



NEWSLETTER

JUNE 2007

Hurricane Season

Hurricane season is officially here. Be assured that the Board will take whatever measures they can in minimize damages. We want to remind all residents, that in the case of a major storm, they will be required to remove all articles outside of their homes that could become "flying objects" during a storm. We would remind those residents who will not be here during the season, if they have hurricane shutters, please make arrangements for them to be closed in your absence.

As many of you know, we received \$100,000 in our insurance settlement for the roof repair. As a fiscally responsible board, we believe it is important to detail the outcome of those funds. After a thorough financial review with the Management Company it was deemed necessary to replenish all monies owed to reserve accounts as a result of Hurricane Wilma, which encompassed a majority of the mediated insurance settlement funds. The remaining funds are designated for required community maintenance such as replacing the worn Kokomo Key signage and landscaping replacement. The City of Delray Beach requires communities to return the landscaping devastated by the hurricanes to a condition similar to the plan originally submitted by the builder. The board has developed a multi-year plan to achieve this goal, which also minimizes the financial impact to homeowners. Further details of monies allocated from the

insurance settlement are documented in the April 23rd board meeting minutes posted on the pool bulletin board or available on the Kokomo Key website. The appropriate utilization of these funds allow the board to follow through with the required maintenance items necessary to maintain the quality of Kokomo Key without revisiting a special assessment for the above stated projects. In addition, the condition of our roadways and entry gates is deteriorating, and we need to invest in these to maintain the quality of our community in the future. We have spent \$8,000 on gates (with much of the damage directly hurricane-related), and anticipate spending more on replacing the gate mechanism in the near future. To limit further deterioration, we will be re-surfacing the pavement this summer as well (see details below).

General Information

Kokomo Key is a pet friendly community, as witnessed by the many residents who walk their dogs and have cats and other pets. Unfortunately, the matter of dog feces has become a very serious matter. The Board of Directors as well as CMC Management has been receiving a large number of complaints from residents regarding the large number of feces found on **all of the common areas** as well as outside of resident's homes. We have also received an increased number of complaints about dogs NOT on leashes. Simply stated, the City of Delray Beach AND the

Kokomo Key Homeowners Association have both ordinances and covenants. Kokomo Key Declaration of Covenants, Section 10.13 states that (2)...“pet outside of dwelling unit must be on a leash at all times”... and (4)...“promptly remove and dispose of waste matter (feces) deposited by pet in a proper receptacle”... For reasons of health, and consideration of others, there is a concern regarding dog feces not being picked up in the Picnic area. The Board also reminds residents that pets are NOT allowed in the playground enclosure. The Kokomo Key Board of Directors has ruled that there is no designated “pet walk area” in Kokomo (including behind the basketball court), but rather that all common areas are for the use of all residents, with or without pets.

With the advent of summer and the hot weather, we ask all residents to **please** make sure that garbage is placed inside the receptacles. If necessary, use the back ones first. And please break down cardboard cartons and secure “popcorn” and “peanut” packing materials. We hope to keep infestation from raccoons and other animals at a minimum, as well as keeping a healthy area.

The Board will be considering the installation of additional speed bumps in the community. This action is necessary due to the continual fact that cars are speeding throughout Kokomo. We have a number of small children residing here, and their safety, and that of all residents is of paramount importance to the Board of Directors. Please keep within safe speeds and obey stop signs within the community.

The management company continues to send letters to those residents who violate rules and regulations of our community. Many times, this correspondence does not seem to be taken to heart. The Board has agreed

to research its legal options in the establishing of a “Fining Committee”, which has the authority to levy fines against residents who ignore warnings. According to Declaration of Covenant documents of Kokomo Key, this is enforceable action that the Board of Directors can take on behalf of the community.

The seawall immediately to the south of Kokomo Key was completed this past spring. The property is now up for sale again. The Board is discussing what action to take regarding continual trespassing onto Kokomo Key property from this area that is adjacent to us.

The United States Postal Service has informed Kokomo Key that it is against USPS regulations to tape any kind of notices on the mailboxes, other than those posted by USPS themselves.

Landscaping

The landscape company has completed the tree removal required prior to replacing the lost trees in the community. This replacement is required by the “master plan” that was filed with the City of Delray Beach by the developer of Kokomo Key. Because of financial constraints, the tree replacement is scheduled in phases over the next few years. At the moment, because of the drought and watering restrictions, the board has temporarily halted this project. Wet checks are being performed every month to assure that when we are allowed to water, all sprinkler zones are working at peak efficiency.

Parking

The Board would like to remind all residents of parking regulations. No commercial vehicles, vehicles with trailers, or vehicles with commercial signage on the side or back are to be parked in the community, with one

exception. Such vehicles may be parked in the front of the community, immediately outside of the boat/watercraft area. This also brings up the matter of vehicles that are in **disrepair** or have expired tags. The Board reserves the right, giving proper notice of 24 hours, (as a courtesy, we usually give 48 hrs notice) to have such vehicles towed, at the expense of the registered owner of the vehicle. The Board is not responsible for tracking down the owners of such vehicles. It is the responsibility of all **residents** in Kokomo Key to ensure that the tags on their vehicles are current and up to date. This rule applies to tags of all states of the U.S. From time to time, the management company surveys the community for violations to the Association's rules and regulations. It would be appreciated if the four parking spaces by the pool / mailbox area are kept available for residents using the pool. The Board has also interpreted the Declaration of Covenants to state that there is no limit on the number of vehicles that a resident of Kokomo Key may park in approved spaces.

Rentals

CMC Management has received results of the letter mailed on April 20th regarding rentals in Kokomo Key. Further action is now being taken with the 40% of owners who rent their units who did not respond to the letter. In accordance with section 10.20 of the Kokomo Key Declaration of Covenants, the Board intends to maintain and enforce adherence to the rules and regulations in place. An application process, along with a copy of the lease is required, and a unit is only allowed to be leased once in a calendar year. If you lease your unit, you should also be aware that the City of Delray Beach requires a rental permit be filed.

Street Resurfacing / Streetlights

The Board has approved a bid to resurface the streets in Kokomo Key. This will be done in the coming months. As before, it will be done in phases, and CMC Management will publish detailed instructions to all residents. All car bumpers will be pressure washed, and repainted/stenciled at that time. *If you plan to be away for any length of time, please make arrangements with a neighbor or friend to move your vehicle when the resurfacing takes place.* Again, more information, regarding the start date of this project will soon follow, once we receive confirmation from the paving company's scheduling department. The Board has made contact with FPL to enquire about painting many of the original streetlights. A representative of the company was here recently, took photos on a walk-through of the community, and has indicated that FPL will repaint the community light posts in a phased two year plan.

ARB (Architectural Review Board)

As a reminder, an **approved** ARB form is required prior to the start of any project that encompasses the outside of your home. Such as Hurricane shutters, landscape, patio extensions, etc. These forms can be obtained by going to www.kokomokey.org or contacting John Staniland at CMC Management, 561-641-1016

Delray Police Department / Suspicious Activities

The Board of Directors has requested that the Delray Police Department increase the number of patrols through our community as a preventative measure to help safeguard the community. We ask if you see non residents entering the property from the area adjacent to our picnic area to report this to the Delray Beach Police

Department, non-emergency number (243-7888). These individuals attempt to utilize our common areas such as the pool, playground and picnic area, often times with a disregard for their upkeep, not to mention the potential "risks" that this action can cause. We are also vulnerable from the area of the old "flea market" to the north side of our property where the fence was torn down. The Board is working with City of Delray Beach Code Enforcement regarding this fence. Due to these factors, the Board is looking into the feasibility of security cameras within some of the common areas as well as the front entrance, which hopefully will help to dispel such activity and secure the front entrance area from potential damage to the gates and provide accountability for such actions.

We have learned of a CERT (Community Emergency Response Team) program being offered to residents of Delray Beach in July. It is a way of being involved in the community, and being of assistance during an emergency, such as a hurricane. For further information, please contact Lt. Trisha Dunkelmann; www.dunkelmann@delray-beach.fl.us

Gate Code Change

On July 1st, the gate code will be changed. This was communicated to the community earlier in June. As mentioned, this code is given, by the management company to those vendors who have business in the community. **It is not given to residents of Kokomo Key.** If a resident's name is not listed on the keypad, upon proper identification of residency to CMC Management, they will authorize the name to be entered into the system. A local (561 area) phone number is required for each name entered for a unit. Conversely, any name listed, who is no longer a valid resident of Kokomo Key will be removed. The Board has continuously

encouraged residents to purchase gate clickers and keys for the "pedestrian" gate, which also fits the swimming pool rest rooms.

In Conclusion

Once again we would like to thank those homeowners whom have expressed positive feedback about the community. The Board is always open to input from homeowners on ways to improve the community, and on things homeowners may like to see in the future. The Board will continue to work toward the interest of the community as a whole, and the betterment of Kokomo Key!