

**KOKOMO KEY HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 20, 2006 - 6:00 P.M.**

**DELRAY BEACH PUBLIC LIBRARY  
BOCA RATON, FL**

**Minutes**

The meeting was called to order by President Todd Harvey at 6:30 P.M. Also present representing the Board were Todd L'Herrou, Linda Manni and Fred Wiseman. 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 Linda Manni to approve as presented the minutes of the Board meeting of August 7, 2006. Approval was unanimous.

**MANAGEMENT REPORT** - Attached. Followed by questions and answers.

**FINANCIAL REPORT** – The attorney had forwarded a status report on all homeowners with outstanding balances – Lots 123, 20, 25, 127, 62 and 78. Homeowner \_\_\_\_\_ requested that her late fees be waived in view of the fact that she was out of the country. The Directors have made no exceptions with regards to late fees and advised that it is the individual owners responsibility to notify the management company of any change in address or if not possible, to make payments in advance.

**COMMITTEE REPORTS**

**Landscaping** – Linda Manni reported that she continues to do Tuesday walk thrus with Rocky. Trees that were damaged as a result of last year's storms were cut down as necessary and there are at least 3 at the waterfront (coconuts) that need removal. Trimming of ornamentals is being done as well as some oleanders. The Directors expressed their appreciation to Linda for her efforts on behalf of the community. Funds are not available at this time for replacement trees.

**Social** – Reminders are to be placed at the mailboxes for future socials. It was felt that the Friday night gatherings were perhaps too frequent and only the same small group showed up (without notice!).

**Violations** – Unit #15 is to be sent a letter reminding that the video camera at the front of their unit must be removed.

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**Violations (con't.)** – Owner of unit #87 is to receive a letter advising that the problem with a tree in front of his unit has been corrected and that he is now to change out the light at his front door to conform to others in the community.

**OLD BUSINESS**

**Boat storage fees** – As touched upon briefly at previous meetings, the Directors agreed to take up the matter of increasing fees, after research is done by comparing costs for similar space elsewhere. Todd Harvey offered to discuss the matter with Brian Rossman while Michael Russo volunteered to be in charge of future supervision of the area.

**Gate repair** – Estimates have been obtained for replacement of the manual gates at the northeastern corner along U. S. 1. It was agreed that further discussion was needed before Rocky was asked to make temporary or more lasting repairs until next year when funds may be more available for replacement.

**Gate entry system** – National Parking will be requested to provide a proposal to upgrade the entry system before a new mother board is ordered per their quote. The possibility of a new system with updated features will also be requested.

**Culvert clean up** – Fred Wiseman offered to meet with the Department of Transportation people responsible for clean up of the culvert – debris was not all removed.

**Independent contractor waiver** – Fred Wiseman also requested that a blank form be sent to him regarding hiring independent workers who do not have workers' compensation or liability insurance.

**Decorative shutter replacement** – Lang Construction will be requested to provide a status report on replacement shutters previously requested.

**NEW BUSINESS**

**Entry code** – The gate code will be changed when the roofer is entirely completed with the roofing project.

**Building lighting** – Sea Gull Lighting will be requested to provide a price on a box or 10 replacement light fixtures used for the exterior overhangs of all the buildings.

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Future meetings of the Board are scheduled for October 18, 2006, November 15, 2006 and December 13, 2006. The availability of meeting places is to be researched.

**ADJOURNMENT**

There being no further business to come before the meeting, adjournment took place at 7:55 P.M.

Respectfully submitted,

Accepted by,

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

On Behalf of the Board