

**KOKOMO KEY HOMEOWNERS ASSOCIATION, INC.**  
**ANNUAL MEETING**  
**JANUARY 21, 2010**

A scheduled Annual Meeting of the Kokomo Key Homeowners Association was held on Thursday January 21, 2010 at Veterans Park 802 N.E. 1<sup>st</sup> Street Delray Beach, Florida

**DIRECTORS PRESENT:**

Todd Harvey

Michael Rousso – absent

Todd L' Herrou – absent

Fred Wiseman

Linda Manni

Also present was Property Manager, Karen Fenick of CMC Management, Inc.

44 owners were present in person or by proxy

**CALL TO ORDER:**

Todd Harvey called the meeting to order at 6:33PM.

Notification was mailed in accordance with Florida State Status and the affidavit is available for review.

**PREVIOUS MINUTES:** Fred Wiseman made a motion to waive reading of the minutes from the January 21, 2009 Annual Meeting. Linda Manni seconded the motion and motion passed unanimously.

**ELECTION:** Nominations were taken from the floor

There were no nominations.

**PRESIDENTS REPORT:** Todd Harvey thanked the Board & Committees for their efforts and accomplishments during the year that included:

Replacement of the keypad for the entry system

Replacement of the pool heater/ chiller

A mitigation inspection for insurance purposes. These reports are available to owners for a reduction in owner's insurance premium.

Comcast contract renegotiated for bulk rate

Landscaping enhancements have been completed.

A new fertilization and pesticide program has been implemented.

Park Improvements- swing set was replaced and rubber mulch was added

**VOTE COUNTS:** No election was held 5 candidates ran for the Board of Directors, there were 5 positions available.

**ADJOURNMENT:**

With no other business to discuss, Todd Harvey made a motion to adjourn the meeting at 6:45 PM; Linda Manni seconded the motion and the motion passed unanimously.