

**KOKOMO KEY HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 20, 2008**

A regularly scheduled Board of Directors Meeting of the Kokomo Key Homeowners Association was held on Wednesday February 20, 2008 at the Delray Public Library located at 100 Atlantic Ave, Delray Beach Florida.

DIRECTORS PRESENT:

Todd Harvey
Linda Manni
Fred Wiseman
Todd L'Herrou

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 6:30 PM by Todd Harvey.

PREVIOUS MINUTES: Fred Wiseman made a motion to accept the previous minutes from the October 17, 2007 meeting. Todd L'Herrou 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 the next fertilization will take place in march, and that Kendrick was on site this month to apply the pesticide.

OLD BUSINESS:

Deck Lighting: FPLE supplied us with a second bid, for the Bogotá lights however this bid has 12 lights being installed. The cost has jumped up considerably, due to the fixture being more expensive. Todd Harvey will provide Management with the web page where he found the same lights at a much lower cost. Management will see if we can get the contract to lower his cost based on the fixtures Todd Harvey has found on line. The Board will continue to do more research on this project and will table until next months meeting.

Sea Wall Fence: J. Garcia was on site and the fence has been installed.

NEW BUSINESS:

Reserve Funding for Entrance Gates: Fred Wiseman made a motion to add a reserve line item to the budget called "Gate Reserve" Todd L'Herrou seconded, motion carried all in favor.

Fred Wiseman motioned to move sufficient funds from the reserve interest into this line item to cover the cost of the repair/replacement work for the front entry gates. And to repay funds due to due from. Linda Manni seconded, motion carried all in favor.

A/C Hedges: Todd L'Herrou made a motion that new limits for hedges around air-conditioners on an exploratory basis. The limits are to be three (3) feet in height for units along the Intracoastal, and four (4) feet in height for all others. The Board re-affirms that no other hedges are permitted around patios or patio extensions except as planted by the community landscapers under direction of the Homeowners Association. Linda Manni seconded, motion carried all in favor.

Additional Discussion:

Todd L'Herrou reported on the police activity that has taken place throughout the course of the month. The Board is considering remove the fence from the play ground and when rainy season begins adding sod to the area, this will help open it up. The Board would like to know if the fence can be removed and saved for future use.

Additional discussion took place with no action taken.

Adjournment:

With no other business to discuss, Todd Harvey made a motion to adjourn the meeting at 7:28 PM, motion carried all in favor

Directive to Management:

- Get cost to remove and save play ground fence
- Contact Adam Levine again about the missing fence at the old flea market
- Set up entrance gate reserve.
- Get cost to now weld the other side of the gates