

KOKOMO KEY HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
DECEMBER 15, 2010

A scheduled Board of Directors Meeting of the Kokomo Key Homeowners Association was held on Wednesday, December 15, 2010 at the Delray Beach Community Center located at 100 Atlantic Ave, Delray Beach Florida at 6:30pm.

DIRECTORS PRESENT:

Todd Harvey

Michael Rousso – absent

Fred Wiseman

Todd L' Herrou

Linda Manni

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

CALL TO ORDER:

Todd Harvey called the meeting to order at 6:34PM.

APPROVAL OF THE MINUTES:

Todd L'Herrou made a motion to approve the minutes from October 20, 2010 Board of Directors Meeting. Linda Manni seconded the motion and the motion passed unanimously.

Todd L'Herrou made a motion to approve the minutes from November 17, 2010 Board of Directors 2011 Budget Meeting. Linda Manni seconded the motion and the motion passed unanimously.

COMMITTEE REPORTS:

Manager Report

Swimming Pool Service Contracts – two companies submitted proposals for servicing the community pool three times per week

Carlson Ross Pools - \$315 per month plus chemicals

Perfectly Pure Pools - \$350 per month plus chemicals

Board is reviewing proposals

821- owners reported that new plants have died; owner would like either a different type of plant or no plants

823- - owner submitted an application for January occupancy / current occupants have no application on file; a letter from associations attorney was sent to the owner for not submitting an application.

Landscaping: Linda Manni reported landscaping projects are continuing, ixoras were planted on the north side and front of the community.

OLD BUSINESS:

Drainage 1002-1018-A meeting with Mark Williams from Southern Design Group has held on December 9, 2010. His recommendation is to construct a swale and direct to the existing drainage system Patios that extend more than six feet need to remove additional pavers and personal items from area. Patios cannot extend more than six feet. Two-gumbo limbo trees need to be removed, parts of the existing hedge relocated and utility lines relocated

Sign (children at play)– was installed when entering the community on right side.

NEW BUSINESS:

Delray Beach Police Department Meeting: meeting discussed crime rate in Delray Beach and recommended that if owner see suspicious activity call the police department.

ARB –

1049- Submitted an ARB form to screen in rear of home – approved

1081- Submitted an ARB form to for patio extension in rear of home – approved

Audit – Gerstle, Rosen & Goldenberg Accountants will be doing the 2010 Audit in the amount of \$2600.00 per a two-year agreement.

Boxing Day – will be held on December 26,2010 at 6:30pm -all of the community is invited to attend

Adjournment:

With no other business to discuss, Todd Harvey made a motion to adjourn the meeting at 7:34 PM; Fred Wiseman seconded the motion and the motion passed unanimously.