



Kokomo Key Homeowners

Association Newsletter

February 2007

The annual meeting of the Kokomo Key Homeowners Association was held on January 31, 2007 at the Delray Beach Veterans Park Recreation Center. There being no other nominees from the floor, the current board was reelected for 2007. They are as follows:

President	Todd Harvey
Vice President	Todd L'Herrou
Treasurer	Linda Manni
Secretary	Freddy Wiseman
At Large	Michael Rousso

A number of issues were discussed by the board and those homeowners present. Kokomo Key Homeowners Association received \$100,002.80 as final settlement from Citizens Insurance as a result of the mediation hearing on Jan 5, 2007.

The Board is awaiting a final report of the financial status of the community. This deals with the transition from the previous management company, in addition to the late and delayed maintenance payments as a result

of the transition and printing of the coupon books for 2007. The Board intends to solicit homeowners for ideas for improvements to our community. Kokomo Key incurred some major expenses in 2006, many the result of Hurricane Wilma at the end of October 2005. With all the extra expenses in some cases, we are still making final payments.

We will address the concerns of residents raised at the annual meeting regarding the assessment for Hurricane Wilma, the monies that were paid by Citizens Insurance, and the recent state legislation enacted by the State. We have been advised that this reduction only applies to single family private dwelling owners. Kokomo Key is covered under a commercial H.O.A. policy which currently does not fall under the new Florida insurance legislation. There has also been an increased valuation placed upon us by the insurance carrier, based on the required insurance reappraisal.

The Board has made every possible effort to minimize the impact of the storm related damage and special assessment to homeowners, however, the Association has endured a large financial impact related to the clean up, repair, and/or required landscape replacement due to city ordinances which was not reflected in the special assessment. Upon completion of the financial audit, the Board will decide on the proper appropriation of funds in the best interest of the community at large.

Islander Landscaping has completed the first month's maintenance, and Kokomo Key is already showing signs of improvement. The irrigation system has been repaired. The annual tree trimming service has been completed and the perimeter hedge trimming was recently completed. We are also assessing the condition of shrubbery, sod and trees throughout the property to develop a restoration plan that will enhance the curb appeal of our community. We, the board, appreciate the many positive comments we have received during the last month, and look forward to continuing the beautification of Kokomo Key.

There continues to be a problem with dog feces in the community. While the feeling was that the situation was improving, it is not! The association, as well as the City of Delray Beach has very specific rules and ordinances regarding the disposal of dog feces. The specific area of concern is the picnic area and the easement next to the former "flea market". Since Kokomo Key does not, as of yet have a fining committee, we are researching this option of Rule enforcement to address this matter, In the meantime we are somewhat at a loss as to how we can impress upon pet owners to "pick up" after their pets. We would like to solicit suggestions from the community as to how we can resolve this problem. It would be appreciated if garbage bags are sealed shut and placed into bins that are not overflowing.

We are currently in the process of ordering shutters through our new management company to replace the remaining missing/broken ones. The basketball hoop has been leveled. All street lamps have been fixed by FPL and we have had the two lamp poles by the pool repaired. We have also acquired another Glass/Plastic recycling bin for the area nearest the pool and picnic area. The landscaping lights

in front of the community were recently repaired and the Board is addressing the concerns that were raised at the annual meeting in reference to the playground.

As some of you may have seen, the new replacement entrance gate has been installed, and we expect it to be operational shortly. Signs have been posted giving sufficient time for residents to acquire clickers before reactivating the gate and the associated keypad. Once operational, clickers will be required, and the gate code will be changed. The code will be provided to state and local agencies only.

The rental situation was discussed at the annual meeting in length. The Board will be working with CMC Management to compare the known renters with rental agreements turned over by the previous management company. In addition, the Board will do an analysis of the names compared to all owners and renters in the community. This will permit the removal of unknown names from the system database. There are very specific rules and regulations in the Association documents regarding the process of renting units, which have not been followed by some. It is the commitment of this Board to clean up this

situation. It will take time, but with everyone's help, we hope to be able to have a viable, enforceable list of renters in our community. There will be a concerted effort on the part of the Board to ensure that rental agreement forms are received and processed *before the fact*, ensuring that we know who is occupying units.

As a matter of interest, there are four ladders located throughout the community for use by the residents. We ask that you respect this and return ladders to their location after use. They are located on the side of the building of the following addresses:

837 Kokomo Key
860 Kokomo Key
933 Kokomo Key
1018 Kokomo Key

The seawall being constructed immediately to the south of Kokomo Key has raised many concerns. All board members are working with the City of Delray Beach to ensure that everything that has been and is being done is absolutely within code. The distance that the seawall goes out into the inter-coastal is within the property lines. The north boundary continues to concern us, and we will address this with all City of Delray Beach agencies.

We would like to appeal to all residents to drive slowly and exercise caution when driving in our community. We have quite a few children living here, and I am sure we are all concerned for their safety, as well as that of all of us. Please slow down. Sometimes they may dart out from between cars! The Board intends to continue to enforce the rules and regulations of the association in relation to vehicles with expired tags, or vehicles in disrepair. We would also like to remind all residents that no vehicles with commercial signage are allowed to be parked on the property overnight, except in the designated area which is immediately outside of the boatyard gates.

We want to make an effort to improve communications, and at the annual meeting, we asked that any resident who would like to include an item in the newsletter, to please contact us. Items would be subject to approval of the Board of Directors.

For your information, the property manager is John Staniland. He may be contacted at CMC Management Inc. at 561-641-1016.

The Board appreciates the positive comments and support voiced by many of the residents of Kokomo Key. We'll continue to work hard to meet the expectations and concerns set forth by homeowners. We anticipate a productive year and look forward to serving the interest of the community.

Respectfully,

Your Board of Directors