



Newsletter

Management Company

We are pleased to welcome our new management company, CMC Management, Inc. The board felt that the Homeowners Association would receive more timely and efficient services from CMC, and the Board looks forward to working with their teams. Some of the improvements will be more on-site visits from CMC. They will also be studying and making recommendations to the board as regards to our vendor contracts and improved services to home owners. They are currently transitioning the records from our previous company and will be done shortly.

Landscaping

Starting in January, we have contracted with a new company. There are many enhancements over the current contract, and you will see a much larger work force here. We hope to see a continued, marked improvement in the appearance of Kokomo Key.

2006 Holiday Season

Budget & Homeowner Meetings

There will be two meetings held on December 21st, 2006, 7:00 P.M at the Veteran's Park Recreation Center, 802 NW 1st Street, Delray Beach. The first meeting is for the adoption of the 2007 budget for the Kokomo Key Homeowners Association. A regular monthly Kokomo Key Homeowners meeting will follow the adjournment of the budget meeting.

Our 2007 Kokomo Key Homeowners Association Annual Meeting will be held on January 31, 2007 at 7:00 P.M. It will also be held at the Veteran's Park Recreation Center, 802 NW 1st Street, Delray Beach. Correspondence is being mailed by CMC for notification of the annual meeting of the Association. We hope to see a large turnout.

Social Events

We will be having our 2nd Annual Boxing Day Celebration Party on December 26th, 6:30 P.M. at pool-side. Come out and enjoy the

festivities with friends and neighbors. Hope to see you there!!!

General

We would like to thank the United States Postal Service for painting and upgrading the mail boxes in the community. It is appreciated.

Our new "easement" gate at the north end of the property is now installed. A marked improvement over the solid panel one. A new replacement gate has been ordered for the entrance, and we expect the gates to be operational shortly!!

We continue to seek the cooperation, particularly of pet owners, in picking up excrement of their pets. It continues to present problems to residents who walk on the common areas. We ask that everyone respect the rights of each other. Another area of continued concern is the garbage areas. In order to not have a halt to the collection of recycle and garbage from Waste Management, we need all residents to separate recycle, (*do not use it for garbage*), and to fill all garbage bins, not just those immediately at the entrance to each area. The janitorial service asks that all

residents respect each other and our community.

The Board would like to thank Janet Brockman for the arrangement of Santa visiting Kokomo Key during the Delray Beach Boat Parade. We had a wonderful turnout indeed!

In Conclusion

We want to take this opportunity to thank everyone for their support and cooperation during this year. Much has happened in Kokomo Key, and we will continue to work diligently on the behalf of every homeowner in our community. We wish you all a joyous and happy holiday season.

We hope to see many of you on December 26th at the pool, and also continue to look for participation at the Board meeting on December 21st, and of course, the annual meeting on January 31, 2007.

Todd Harvey
Todd L'Herrou
Linda Manni
Michael Rousso
Freddy Wiseman

Kokomo Key Board of Directors