

**KOKOMO KEY HOMEOWNERS ASSOCIATION, INC.  
C/O CMC PROPERTY MANAGEMENT, INC.  
2950 JOG ROAD  
GREENACRES, FL 33467  
561-641-1016 ~ 561-641-9118 (FAX)**

**BOARD OF DIRECTORS MEETING  
JANUARY 17, 2007  
MINUTES**

**ROLL CALL**

Meeting called to order by President Todd Harvey at 7:03pm. Also present were Linda Manni, Todd L'Herrou, Fred Wiseman, Michael Rousso. Representing CMC Management ~ John Staniland, LCAM.

**APPROVAL OF THE MINUTES**

Todd L. motioned to approve minutes of the December 21, 2006 B.O.D. meeting. Fred W. seconded., all in favor, approval passed.

**MANAGER'S REPORT**

Front entrance gate to be replaced first week in February.  
Pool tall pole lights to be repaired January 25, 2007 by Jeff Thorpe (electrician).  
Landscape proposal – Motion by Linda M. to move forward with irrigation repairs cost capped @\$5500.00. Motion seconded by Michael R., all in favor, motion passed.  
Second notice of Annual Meeting sent 1-17-07.  
Received letter from attorney on parking rules for community.

Todd Harvey motioned to appropriate a \$500.00 limit credit card for Property Manager and Board of Directors use. Card will be utilized to purchase maintenance items for H.O.A. repairs. Linda M. seconded, all in favor, motion passed.

**OLD BUSINESS**

Insurance settlement finished, proceeds to be placed in a separate account until B.O.D. decides where monies will be spent.  
Pulte has been contacted several times regarding work they promised to finish. John S. will continue to pursue.

**NEW BUSINESS**

Linda M. will be meeting with Jeff Cohen from Islander Landscaping on Friday 19 Jan. 07 to discuss ongoing beautification project.  
Boat lot checks are coming in.  
Social committee – Boxing Day a success.

**ADJOURN**

Fred Wiseman motioned to adjourn, Todd Harvey seconded, all in favor, meeting adjourned.