

**KOKOMO KEY HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS**  
**MAY 21, 2008**

A regularly scheduled Board of Directors Meeting of the Kokomo Key Homeowners Association was held on Wednesday May 21, 2008 at the Delray Community Center at 100 Atlantic Ave, Delray Beach Florida.

**DIRECTORS PRESENT:**

Todd Harvey  
Linda Manni  
Fred Wiseman  
Todd L'Herrou – left meeting 7:20PM  
Michael Rousso

**DIRECTORS ABSENT:**

Also present was Property Manager, Christine Lucenti of CMC Management, Inc.

**CALL TO ORDER:**

Todd Harvey called the meeting to order at 6:37 PM.

**PREVIOUS MINUTES:** Todd Harvey made a motion to accept the previous minutes from the April 16, 2008 meeting as written. Linda Manni 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 mulch project was completed with the help of several homeowners the job went very well. Linda also mentioned that she already sees an improvement on the ground with the first fertilization

**OLD BUSINESS:**

**Pool Plumbing:** Linda Manni made a motion to have Premiere Plumbing come back out with a camera to scope the lines for the pool to locate where the clog is forming. Todd L'Herrou seconded, motion carried all in favor the funds for this should be taken from the pool reserve. Fred Wiseman seconded, motion carried all in favor.

**Basketball Hoop:** Michael Rousso stated that he would like for Ray to remove the hoop and pole and may discard them.

**Fence between Kokomo Key and Flea Market Property:** Bob of Garcia's fence will be on site to take a look at the area on Friday the 23<sup>rd</sup>, at which time he will meet with Fred Wiseman and he will give us a formal quote for the install. Fred Wiseman has spoken with the City and they have informed him that there is no permit needed to reinstall a fence that already existed.

**Damaged pool Fence:** This will be decided via e-mail after the board takes a look at the pickets that need repair according to the bid provided by Garcia Fence. Board will notify Management as to which of the two prices and repairs they have decided on. The funds for this will also come out of pool reserves.

**Persons not picking up after their pets:** Michael is going to draft a nice notice and place on all units reminding people to pick up after their pets as this problem is getting worse and people are not picking up after their pets.

**Deck Lighting:** Todd Harvey stated that Fred Wiseman had replaced the existing lights on the deck with new lights, which give off a softer glow.

**Ray Jividen Insurance:** Todd Harvey provided to Management a copy of the current insurance for Ray the handyman.

**NEW BUSINESS:**

**Internal procedures for letters from Management and Attorney:** Linda Manni made a motion that all letters that are to be sent to unit owners are approved by the board before being mailed this way all are aware of all letters being sent either from Management or sent by the attorney. Todd Harvey seconded, motion carried all in favor.

**Guest Registration:** Management suggested that homeowners register guest when staying in the unit, Board has decided against this procedure.

**Additional Discussion:**

Additional discussion took place with no action taken.

**Adjournment:**

With no other business to discuss, Michael Rousso made a motion to adjourn the meeting at 8:05 PM, motion carried all in favor, motion carried all in favor.

**Directive to Management:**

- Send letter to 1016 – modification not and will not be approved
- Send Sholkin a letter 25.00 will assess to his account for the chair removal
- Have evergreen check irrigation by play area
- Have Garcia meet with Fred Wiseman re: flea market fence
- Send ARB approval letters to Oliver, Harris & Guazzelli
- Send Letter 930 remove pavers on side of unit