

KOKOMO KEY HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 19, 2007

A regularly scheduled Board of Directors Meeting of the Kokomo Key Homeowners Association was held on Wednesday, August 15, 2007 at the Delray Community Center located in Delray Beach Florida.

DIRECTORS PRESENT:

Todd Harvey
Todd L'Herrou
Linda Manni
Fred Wiseman

DIRECTORS ABSENT:

Michael Rousso

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

CALL TO ORDER:

The meeting was called to order at 6:32 PM by Todd Harvey.

PREVIOUS MINUTES:WRITTEN corrected. 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 "Phase II" of the landscaping is almost complete. Islander will plant the Birds of Paradise by the gate the next time they are on site to cut. They will also put down weed and feed on their next visit.

OLD BUSINESS:

Deck Lighting: A bid has been received in from Best Electric for the deck lighting; Management is waiting on a second bid from FPLE to come in. Todd L'Herrou made a suggestion to table this topic until next months meeting so that we will have the second bid to compare with Best Electric's and Todd L'Herrou is going to research solar lighting for this area. Board agreed to table.

Pressure Cleaning: The areas that were looking bad are fading, the area by 901-919 and another area still look pretty bad, but are improving, Board will wait a while longer to see if these areas get any better.

Pest Control: Kendrick's has completed the termite treatment as well as the pest and fertilization for the lawn and ornamental. The Board request that Management get a list of those units who had termite treatments in their individual units.

Violation observations:

Potted Plants: the Board agreed that no potted plants should be allowed on common grassy areas.

Storage Units: The Board agreed that no storage unit, storage benches, or other storage device shall be permitted on the front of any unit.

Furniture: The Board agreed that only park like benches shall be allowed in the font of units, tables chairs, and patio furniture will not be permitted.

Front Gate Preventive Maintenance: Gate systems submitted a bid for the components on the entrance gate that they feel will need to be replaced. The Board will table this item until a competitive bid is received from Complete Access.

NEW BUSINESS:

Gate Repair: National Parking provided a bid to repair the gate that was damaged by a vehicle. Todd L'Herrou made a motion to move forward with the need repairs, Todd Harvey seconded, motion carried all in favor.

Seawall Fence: J. Garcia had given a verbal to Management and Fred Wiseman while on site that the install of a fence on the seawall will not cost more than a couple of hundred dollars, however a written bid has not been received. Todd L'Herrou in an effort to have this project done quickly made a motion to approve of the fencing providing the written bid doesn't come in at more than \$300.00 if it is \$300.00 or less Management may tell J. Garcia to do the work. 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, the meeting was adjourned at 7:37 PM

Directive to Management:

- Send W/O to Ray, replace bulbs and paint trellis
- Get cost to add landscape lighting to oaks 5 on each side entrance/exit
- Contact Kendrick's get list if possible of residents who had the inside treatment
- Send letter to Driveway Maintenance we will keep the 10% and hire someone else to do punch list
- Call Boca Dock, ask if they are done, and tell them there is a dip by Michael Rousso's unit