

**KOKOMO KEY HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING
WEDNESDAY JANUARY 31, 2007 – 7:00 P.M.**

**VETERAN'S PARK RECREATION CENTER
DELRAY BEACH, FLORIDA**

MINUTES

President Todd Harvey called the meeting to order at 7:00 P.M. and advised that a quorum of 40 by presence and proxy was attained. Board members present were: Todd L'Herrou, Fred Wiseman, Linda Manni and Michael Rousso. Representing CMC Management were Scot Gerrish, President CMC, and John Staniland, LCAM. Notice of meeting was verified.

A request for a **motion** to waive reading and approve minutes of the 2006 Annual Meeting was requested by Linda Manni, seconded by Fred Wiseman. Approval was unanimous.

OFFICER'S REPORTS:

Landscaping: Repairs on irrigation at 60% completion. Approximate cost will be \$10,000.00. When irrigation is up and running then landscape issues will commence, such as sod and planting. Dead tree removal will commence once the final pricing is complete. Community overall opinion is that Islander Landscaping is doing a good job.

Treasurer: Financial status of community getting better, will know more by end of February. Delinquency list down to two homeowners who are at the Attorney.

Nominations: Floor was opened, there being none, nominations were closed.

The Board of Directors for 2007 will be: Todd Harvey, Todd L' Herrou, Linda Manni, Fred Wiseman, Michael Rousso.

Unfinished Business: Settlement from Citizens received and deposited. Board will consider carefully what to do with this money after February financials are in.

New Business: Playground needs to be looked at and made safer for the children.

Adjournment: Fred Wiseman motioned to adjourn, Michael Rousso seconded, meeting adjourned at 8:35 P.M.

DRAFT