

KOKOMO KEY H.O.A., INC.
C/C CMC Management, Inc.
2950 Jog Road
Greenacres, Fl 33467

2007 Budget Meeting
December 21, 2006 - 7:00pm
Veterans Park Rec. Center, Delray Beach, Fl

Meeting called to order by President Todd Harvey at 7:05pm. Also present were Linda Manni, Todd L'Herrou, Fred Wiseman. Representing CMC Management - John Staniland, LCAM. Notice of meeting was verified. Quorum was established.

Proposed Budget for 2007

A) Budget discussion: Proposed 2007 Budget was gone over line by line, discussion mainly centered on the increase in insurance costs, it was made clear that the insurance increase is exempt from the 5% cap on monthly maintenance fees mentioned in the H.O.A. Docs. One homeowner felt it was important for the Board to consider what will happen next year regarding the 5% cap, re: insurance.

B) Approval of the proposed 2007 Budget: Fred Wiseman motioned to approve the Budget, Todd L'Herrou seconded, all in favor. Budget approved.

Adjourn

Linda Manni motioned to adjourn, Fred wiseman seconded, all in favor. Meeting adjourned at 7:52pm. Monthly meeting to immediately follow.

Board of Directors Meeting
December 21, 2006

Meeting called to order by President Todd Harvey at 7:55pm. Also present were Linda Manni, Fred Wiseman, Todd L'Herrou, and representing CMC Management, John Staniland, LCAM. Notice of meeting was verified. A quorum was established.

APPROVAL OF THE MINUTES - Minutes of October 18, 2006 approved, Fred Wiseman motioned, Linda Manni seconded, all in favor.

MANAGEMENT REPORT - All maintenance checks that have been received by CMC were deposited on Dec. 21, 2006. More checks are on the way from Lang Mgmt. New Landscaping company hired by Board, Islander Landscaping - to start work 1st week in January. New gate is on the way.

COMMITTEE REPORTS

Landscape - New company will provide more service, ie 36 cuts as apposed to the former 30, mulching at entrance and pool, flowers and irrigation maintenance.

Boat lot - Price has risen from \$200 to \$250 per month, all notices have been sent out.

Social - Boxing Day Social, December 26 from 6:30 - 9:00 at the Pool. Refreshments and Food served.

OLD BUSINESS - Fred Wiseman and John (CMC) to work on the continuing problem of keeping track of renters.

NEW BUSINESS - Fred Wiseman - Late fees for December and January will be waived due to the Management turnover. All in Favor. Fred W. Motioned to send letter from attorney to have #905 enclose their patio with screen with 20 days to complete, Todd L. Seconded.

Permission for a Board member to attend the Roof Resolution Hearing on January 5, 2007, Linda M. Voted to send Todd Harvey, Todd L. Seconded

ADJOURN

Fred W. Motioned to adjourn, Todd L. Seconded. Meeting adjourned at 8:28pm..