

**KOKOMO KEY HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
MONDAY, AUGUST 7, 2006 - 6:00 P.M.  
OFFICES OF LANG MANAGEMENT  
BOCA RATON, FL**

**Minutes**

The meeting was called to order by President Todd Harvey at 7:02 P.M. Also present representing the Board were Todd L'Herrou, Linda Manni and Fred Wiseman. Representing Lang Management was Diane Yuzzi, L.C.A.M. Notice of meeting was verified. Quorum was established.

**APPROVAL OF MINUTES**

A **motion** was made by Todd L'Herrou, seconded by Linda Manni to approve as presented the minutes of the Board meeting of June 29, 2006. Approval was unanimous.

A **motion** was made by Todd L'Herrou, seconded by Linda Manni to approve as presented the minutes of the Board meeting of July 17, 2006. Approval was unanimous.

**MANAGEMENT REPORT** - Attached

**COMMITTEE REPORTS**

**Social** –The monthly Friday night socials have been very successful.

**Landscaping** – Linda Manni continues to work closely with the landscaper by doing a walk thru every Tuesday. Gradually all of the hedges are being addressed including the area around the pool. The dead palm trees, a sad reminder of Hurricane Wilma, will be removed and replaced as finances permit. It is also necessary to budget for a live oak tree for the front of the community, outside the gates, where a replacement tree is needed to match the one still remaining on the south side.

**OLD BUSINESS**

**Replacement gates** – National Parking is to be requested to provide a quote to replace the gates at the northeastern perimeter of Kokomo Key without decorative touches or scalloped header.

**Late charges** – Confirming the Board's decision, the association began charging a late fee of \$25. plus interest at the rate of 18% beginning August 1, 2006 for all accounts not paid by the 10<sup>th</sup> of the month.

**Web page** – Copies of the last two Board meeting minutes are to be forwarded to Todd L'Herrou.

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**NEW BUSINESS**

**Work orders** – The Directors discussed the fact that work orders called into the management office service personnel were not followed through. They requested that copies of orders be sent weekly with the Friday board packages and not just with the monthly Board packages. Pest control companies are to be contacted regarding facilities to deal with homeowner calls. For the same reason, maintenance/contractor companies are to be contacted as well. A copy of previous work orders sent to Lang Management is to be copied and forwarded to the Board.

**Boat storage charges** – The association attorney is to be contacted regarding whether or not the fee for boat storage can be increased legally and to what amount.

**Emergency contact information** – The Directors requested that letters be sent for homeowners to complete and return updating emergency contacts.

**ADJOURNMENT**

There being no further business to come before the meeting, a **motion** to adjourn was made by Linda Manni, seconded by Todd L’Herrou, at 8:35 P.M. Motion stands.

Respectfully submitted,

Accepted by,

Diane A. Yuzzi, L.C.A.M.  
Lang Management Co., Inc.

On Behalf of the Board