



## Newsletter

October 2006

### Roofing Project

The roof replacement project has neared completion, and we are only waiting for the finalization of the roof consultant's punch list. A heavier grade, higher wind resistant shingle, with a longer manufacturers warranty was used for the project. We received many comments from residents that the work was done, quickly, neatly and efficiently. The Board of Directors appreciates the positive comments from the homeowners. Our appeals process with the insurance company and agencies regarding the settlement that the association received as a result of hurricane "Wilma's" damage is still moving forward. It is a laborious process, but we have made a very strong case, and hope to have some results in the not too distant future. The association has secured a line of credit (approved by a majority of homeowners at the July 17<sup>th</sup> proxy meeting), in order to satisfy the cost of the roof replacements, a result of a small number of special assessments not being paid by some homeowners. These

individual cases are in the hands of the association attorney. We will have a final accounting of the monies due by the end of this month, and draw on the amount necessary to meet the association's obligations to Atlas Roofing.

### Architectural Review Board (ARB) Forms

Because of some recent instances of hurricane shutters and other exterior work being done by homeowners without an ARB form being submitted and approved, we must bring to the attention of all owners the requirement (as stated in the association documents) that all outside alterations regarding, but not limited to patios, hurricane shutters, etc. requires the submission and prior approval of the ARB Committee. ARB forms are available on the [kokomokey.org](http://kokomokey.org) website, or be calling Diane Yuzzi at Lang Management, 561-750-8800. Broken light fixtures over the front door are the responsibility of the Association, and they will be replaced as

needed. We ask that residents who have damage to their patio and window screens please make repairs to them as soon as possible. We understand some residents were waiting for the roofs to be repaired before proceeding with their repairs.

### Landscaping

The Board's focus has been to enhance the community landscape, through uniformed hedge and ornamental trimming throughout the community, and seeing to the proper edging of the community tree rings and planting beds. The Board continues to look at future landscape improvement, projects to enhance the overall look of the community, and will continue to add new product as the budget permits. An ongoing commitment to beautifying and enhancing the community has been the staining of the observation deck and picnic benches, as well as painting many of the doors in the community that were determined to be in need of painting. We have also replaced a number of missing or damaged decorative shutters, and hope to complete the shutter replacement project in the next few months.

### Gates / Entry System / Rentals

We are experiencing problems with the entry gate, and will be seeking bids to replace the current system with an upgrade. We continue to incur additional costs in repairing the gates due to damage incurred by pushing and squeezing through the gates. As part of the upgrade, we are ascertaining the validity of the names in the Keypad system. Many obsolete names will be removed shortly. Residents who require clickers are reminded to call Lang Management to arrange purchase of them. We currently have the small, key chain style clickers at a cost of \$20.00. Once the keypad audit is complete, the board of directors will be changing the entry code. In association with this, we are auditing the names regarding renters in the community. It is a requirement of the association documents that all owners who rent their units have the appropriate forms and fees on file with the management company. This is not always the case, and the Board of Directors has a duty and obligation to the community to ensure that these records are current and up to date. We are working diligently to ensure that this will be done by years end. We have also acquired four bids for

replacement of the "easement" gates on the north end of the property facing Federal Highway. We have been advised that the open "picket" type, similar to the entry and exit gates is the best design because of wind tolerances.

### Parking

We have had some recent concerns regarding vehicles being parked in the community with violations as detailed in the association documents, namely; expired tags, no tags, or vehicles in disrepair. When such vehicles are noticed, the association has an obligation to enforce our towing policy. If you notice such vehicles, please bring them to the attention of one of the board members, and we will address the problem in a timely fashion. It is another instance of trying to keep our community neat and attractive. It is appropriate to note that with the current construction in the north corridor of Federal Highway, the values of Kokomo Key should continue to rise. A neat, well kept community will go a long way to help us maximize this potential.

### Pets

We have actively pursued some outside neighborhood people on

Federal Highway who walk their dogs and violate City of Delray Beach ordinances on our property. The police are aware of this activity and we continue to work with them. To those homeowners with dogs: Please continue to observe the City of Delray Beach and Kokomo Key Homeowners Association ordinances and rules to (1) have your dogs on a leash, and (2) pick up your dogs excrement and dispose of it in garbage bins.

### Delray Beach Police

Recent areas of concern in the community involve contacting the police department. If anyone observes anything of a suspicious nature, they are encouraged to call the Delray Beach Police at 243-7800. Recent situations of car theft, suspicious activity next door at the abandoned Swap Shop, non-resident / non-guest use of community facilities and loud noises raise concerns. Please call the police if you observe any of these events. We have been repeatedly advised by the Delray Beach police, "If you see anything suspicious, call us immediately." We also ask homeowners to please utilize their front door lights, and to leave them on at night. A well lighted community and the

appearance of being home is a good deterrent.

### **Boatyard**

At the end of this year, Michael Rousso, who is now in charge of the boat yard applications, will be requiring updated forms and payment for the next calendar year. Please make sure you follow through with him. Association documents state that boats may only be parked in the designated area, on a first come, first served basis. Boats parked overnight in other areas of the community are subject to be towed. We also require that any commercial vehicles be parked outside of the gates leading to the boatyard. The Board wishes to thank all residents for their cooperation.

### **Security**

We encourage the residents to communicate with the Board, and to offer subjects to be addressed in our newsletters. One such case is the matter of identity theft. One of our residents was recently a victim of "identity theft". We strongly encourage all homeowners to carefully dispose of any unwanted "junk" mail. We have noticed that the package units of the mailboxes in the front of the

community continue to be used to dispose of unwanted, unsolicited mail. The other mailboxes in the community do not have this problem. Identity theft can happen to anyone!

### **In Closing**

The Board is continually making efforts to keep expenses at a minimum, particularly after the unexpected and heavy costs that we incurred as a result of hurricane "Wilma" last year. With the help of Board members and residents volunteering, we can save costs, whether it is changing light bulbs, or as we are currently involved, staining the boardwalk. The Board thanks all those involved for their time and effort. Please let the Board know if you would be interested in volunteering for future community improvement or beautification Board approved projects within the community. Please talk to one of the Board members if you would like to address a subject in a future newsletter. Communication is one factor in making our community as close knit as it is and a great community to live in.

Kokomo Key Homeowners Assoc.  
Board of Directors