

KOKOMO KEY HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS
APRIL 16, 2008

A regularly scheduled Board of Directors Meeting of the Kokomo Key Homeowners Association was held on Wednesday April 16, 2008 at the Delray Community Center at 100 Atlantic Ave, Delray Beach Florida.

DIRECTORS PRESENT:

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

DIRECTORS ABSENT:

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

CALL TO ORDER:

Todd Harvey called the meeting to order at 6:25 PM.

PREVIOUS MINUTES: Todd L'Herrou made a motion to accept the previous minutes from the March, 19, 2008 meeting as written. Fred Wiseman seconded, motion carried all in favor.

COMMITTEE REPORTS:

Manager's Report: Christine Lucenti presented the Board with a report outlining issues that occurred during the past month.

Landscape: Linda Manni contacted Jeff of Islander to schedule an inspection of the grounds, as she is worried about the health of the plants through out the community, and water is not the reason why they are in bad shape. Kendrick was called in and he stated it the grounds are lacking in fertilization. Kendrick's presented the Board with proposals for the fertilization for the grounds, with the funds saved on the tree trimming and the money saved on the landscape contract by removing this portion from Islander, the association will have a sufficient amount of money to fund this service.

Fred Wiseman made a motion to accept the proposal and award Kendrick's with the fertilization contract. Todd L'Herrou seconded, motion carried all in favor.

Linda also mentioned that Jeff of Islander had installed the wrong plants, and he will remove and replace with the correct plants as originally requested at no cost to the association.

OLD BUSINESS:

Pool Plumbing: Todd L'Herrou made a motion to accept the bid present by Premiere plumbing to do the required work on the drainage pipes for the pool at a cost to not exceed \$750.00 and that the funds for this should be taken from the pool reserve. Fred Wiseman seconded, motion carried all in favor.

Boca Dock Contract:

Todd L'Herrou made a motion to sign the renewal contract for Boca Dock for another year. Todd Harvey seconded, motion carried all in favor.

Play Ground: This item will be tabled until we find out the cost for insurance

Basketball Hoop: Michael Rousso has brought to the attention of the Board the condition of the basketball hoop. Michael did some price comparisons to have a new hoop and post installed.

Michael Rousso made a motion to have Ray remove the hoop this upcoming weekend, Todd L'Herrou seconded, motion carried all in favor.

Michael Rousso made a motion to purchase a new basketball hoop and post with will be nonadjustable at a cost to not exceed \$750.00. Todd L'Herrou seconded, motion carried all in favor.

Welding of Gates: This item will be tabled unit we get a second bid from National Parking.

Irrigation Bid: This item will be tabled until we receive a second bid.

NEW BUSINESS:

None Discussed

Additional Discussion:

Additional discussion took place with no action taken.

Adjournment:

With no other business to discuss, Todd L'Herrou made a motion to adjourn the meeting at 7:55 PM, Fred Wiseman seconded, motion carried all in favor, motion carried all in favor.

Directive to Management:

- Inform Islander Kendrick's will take over fertilization /reduce cost
- Send Sholkin a letter 25.00 will assess to his account for the chair removal
- Ask Jeff how much to remove only a small amount of sand and lay sod
- Ask ray can he remove the fence
- Call fire equipment people when will they come out to do inspection