

**KOKOMO KEY HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**JULY 18, 2007**

A regularly scheduled Board of Directors Meeting of the Kokomo Key Homeowners Association was held on Wednesday, July 18, 2007 at the Delray Community Center located in Delray Beach Florida.

**DIRECTORS PRESENT:**

Todd Harvey  
Todd L'Herrou  
Linda Manni  
Fred Wiseman  
Michael Rousso

**DIRECTORS ABSENT:**

Also present was Property Manager, Christine Lucenti of CMC Management, Inc.

**CALL TO ORDER:**

The meeting was called to order at 6:37 PM Todd Harvey.

**PREVIOUS MINUTES:**

Todd L'Herrou made a motion to accept the minutes of the June 20, 2007 meeting as presented. Linda Manni seconded, motion carried all in favor.

**COMMITTEE REPORTS:**

John Staniland provided the Board with an outgoing Managers Report, Christine Lucenti present an incoming report for the Board to review.

**Landscape:** Linda Manni reported that the water restrictions have been lifted and we are now able to water twice weekly. Linda Manni further reported that unit 827 has a palm tree where the fronds are touching the roof, and he wants them removed. The Board at this time is not going to take action on trimming palms.

Michael Rousso asked if the bushes on the north side of the boat yard can be allowed to grown, the Board has no problem with that.

**OLD BUSINESS:**

**Resealing of Kokomo Key Roadways:** A schedule of was presented to the Board indicating which sections of the community will be done and when. Management is to send out a letter to all unit owners informing them of when this is taking place and the letter will also contain a map of the community.

Fred Wiseman will speak with Waste Management and ask that they do not come in on Thursday the 26<sup>th</sup> and Monday the 30<sup>th</sup> to pick up the trash while the community is being seal coated, and request that they do he trash collection on Saturday the 28<sup>th</sup> of July and will then resume their normal schedule..

Fred Wiseman will also ask the Mailman if he can do a late delivery on the days that the mailbox areas are being seal coated.

**Front Signage:** Todd Harvey reported that the deposit check for the sign was delivered to Sign-a-Rama and Linda Manni stated that the new sign should be in by next week some time.

**Fine Committee:**

Fred Wiseman made a motion to forward unit owners in violation and who have not complied after receiving three consecutive letters relating to the same violation to the Association's Attorney for a demand of compliance. All legal fees incurred will then be the unit owner's responsibility to pay. Todd L'Herrou seconded, motion carried all in favor.

**Lease Applications:** Four more unit owners have turned in their lease applications. Todd L'Herrou made a motion that any unit owners who have not turned in their lease applications and have received three letters are to be turned over to the attorney for compliance. Fred Wiseman seconded, motion carried all in favor.

**Boat Storage Fence:** There is no update regarding this matter, Management will get bids for adding fencing.

**Security Cameras:** The Board will look into other options for security other than the cameras; no action will be taken at this point to move forward with any of the quotes obtained.

**NEW BUSINESS:**

**Bids for Deck Lighting:** the Board would like to add lighting to the deck area; Management will look into obtaining some bids for review

**Violation observations:** This subject will be tabled until next months meeting

**ARB Request:** An ARB request was submitted by unit 930 to install hurricane shutters, Todd Harvey made the comment that the contractor is to reposition the decorative shutters accordingly. Todd L'Herrou made a motion to approve the ARB with Todd Harvey's comments Linda Manni seconded, motion carried all in favor.

**Additional Discussion:**

Additional discussion took place with no action taken

**Adjournment:**

With no other business to discuss, Todd Harvey made a motion to adjourn the meeting at 8:13PM Fred Wiseman seconded, motion carried all in favor.

**Directive to Management:**

- Contact Boca Dock when is the sea wall scheduled for maintenance
- Contact Waste Management give new code
- Get termite control bids
- Get bids for deck lighting
- Have national remove Burke 0101 from entry systems
- Send violations for no lease to attorney
- Get fence bids
- Call to have drain cleaned out
- Send letter to community re: seal Coating.
- Send all board members copies of letter sent via e-mail