

**KOKOMO KEY HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 15, 2007**

A regularly scheduled Board of Directors Meeting of the Kokomo Key Homeowners Association was held on Wednesday, August 15, 2007 at the Delray Community Center located in Delray Beach Florida.

DIRECTORS PRESENT:

Todd Harvey
Todd L'Herrou
Linda Manni
Fred Wiseman

DIRECTORS ABSENT:

Michael Rousso

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

CALL TO ORDER:

The meeting was called to order at 6:07 PM by Todd Harvey.

PREVIOUS MINUTES:

Todd L'Herrou made a motion to accept the minutes of the July 18, 2007 meeting as corrected. Linda Manni 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 reported that an additional 12 Live Oaks and 3 Coconut Palms have been planted in on the grounds. There is still work to be done, and Islander will be fitting this additional work in. The committee is keeping track of funds being spent so that we do not go over budget.

OLD BUSINESS:

Boat Storage Fencing: A bid has been received in from J. Garcia Fencing at a cost of \$800.00 to install additional fencing to enclose the storage yard. Todd L'Herrou made a motion to move forward with this project and to accept this bid and to have the funds allocated from the Boat Lot fees, Fred Wiseman seconded, motion carried all in favor.

Deck Lighting: Todd Harvey requested that this subject be tabled until next month's meeting, as we have not received any bids for this project at this time, the Board agreed.

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

NEW BUSINESS:

Termite Control: bids were received for having the exterior of the units treated for termites, Linda Manni made the motion to accept Kendrick's Pest Management's bid, Fred Wiseman seconded, motion carried all in favor. It was mentioned that currently in this line item there is \$2000.00 allocated towards this treatment, and that we must now allocate the balance from another line item.

Pressure Cleaning: Several bids were received for the pressure-cleaning project; All Star Pressure Cleaning's bid was the lowest. Linda Manni made a motion to accept the bid from All Star, Todd L'Herrou seconded, motion carried all in favor.

Lawn and ornamental Pest Control: Bids were also received for the lawn and ornamental pest control, Todd L'Herrou made a motion to have Kendrick Pest Control come out and do a one time service until we until we address a lawn and ornamental pest control contract in the next budget cycle 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, Linda Manni made a motion to adjourn the meeting at 6:40 PM Todd L'Herrou seconded, motion carried all in favor.

Directive to Management:

- Send approved bid to J. Garcia
- Contact Kendrick's give OK on both bids (One time for lawn)
- Draft letter to residents regarding the termite treatment, and extras
- Ask J. Garcia to give cost on additional fence for seawall.
- Find out if we can get solar powered lights for the deck
- Ask Kendrick to give a cost on lawn and ornamental pest control
- Compose letter informing residents of the pressure cleaning project
- Request Bid from Gate Systems to replace the gate operators