very grateful for the Board members who have given more personal time and expense than is usually required except in such unusual circumstances.

## TREASURER'S REPORT

By Paul Maloy

For the six months ended June 30,2007, the Anchorage financial performance is mixed.On an operating basis we are ahead of budget currently for income(\$32,000) and net income(\$42,000),however timing differences for revenues, unbudgeted additional maintenance expenses related to elevators(\$4300),pest control (termites and bees \$3000) and fire alarm issues(\$7,800) continue to put pressure on expenses. Our continuing expenditures related to hurricane damages,renovations and capital improvements have put significant pressure on our reserves.Ed Hoover's letter of May 25,2007 and the subsequent notice of June 11,2007 outlining the need for an additional assessment provide the relevant detail.

At this writing, the majority of our owners have paid their assessments due July 1, 2007.This has relieved the short term pressure on our cash position, and has helped us avoid the need to borrow. Thank you for your prompt payments!

We have received three proposals from three banks to provide a line of credit for the Anchorage. We are evaluating the proposals and while there is no immediate need now, it is prudent to establish a facility and adjust our banking arrangements accordingly. Part of any consideration here is the availability of the appropriate operating services while minimizing disruption to our management company and fellow owners.

We are anticipating presenting a preliminary budget for 2008 in October to give us time to discuss and determine the projects for the coming year and beyond. Any items that involve significant expense and are not necessary for the safety and protection of our investment will be prioritized given our financial position.

## VICE PRESIDENT'S REPORT

By Lynne Griscom

The elevator modernization's have been in a slow mode. I have finally been given a starting date of August 6. All the bits and pieces to begin the project have been available, except the cabs them-selves have been on backorder. The contractor tells me that this date is firm. The north building elevator has been costing us the most in maintenance, and also inconvenience, so we have askedthe contractor to start in that building. He is estimating that it will take two or three weeks for each Elevator to be completed. We are still hoping for some insurance relief for this project.

The major goal of the Board of Directors is to satisfy all of the contracts and change orders related to Chalaire and Associates, Inc. We are slowly moving in that direction. Hopefully we will see the light at the end of the tunnel this fall.

## SECRETARY'S REPORT

By Marilyn Mclean

### Landscaping

Horizon Landscaping has a list of work to be done (for example: stump removal and removing and replacing plants) that will take place in the front of *both* Anchorage buildings. After Horizon completes this work we will begin to plan for the re-do of the backside of the Anchorage buildings. There are numerous shrubs in that area to be replaced. We look forward to the list's completion. For clarity, the afore mentioned work list does not include *new* plantings and the pots that will be in the new planters. Horizon Landscaping is also working on a projected plan for the new planters in both Anchorage buildings.

### Elevator Foyer Tile Floors

As soon as the elevators have been installed we have a tile expert coming to refinish the tile floors on the *second* floor of both Anchorage buildings. Based on our appraisal of this expert's work, we will determine how to treat this area in each of the remaining floors of both Anchorage buildings.

### Lighting in the Pool Area

Pool area lights are being selected now by the Committee and will be in place for the season.

### Pool Chairs, Lounges, and Tables

The Committee is making a decision among our selections of pool furniture.

## SOCIAL COMMITTEE REPORT

-A special welcome to our new residents:Mr.&Mrs. Lambert in unit 403-East & Mr.&Mrs. Caparro in unit 502-East  
 -Our sincere condolences to the family of Jack Coughlin 205East who passed away this summer. He will be missed.  
 -The following apartments are for sale: East Building 202,301,303,405,505 North Building 506

Thirty-Five residents attended our farewell barbeque in April. In October, our Monday night get-togethers will commence. This is a fun evening and a good time to visit, relax and enjoy a drink with your neighbors.Plans are underway for a grand gala to be held in the early winter. Hopefully,all residents will be enjoying the glistening beauty of our lovely Anchorage and be anxious to celebrate in 2008 in a very special way.Enjoy the remaining days of your summer.

## PROPERTY MANAGER'S REPORT

By James Hotchkiss, LCAM

As most of you know, the dock electrical work has been progressing. Recently, in digging near the seawall, a leak in the main feeder line to our fire system was discovered. This leak, while incredibly minor in scope, has delayed the dock electrical work. Pictured on the right, you can actually see the water leaking from the bottom left of the pipe connection. This will be repaired by July 27,2007.



Joe Klim has been working on several special projects. Dock fire boxes have been painted the appropriate "red", door closers have been installed where needed to prevent doors slamming, the new doors have been primed and painted, and dock boxes are being numbered to allow incoming vessels to find their slip.

Your Board of Directors has found a use for the excess paver bricks. The association has contracted with Triple M pavers to create a patio just past the pool area where there is only dirt now. This work should be complete by August 3, 2007.

Thank you all for you cooperation, patience, and involvement in making this Association great.

## ENGINEERING NOTE

By Emil Conti

The Anchorage Board of Directors is contracting with A. T. Designs, Inc., a civil/structural engineering company, to investigate the structural condition of the balconies in the North and East Buildings. This company was highly recommended to perform these tests and is also well known by our management company. The results of these tests will enable our Board to make informed decisions regarding preventive maintenance in the future.

## QUICK NOTES

### Anchor List

We've all heard of Angie's List that recommends contractors based on the work they've done. We are developing the "Anchor List" that will recommend contractors/vendors that have been personally used by Anchorage owners who recommend them. Please send your recommendations to James Hotchkiss, Bristol Management, 561.427.0687.

☺ Progressive Glass and Mirrors, 561.747-4246. Replaced sliding door rollers on Lehman's doors for \$155 and did an excellent job. Many units need this fix.

### Maintenance Requests

If you have a maintenance request related to your unit or other problem you observe on the property **DO NOT** talk directly to our maintenance person, Joe, about it. Joe only takes direction from our Property Manager and you will put him in the awkward position of having to say "no" to your request. The procedure is in place for you to send your request to

#### **BRISTOL MANAGEMENT**

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James Hotchkiss, Property Manager. . It is best to email it to him at James@Bristolmanagement.com or fax it to him at 561.575.5423. If you do not have access to email or fax you can call him at 561.427.0687. If it is an emergency you, of course, should call James directly and immediately.

### Front Door Replacement

The Board has approved the design specifications for replacement of front doors on individual units. This includes the installation of storm/screen doors. Many original doors are in need of repair or replacement. All existing doors have been grandfathered but all new installations must comply with the approved specifications as of the date they were approved. You can contact James Hotchkiss at James@Bristolmanagement.com or 561.427.0687 for a copy of the front door and storm/screen door replacement and installation requirements.

### Slips Available

As you know our Anchorage Marina is being marketed by Bill Gould at Waterfront Properties. Available slips are listed on his website and I encourage you to visit the presentation he has put together. Go to [www.jonathansinfo.com/anchoragemarina](http://www.jonathansinfo.com/anchoragemarina) and watch the beautiful video tour. If you have friends looking for a great place to keep their boat let us know, we have slips available at very reasonable rates.