



**March 2008**

## **Kokomo Key Newsletter**

### **Annual Meeting**

First of all, our annual 2008 meeting was held at the Delray Public Library on January 15, 2008. At that time the Board approved the minutes of the 2007 Annual meeting, and the election of officers for 2008 took place. The Board was re-elected for 2008, and the positions are as follows; Pres.-Todd Harvey, Vice-Pres.-Todd L'Herrou Treasurer-Linda Manni, Sec'y-Fred Wiseman, Director At Large-Michael Rousso. We look forward to continuing to serve the community, and wish to thank everyone for their continued support.

### **Accomplishments**

The first year of the three year plan for landscaping approved by the Board has passed, and we succeeded in replacing many of the trees lost to the hurricanes of 2004 and 2005. This expenditure was required, in part, by the master plan which requires the association to maintain the landscaping of Kokomo Key, as filed with the City of Delray Beach. As

previously noted, many of the palm trees in the entrance way were replaced with the more hearty live oaks, which we felt will survive better in hurricanes or high winds and are not susceptible to derma which some of the palms have suffered.

- The roadways were resurfaced in July of last year, as well as all concrete surfaces were power washed, including individual unit walkways.
- The Kokomo Key entry signs were replaced with acrylic, long lasting material, as well as the sign post at the entry to Kokomo Key.
- We contracted with Kendrick Pest Control to spray the community for termites and other pests. We also negotiated a special price for residents with Kendrick for interior termite spraying and general maintenance services.
- The Board contracted a very good price to have all lounges and chairs re-

- strapped at the pool. The pool, being a key community amenity, it's important to have it looking it's best.
- The Board undertook a survey of front doors and had a majority of those that were most in need repainted. We will continue to have doors and shutters repainted as it becomes necessary.
- During the spring, we had a major repair of the entire irrigation system done. There were many broken pipes, valves, and timers which were causing many of the dead grass areas as well as other matters. The timers were replaced with digital types which afford us the opportunity to control watering more efficiently and cost effectively.

### **Landscaping**

In this coming year we will continue to replace palm trees and live oak trees along the waterfront and in other areas of the community. We will also be upgrading some of the "island" areas in the community, and considering identifying the various turn-ins, with appropriate street signage as indicated in the Kokomo Key Site Plan. *The Board has decided to set new limits for hedges around air-conditioners on an exploratory basis. The limits are three (3) feet in height for units along the*

*Intracoastal, and four (4) feet in height for all others. The Board re-affirms that no other hedges are permitted around patios or patio extensions except as planted by the Community landscapers under direction of the Homeowners Association.*

### **Rentals**

We made a concentrated effort during 2007 to identify all tenants in Kokomo Key, and with one exception, were able to do so. This included ensuring that Rental Applications and Leases were on file with the management company. We currently have approximately 30 units (23%) rented in the community. We must remind all owners that if you intend to lease your unit, our documents (Article 10, Section 10.20) require that a rental application (with appropriate fees) and a copy of the leases agreement be filed with CMC Management prior to occupancy by the tenants. Please be advised of the amendment to Article 20, Section 10.20 as it applies to one rental within a twelve month period. The Rental Package can be found on the website at; [www.kokomokey.org](http://www.kokomokey.org) Failure to submit forms will result in notification from the association attorney. We are fortunate in Kokomo Key to have responsible tenants, and hope to maintain this relationship with tenants and resident owners.

### **Architectural Review Board (ARB)**

In order to maintain consistency in Kokomo Key as to the appearance of the community, this association is governed by an Architectural Review Board (Article 14, Sections 14.01 thru 14.06) A concern has been residents who make changes/alteration to the exterior of their units and do not submit an ARB form prior to effecting the change. Any change to the exterior appearance of a unit requires this form. This includes, but is not limited to some of the following: Hurricane Shutters, Enclosure of Patios, Patio Extensions, Satellite Dishes, Ornamentals and planting in front and rear of units. We urge all owners to please be responsible and submit these forms before work is done. They can be found on the Kokomo Key website [www.kokomokey.org](http://www.kokomokey.org) or call Chris Lucenti at CMC Management, 561-641-1016.

### **Entrance/Exit Gates**

There have been some problems with the gates and entry system keypad this past year. We realize this has been an inconvenience and apologize for any problems or concerns that you might have. The mechanisms were those installed by Pulte when Kokomo Key was built in 1996 to 1998.

While some of the gates are new as a result of replacement due to Hurricane Wilma and other matters, the Board has approved a motion to replace the entire mechanisms including the loops in the ground (which controls the gates movement) at a recent meeting. The funds will be used from surplus interest, thereby not requiring a special assessment against the owners. The system board has been updated, the contract for replacement signed, and we hope to have the project completed sometime this spring. We ask all residents to not force their way through the gates. It is extremely costly to make repairs, and if observed, the Board will assess the cost of repairs to the party responsible for the damage. A reminder: Gate clickers (keychain size) are available from Board members at a cost of \$20, and pedestrian gate keys are \$5.

### **Picnic Area/Waterfront Area**

Last year the Board approached the matter of putting some decorative lighting on the observation deck. We have obtained bids, selected some lights, and hope to have this project done within the next few months. Our plans are to also provide electricity at the picnic tables (on the deck) for the convenience of residents. Once the rainy season comes, we intend to open up the playground area by eliminating the fence and in-ground

bumpers, and install sod to replace the sand. Sprinklers will be redirected to provide adequate irrigation to the area. In addition to this, we have finally had a fence erected between our property and that to the immediate south of the picnic area. The trespassing by residents of Allen Avenue using our facilities was unacceptable, (for many reasons), and also some of our residents using the space as an egress from Kokomo Key. Hopefully this will afford us more security.

#### **Kokomo Key / Former "Swap Shop" Property**

We have been advised that any building on this property has been suspended at this time. Your Board continues to have a concern about access onto Kokomo Key property from this area. We are looking into erecting chain link fence on our property line from the existing concrete wall to meet up with the Army Corp of Engineers fence adjacent to our property on the north boundary. We will advise you of any updates to this matter.

#### **Parking/Towing**

We would like to remind all residents of the fact that **overnight**, commercial vehicles may only be parked in the area immediately adjacent to the boatyard gates. This is as a convenience for residents that use commercial vehicles in their daily course of business.

The Board will continue to tow cars giving 48 hours notice that have either expired tags or no tags, or are in non-working order. This is also stated in the Kokomo Key Covenants and Rules and Regulations.

#### **General Information**

We would like to make mention of some rules and regulations in Kokomo Key that new residents might not be aware of. When walking your dog, a leash is required. The City of Delray Beach and Kokomo Key both have a "pooper scooper" ordinance, and ask that feces are picked up and placed in the garbage bins. Your continued cooperation is greatly appreciated.

Garbage pick up is on Monday and Thursday, with recycle pickup on Monday only. We would like to remind all residents to not place garbage in the recycle bins or it will not be picked up. Also, it would be appreciated if all residents break down cartons before placing in the refuse areas.

During the re-surfacing of the roadways last July, three new speed bumps were added. This was due to continued speeding through our community. There are many very young children living here, and their safety and the safety of everyone is very important to us.

Please be careful and don't speed!