

**KOKOMO KEY HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS
WEDNESDAY, NOVEMBER 30, 2005 - 6:00 P.M.
DELRAY BEACH FIRE DEPARTMENT
DELRAY BEACH, FL**

Minutes

The meeting was called to order by President Todd Harvey at 6:05 P.M. Also present representing the Board were Todd L'Herrou and Andre Koleszar. Representing Lang Management was Diane Yuzzi, L.C.A.M. Notice of meeting was verified. Quorum was established.

APPROVAL OF MINUTES

A motion was made by Todd L'Herrou, seconded by Todd Harvey, to approve as presented the minutes of the Board Meeting of October 12, 2005. Approval was unanimous.

Prior to the start of association business, two representatives from Tuttle Roofing, Inc., Troy Moore and James Helm, gave a brief presentation on their business and their qualifications to handle a job like re-roofing Kokomo Key. Their best price for 40 yr asbestos shingles was \$335,000.

MANAGEMENT REPORT

The hurricane did substantial damage to the community landscaping, trees and roofs. Lang Construction prepared a quote to straighten out the power problem at the front gate. Their solution is to install a service disconnect panel with a breaker on each gate enclosure at a price of \$514.50. Since the gates are broken as a result of the storm, and the entry gate is not repairable, no changes will be made at this time. Both Royce Parking and National Parking have submitted proposals for repair of the entry gates. Royce prepared their proposal based upon National Parking's since there was no power when they made their inspection. Totals should run for either company in the range of \$10,000+ not including the Lang Construction quote. Although the insurance company has been notified of the urgent need to send out an adjuster to inspect the community, no reply was received. The association's agent reports being on the phone with the company daily but without success. Todd Harvey prepared a list of the decorative shutters destroyed or damaged as a result of the storm and Lang Construction has ordered replacements. Representatives of the Board were at the office of Certified Roofing the day after the hurricane in hopes of getting someone out promptly to inspect roof damage. A complete inspection was made, but the report was long in coming and even then, it was not complete. The areas for repairs were identified and priced but not the roofs they considered needing complete replacement. The actual damage did not seem to be as bad as it actually is at first because there was no rain for some time after the storm;

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Management Report (con't.) - however, when it came, the rain hit hard on a weekend and the only company available charged substantially more money than Lang Construction had done immediately after the storm. A roofing consultant I have worked with in the past, John Hosford, drove through the community as a favor and at no charge, to give his opinion on the condition of the roofs. His impression, without climbing on the roofs was that the roofs were pretty much a total loss. At his request, National Roofing submitted a quote as did another roofing company whose representatives were present at this board meeting, Tuttle Roofing and the other bids went from the low \$300,000 to the high \$400,000's. Until the adjuster inspects the buildings, determines their opinion of the damage, less the deductible, the community is at a standstill. I recommended contacting FEMA and suggested that they cover all the roofs. Subsequent rain and leaks will only further deplete the community's finances if additional tarps are needed. Tomorrow is the last day to make application with FEMA for these free tarps. In view of rising expenses, I contacted the association attorney regarding the Board's ability to assess for special expenses. There are conflicting provisions – the Declaration states that approval of 67% of all owners is needed when improving the common areas. The Bylaws provide that 2/3 of a quorum of members present at a meeting is needed for certain types of loans with the assumption that the Board may approve other types of loans. He needs further descriptions when and if the Board needs additional information. An order has been placed with Lang Construction to replace one of the beams at the entry to the pool area which is rotten. Christmas cards for the community were not available at as a good a price as last year, and Todd Harvey has said that he would see what he could find. The association has requested that Lang Management provide some food platters for the holiday party which they will do as they have in the past.

NEW BUSINESS

McGannon mediation – Earlier today the Property Manager represented the community at a mediation scheduled at the association attorney's office with owner Sherrylee McGannon. Sonia Caplan was the Certified Court Mediator and Ms. McGannon was given 30 days to get the window in question in conformity with those in other units and has agreed to do so. Consequences for non performance were also agreed upon.

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COMMITTEE REPORTS

Landscaping – Rocky (Steve Erickson) has done a notable job with his men cleaning up the debris from the storm, removing, cutting up trees and grinding stumps. The seasonal flowers are already installed. In view of his dedication to the community, and the superior job he and his men have done;

A **motion** was made by Andre Kolesar, seconded by Todd Harvey, to approve a \$500. Christmas bonus for Rocky (Steve Erickson). Approval was unanimous.

ARB - The Cucci's of #819 have submitted two requests for approvals – one to installing patio field stones and another to enclose their entire rear patio. The Board unanimously approved the request for field stones provided it does not exceed the community limits (6') but is requesting more particulars on the enclosure – type of materials, colors, screening, and appearance as compared to other installations in the community.

OLD BUSINESS

Janitorial services – A reminder is to be sent that no extra services are to be provided and billed to the community without prior Board approval.

The next meeting of the Board is scheduled for December 14, 2005.

There being no further business to come before the meeting, a **motion** to adjourn was made by Todd L'Herrou, seconded by Todd Harvey at 7:10 P.M. Motion stands.

Respectfully submitted,

Accepted by,

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

On Behalf of the Board