



Newsletter

Sept 2008

Accomplishments: Since our last newsletter, we have much to report on in Kokomo Key.

- A new basketball backboard and net was installed to replace the old broken one. While this backboard is adjustable to provide an added level of convenience, please use caution when adjusting the height.
 - New activators and arms were installed on the entry and exit gates to replace the original equipment from Pulte. Unfortunately, on August 8th, the keypad system was damaged and has to be replaced. We are currently finalizing bids to replace the system. We hope to move forward with replacement by the end of this month. At that time we will be changing the code used by vendors, etc. We encourage residents to contact CMC or a board member if they need an additional clicker at a cost of \$20.00
 - Improper drainage of the swimming pool overflow, required major repairs and reconstruction to the pool equipment earlier this summer. It is still an ongoing project, and we
- appreciate your patience for the unsightly area near the equipment.
 - The original pool heater/chiller broke down and was not repairable, so we have approved the purchase of a new heater/chiller for the swimming pool and it has already been installed. Under advisement, the board has made the decision to keep the gate by the pool equipment locked with access authorized only to the pool company and the local authorities. The installation of the new pool drainage system and new equipment in that area presents a risk to the safety of homeowners if they utilize the area as an entrance/exit access.
 - Accent lighting was installed on the observation deck earlier this spring. We also installed two outlets for use by residents when the lights are operating (timed from 8pm to Midnight). There seems to be an increased use of the picnic area recently, and the board is pleased to see the residents making use of the area.

- In April, FPL painted a majority of the light poles in the community. They hope to identify all poles with numbers, and will take into consideration painting the remainder of the poles that were not done at that time.
- In response to several complaints about non-residents coming onto the property from the old swap shop, on the north side of the community, we had a chain-link fence installed on the property line to help eliminate this problem and provide an added degree of safety for residents living in that area.
- We also installed a fence in the picnic area between our property and the seawall next door on the south corner of the property. This seems to have seriously curtailed the incidents of trespassers onto our property from this area as well.
- The four tall light poles surrounding the swimming pool will be painted as well, in black paint, similar to the FPL poles.

Landscaping: If you have bushes around your outside air-conditioner that are dead, please advise CMC Mgmt, so that they can be inspected and replaced. They, along with the

hedges in front of the windows and the ornamentals are the responsibility of the association and will be replaced at no cost to the residents. In this time of water restrictions, we ask that residents help us by watering newly planted bushes until they get established. As previously announced, the board has increased the height of bushes around air-conditioners in the community to a uniformed 4 feet, to provide some additional privacy between the units or in the case of units facing the intra-coastal, 3 feet as to not obscure the view. Also, bushes are not allowed along the perimeter of the rear patios or the front walkways.

The board of directors works hard to maximize a limited budget for a variety of projects, including landscaping. Therefore, when you see a project underway, please know we are working closely with the landscaper to reuse any product that is removed, whenever possible. In accordance with the planned upgrades to landscaping for Kokomo in 2008, the first center island inside the community is being re-landscaped to address the lost palm trees in that area. As just mentioned, the product that is currently in the island will be redistributed throughout the community not only to enhance other areas but to maximize allocated funds. The two small

islands near the center of the community have also undergone a "make-over", with more decorative and colorful plants and shrubbery.

A well landscaped and maintained community is key to maximizing our "Curb Appeal" the first impression people get when they come to Kokomo Key and our best defense in maintaining property values in a tough housing market.

Rentals: All owners should be aware that according to Article 10, Section 10.20, a rental application is required to be filed by the owner prior to tenants taking possession of the unit. This application is available online at www.kokomokey.org, and is found in the policies section of the website. It gives detailed instructions for the owner. Owners must also adhere to the amendment passed, which limits rentals of a unit to one rental in a calendar year. If you have any questions, please contact our property manager, Karen at CMC Management, 561-641-1016 or Karen@cmcmanagement.biz

Architectural Review Board (ARB): We would like to reiterate some facts about the ARB process in Kokomo Key. Residents are governed by an Architectural Review Board (Article 14, Section 14.01-

14.06). *Any alteration or addition to the exterior of an owners unit* requires the submission of an ARB form, found on the website or available from CMC Management. ***This must be filled out and submitted to CMC for approval by the board prior to any actual work taking place.*** Some examples of alterations and/or additions are: Hurricane shutters, Patio enclosures and/or screening, Patio extensions (limited to 6' X 10'), Satellite dishes, Ornaments in front of units. We encourage all owners to follow the rules and regulations before embarking on a project rather than have problems later on which can financially impact a homeowner who did not get prior approval

Vehicles/Parking: While there is no restriction of number of vehicles by an owner in Kokomo Key, we require all vehicles to be properly parked in owner or guest spaces. There is no parking of commercial type vehicles allowed in Kokomo Key overnight, however, as an accommodation to residents who use such a vehicle in their everyday business, we do allow parking of those vehicles immediately outside of the boatyard gate. We also do enforce a regulation as it relates to vehicles with expired license plates. Regardless of the state

where they are registered, they will be tagged and towed in 48 hours if the registration date is not current. As a courtesy to all residents, please do not park in the basketball area at any time that would interfere with players using the facility. Also, the spaces by the pool/mailboxes should be left vacant, as a courtesy, for residents using that facility during the day. We thank you for your cooperation. Last year, prior to resurfacing the road, we installed three additional speed bumps because of speeding. This continues to be a concern, and with more and more small children living in Kokomo, we ask everyone to be considerate and slow down.

Pets: We have seen a great improvement in residents keeping their pets on leashes when walking them. There continues to be a major concern regarding residents who do not pick up after their pets. We are governed by Kokomo Key HOA, City of Delray Beach, and Palm Beach County as it relates to pet waste disposal. If you see obvious violations of this nature, please report it to CMC Management. It is a great concern to parents of children who play in the common areas of Kokomo, as well as other pet owners who adhere to the rules and regulations.

General Information: Our seven garbage areas are serviced by our janitorial service. In order to assist him, please be courteous and; bag all packing material so that it does not blow all over the community, break down empty cardboard cartons to minimize space, and don't fill bins to overflow.

Hurricanes: Now that we are in the full brunt of the hurricane season, we would like to remind all residents to make sure that in the event of a hurricane warning/watch, that all outside equipment/decorations that could be blown around or damaged by the wind, be removed. Also, be sure to use shutters for your own safety. Please contact Karen at CMC if you have any questions requiring hurricane preparedness.

Closing: The board is always open to suggestions or ideas that you may have about Kokomo Key. One of the best ways promote a positive sense of community is through communication. Please feel free to contact CMC management and ask for Karen Fenick with any of your thoughts, concerns or ideas. She can be reached at 561-641-1016, or by e-mail at Karen@cmcmanagement.biz