

**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 March 19, 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:

Todd Harvey called the meeting to order at 6:30 PM.

PREVIOUS MINUTES: Fred Wiseman made a motion to accept the previous minutes from the February 20, 2008 meeting were accept with a change in wording under the section of A/C hedges copy of wording attached with these minutes. 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 tree-trimming project has begun. Linda also mentioned that unit 1057 has put in a request to change out their front ornamental with a Christmas Palm. Linda stated that this can be done as there is another Christmas Palm across the way and this would balance it out. However this will be done though the association. Management will send a letter to the owners letting them know this will be taken care of.

OLD BUSINESS:

Deck Lighting: FPLE supplied us with a revised bid to do the electrical work for the deck lighting, however the fixtures will be supplied by the association, FPLE will not be responsible for the fixtures after installation.

Tree Trimming: Todd Harvey spoke with Mark of Mark H. Enterprise the company doing the tree trimming and a meeting has been set for March 21, to do a walk through after all work is done before releasing payment. Fred Wiseman will also meet with them to discuss issues and concerns with the work preformed.

NEW BUSINESS:

Basketball Hoop: Todd Harvey made mention on Michael Rousso's behalf that the basketball courts are in need of attention, specifically, the back board is in bad shape and Michael would like to see a full replacement of the equipment. This item will be tabled until further information is obtained such as what the cost would be to have this done.

Additional Discussion:

Fred Wiseman stated that FPL had contacted him and they will be on site this week from Friday the 21st to begin painting the light poles and tops. FPL had entered into an agreement with Enterprise to do the painting. Fred will mark the poles that will be painted with yellow tape and get word out to the residents asking them to not park their vehicles near the poles marked so as to not get paint on the vehicle.

Additional discussion took place with no action taken.

Adjournment:

With no other business to discuss, Todd L'Herrou made a motion to adjourn the meeting at 7:02 PM, Fred Wiseman seconded, motion carried all in favor, motion carried all in favor.

Directive to Management:

- Change wording in the previous minutes
- Send letter to 1057; let them know we will put the Christmas Palm in for them.
- Update Work order log with Fred's, comments
- Do not release payment for tree trimming until BOD gives ok.