

KOKOMO KEY HOMEOWNERS ASSOCIATION, INC.
C/O CMC PROPERTY MANAGEMENT, INC.
2950 JOG ROAD
GREENACRES, FL 33467
561-641-1016 ~ 561-641-9118 (FAX)

BOARD OF DIRECTORS MEETING
APRIL 23, 2007
MINUTES

ROLL CALL

Meeting called to order by President Todd Harvey at 7:03pm. Also present were Linda Manni, Michael Rousso. Representing CMC Management ~ John Staniland, LCAM.

APPROVAL OF THE MINUTES

Linda M. motioned to approve minutes of the March, 2006 B.O.D. meeting. Michael R. seconded. All in favor, approval passed.

COMMITTEE REPORTS

Landscape – project continuing but holding off on plantings until recent draught is past.
Manager – FPL not making a move to repaint light poles. Work request log is working well.

Rental letter has been sent, awaiting responses.

Social – Thanks to Janet for hosting BBQ Social, a success as usual!

City – President’s dinner not attended this year due to scheduled association meeting.

OLD BUSINESS

Landscaping - Linda motioned to allocate \$15,000 for Landscaping restoration and enhancements in 2007. Michael seconded the motion, all in favor, motion passed.

Financial – Todd Harvey and Linda met with CMCs’ accountant to review the budget and ensure all monies owed to Reserve accounts were replenished. The meeting determined an outstanding debt owed back to the reserve accounts of \$62,263.

This amount encompasses final payment to Atlas Roofing of \$51,215, Consulting Fees of \$8,260 and January reserve payment of \$2,744.

Coupled with the required allocation of funds listed below, this prevents any distribution of funds back to homeowners.

Debt owed from Operating	- \$62,263
Irrigation repairs incurred 2007	- \$11,465
Allocated Landscaping funds	- <u>\$15,000</u>
Total	\$88,728
Remaining funds held for future allocation	\$11,272

Seawall maintenance was presented as a two part plan. The first part of the job is to bring the seawall up to par and the second part in six months for maintenance. Todd H.

motioned to accept Boca Dock and Seawall's proposal of \$3600.00 that is to be split for each visit. Michael R. seconded, all in favor, motion passed.

Sealcoating - Three bids were reviewed, they were from ASI Paving, Precise Paving and Driveway Maintenance. ASI was eliminated, John will follow up with Precise Paving and Linda will contact Driveway Maintenance, they will both try to obtain the best pricing.

Linda M. motioned to approve the sealcoating project for 2007 and finalize the contractor selection at the next board meeting. Todd H. seconded, all in favor, motion passed. The scheduling of the project will be decided once the reserve account balance is determined.

Gate – Linda M. motioned to change gate code July 1, 2007, Michael R. seconded, all in favor, motion passed.

NEW BUSINESS

Bids for a **surveillance system** to be taken by John S., a **Community Channel** with Comcast was discussed, will look into this.

Pressure washing Bids are being taken: Ray, ABC, Rick, Tiger. Bids will be reviewed at a future meeting.

Front Kokomo Key signs are in need of either repair or replacement. John S. to take bids.

It was suggested by John that Kokomo purchase the irrigation map from Evergreen (\$500.00). Linda M. looking into this with Tom (Evergreen).

ADJOURN

Linda M. motioned to adjourn, Todd Harvey seconded, all in favor, meeting adjourned at 8:10pm.