

# **Kokomo Key Community Newsletter**

## **June 2011**

To bring residents up to date as to what has been going on in Kokomo Key in the recent past and in the near future.

### **Completed Projects:**

#### **Tree Trimming**

Our annual tree trimming was done, not only to improve on the overall curb appeal, but also to help prepare the community for the upcoming hurricane season.

#### **Boardwalk**

A number of boards were replaced and minor repairs were made to the boardwalk, gazebo and fishing deck prior to restaining. Reflector strips were placed on the boardwalk stairs (near the gazebo). This is done to help extend the life expectancy of the boardwalk and fishing deck as well as enhance its overall appearance and safety.

#### **Boatyard/Kayaks**

A kayak rack has been built in the boatyard for the proper storage of kayaks. Currently there is no annual fee for this space and we ask kayak owners to contact Fred Wiseman for more information on securing a space.

#### **Pool**

New chemical feeders have been installed at the pool, which has helped to greatly improve on the overall condition and clarity of the water. The chemical feeders are now required by the Department of health. In keeping with the pool area, the canvas material for the umbrellas in both the pool and picnic area have been replaced, and these amenities provide a fresh look for the summer.

#### **Dog Station/Bags**

As of now, one doggie station (with bags) has been placed in the vicinity of the basketball court area. This is being done as an incentive for dog owners to pick up after their pets. This continues to be a big problem in Kokomo

Key, as in some instances, dog droppings continue to be left behind unattended. Of equal importance is the need of owners to have their dogs on a leash, as the rules and regulations require. There have been instances of dogs not leashed involved with other dogs resulting in injuries. We ask that residents please abide by these requirements as they are meant to not only keep people safe, but other dogs as well. We remind residents that there is a doggie park located on Lake Ida Road that is close by and allows dogs to run free.

### **Website**

Our website, [www.kokomokey.org](http://www.kokomokey.org), has been updated to include Meeting Minutes and Association documents. Future features and enhancements to the site are under consideration.

### **Future Projects:**

#### **Swale Project, Building 13**

The common ground between buildings 13 and 14 (950-958 and 1002-1018) is experiencing a drainage problem during heavy rains. The slope of the ground is causing an issue for some units, in Building 13. We had an engineer come in to evaluate the situation. The result of which is, that all of the common ground area of Building 13, has to be revamped by putting in a swale that runs the length of the building. This will help to direct any heavy rain waters away from the units in the building and towards the main catch drain located on the south side of the building. This means that all utility wires in this area will have to be repositioned. Also two Gumbo Limbo trees will have to be relocated to the other side of the privacy hedges. Because of the type of trees, the City will not permit us to replace the trees, but requires their relocation. In addition, some of the hedges between the two buildings will be realigned. We have been told by the engineer that this is the best course of action to address the drainage problem as long as the swale is kept clear and unobstructed. Once the work starts, there may be an inconvenience for all of us, in that workmen and equipment will be on property. We are advising you of this so that you will understand what is going on. The Association is funding this project through a portion of operating capital and reserve funding, in an effort to avoid a special assessment to finance this project.

### **Park Area**

The Board is looking into some additional plantings in the park area that will be placed along the perimeter hedge and some of the tree rings to help enhance the beautification of the park. The Board is waiting to properly build its funds, before undertaking this project.

### **Community Social Events**

The Board is sponsoring several community socials throughout the year, just recently Memorial Day weekend. We encourage homeowners and residents to come out and meet your neighbors and have some fun in the community. Our hope is to build a sense of cooperative spirit that has always made Kokomo Key such a great place to live. Keep a look out for community postings for such events, the more the merrier.

### **Miscellaneous Reminders**

Hurricane season is here. We ask that you take precautions to safeguard your unit and in the event a storm does approach, please remove any objects from your front and or back yard that may become projectiles in a storm, such as potted plants, hoses, patio furniture, etc. Even the smallest things can become a danger in a storm.

Just a friendly reminder that any exterior modification or change needs approved by the Board prior to any project beginning. Please do not assume that if you do the modification that the Association will approve it after the fact. Following the proper procedure as described in the Architectural Guidelines, Architectural Review Form, (forms posted on our website, under policies), not only protects the values of the community as a whole, but also the unit owner. This includes, but is not limited to landscaping, patio extensions, satellite dishes, hurricane shutters, etc.

The Association is responsible for maintaining many components of the exterior of the unit, so if there is something you think needs addressed, such as a new over-the-door light, or your door is in need of painting, please let us know so that we may address it. Currently, the Association is planning to address some of the sod issues in the community, however, with the current watering restrictions; we are waiting until the rainy season is in full

swing before putting down new sod in those needed areas. Again, please direct requests to Karen Fenick of CMC Management at 561-641-1016.

**Conclusion:**

The Board appreciates any input and feedback that helps us to better govern Kokomo Key in the best interest of the community as a whole. If you have a thought or idea that you think would benefit everyone and help to make the community even better, we'd love to hear from you. Comments and thoughts can be directed to Karen Fenick, the Property Manager for Kokomo Key at [Karen@cmcmangement.biz](mailto:Karen@cmcmangement.biz). We wish everyone an enjoyable summer.

Kokomo Key Board of Directors