

**KOKOMO KEY HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS
WEDNESDAY, FEBRUARY 22, 2006 - 6:00 P.M.
DELRAY BEACH FIRE DEPARTMENT
DELRAY BEACH, FL**

Minutes

The meeting was called to order by President Todd Harvey at 6:15 P.M. Also present representing the Board were Todd L'Herrou, Linda Manni. 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 November 30, 2005. Approval was unanimous.

MANAGEMENT REPORT – attached to these minutes.

ROOFING CONSULTANT

John Hosford, Roofing Consultant, was present at the meeting as was association attorney, Robert Burr. The attorney outlined the documents parameters and responsibilities for roof replacement including the fact that the documents did not permit borrowing money for roof replacement but only for common area damages. John Hosford recommended new architectural shingles for all buildings, regardless of the extent of damage. These shingles require 6 nails per shingle which are installed in a specific location on the shingle, the location depending upon the manufacturer. The bidding procedure was detailed and the time line explained. Four contractors will be requested to bid, all with satisfactory reputations and references in this area. When the bids are received, the Board will have 60 days to accept or reject them. Specific details involving price and time to complete the job must be very specific.

Attorney Robert Burr advised that documents do not permit the Board to borrow money to repair the roofs but only permit loans for repairs on common areas. This will make special assessments necessary, the amount depending upon the reimbursement collected for damages from the insurance company. (Constant efforts to contact the adjuster and the insurance company for this information have been fruitless, including calls from the association attorney.)

A **motion** was made by Todd L'Herrou, seconded by Linda Manni to approve the proposal of John Hosford Roof Consultants, Inc., dated February 17, 2006, for items 1 through 11 which totals \$6,400 (with a decision to be made on approving additional costs for items through to 22 to be made at a future date). Approval was unanimous.

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OLD BUSINESS

Gate replacement – National Parking gave a specific date of March 17, 2006 at which time the gates should be repaired and replaced.

COMMITTEE REPORTS

Landscaping – Written report attached to these minutes.

The date of the next meeting of the Board is open depending upon the availability of specifications for the re-roofing.

ADJOURNMENT

There being no further business to come before the meeting, the meeting adjourned at 7:43 P.M.

Respectfully submitted,

Accepted by,

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

On Behalf of the Board