

**KOKOMO KEY HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS
WEDNESDAY, MARCH 29, 2006 - 6:00 P.M.
DELRAY BEACH FIRE DEPARTMENT
DELRAY BEACH, FL**

Minutes

The meeting was called to order by President Todd Harvey at 6:00 P.M. Also present representing the Board were Andre Koleszar, Linda Manni and Fred Wiseman. Representing Lang Management was Diane Yuzzi, L.C.A.M. Notice of meeting was verified. Quorum was established.

Delray Beach Police Dept. – Several members of the Delray Beach Police Department were present at this meeting to introduce themselves and to apprise the community of changes in the manner in which coverage of Kokomo Key had changed – there were no longer officers specifically assigned to Kokomo Key. Officers Jerry Rich and Sgt. Russ Major worked the day shifts that included Kokomo Key while Sgt. Rubin and Officer Anzalone worked the night shift. The chain link fence and its condition on the Swap Shop perimeter of the community were a concern of the police department. It's condition does not deter entry into Kokomo Key. Previous requests for repair to the Swap Shop were met with minimum attention.

OLD BUSINESS

Insurance claim – The checks have finally arrived and Todd Wooten, our insurance agent, advised that the insurance company was paying \$300 per 100 square foot while the payment should have been more in the neighborhood of \$500 per square foot. He recommended filing a supplemental claim for the difference.

NEW BUSINESS

Updated appraisal – Proposals were obtained from J. R. Frazer and GAB Robins to have updated insurance appraisals done yearly. After comparison;

A **motion** was made by Fred Wiseman, seconded by Andre Koleszar to accept the proposal of CAB Robins to do yearly insurance appraisals for an initial cost of \$1800. plus \$400. per year for renewals. Approval was unanimous.

The appraisal is to be requested to be done in time for the insurance renewal date which is April 28, 2006.

The Directors recommended that a bid be obtained from Mid South Painting to stain the new boardwalk and clean the pool deck and furniture.

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MANAGEMENT REPORT – dated March 29, 2006 attached to these minutes.

COMMITTEE REPORTS

Landscaping – Todd Harvey reported that the stump in the boat lot had been removed and that a complete wet check had been done. Five white oleanders were added to the front entrance. Todd Harvey met with Lori Moody, Lang Management's Field Supervisor regarding changes to the center island just inside the entry gates. The recommendation is to remove the existing bottle brush trees and install 7 desert cassias together with a lower hedge of ruella (150 plants).

A **motion** was made by Andre Koleszar, seconded by Linda Manni, to approve the above changes to the center island totaling \$3,240. Approval was unanimous.

City liaison – Todd Harvey and Linda Mani attended a meeting at the City Planning and Zoning Department regarding zoning changes having to do with the adjacent property to the north and their request to go from commercial to residential. Todd Harvey received an invitation for the April 10, 2006 Neighborhood Advisory Council Meeting.

ADJOURNMENT

There being no further business to come before the meeting, the meeting adjourned at 7:41 P.M.

Respectfully submitted,

Accepted by,

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

On Behalf of the Board