

**KOKOMO KEY HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
OCTOBER 17, 2007**

A regularly scheduled Board of Directors Meeting of the Kokomo Key Homeowners Association was held on Wednesday, October 17, 2007 at the Delray Community Center located in Delray Beach Florida.

**DIRECTORS PRESENT:**

Todd Harvey  
Linda Manni  
Fred Wiseman

**DIRECTORS ABSENT:**

Michael Rousso  
Todd L'Herrou

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

**CALL TO ORDER:**

The meeting was called to order at 6:31 PM by Todd Harvey.

**PREVIOUS MINUTES:** Linda Manni made a motion to accept the previous minutes from the September 19, 2007 meeting. Fred Wiseman 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 landscapers completed the weeding and that a application of fertilizer has been put down. Also a landscape work order log has been created so that we can keep track of landscaping issues and see the progress being made.

**OLD BUSINESS:**

**Deck Lighting:** At the request of Todd L'Herrou Management asked that this item be tabled until the next meeting. The Board has decided to move forward with installing standard electrical lighting, this decision was made because of the desire to have electrical outlets installed on the deck so that residents using the deck can plug in their electronics such as radios. However the board will table choosing the vendor to do the install, until next month..

**Front Gate Preventive Maintenance:** To be tabled until second bid is available

**NEW BUSINESS:**

**Pool Chair Re-strapping:** A bid was obtained from the Strap Dr. to remove the old lounge chair straps and put on new ones at a cost of \$1,038.80. Linda Manni made a motion to approve of the re-strapping of the lounge chars as well as the table chairs at a cost to not exceed \$1,800.00, and to take the funds for this project from the pool reserves. Fred Wiseman seconded, motion carried all in favor.

**Additional Discussion:**

ARB Request, unit 1020 put in an request to install a satellite dish, the Board will go an look at this unit to see where the best placement would be.

Additional discussion took place with no action taken.

**Adjournment:**

With no other business to discuss, Todd Harvey made a motion to adjourn the meeting at 7:31 PM, motion carried all in favor

**Directive to Management:**

- Call Strap Dr. how much more to do the chairs
- Ask for copy of warrantee
- Contact Jeff of Islander, did he remove shells plants and put in sod
- Send letter to Shell, do not remove the sod and plant
- Get cost for 3 new battery back ups for gate
- See if Management can get in touch with FPL to make head way with the lights
- Ask FPLE – are the lights for the deck the same as Best's and are they on a photo cell
- Ask FPLE- cost to add new lights to the entrance for the new oak trees.