



BOARD SHORTS

*A Quick Recap to Koko Isle Association Members of the Events
at the **November** 2011 Board of Directors Meeting*

President Chuck Painter Resigns



President Chuck Painter resigned as a Director at the November Board meeting. Chuck was elected to the Board of Directors in March 2007, served a full term and was re-elected in March 2010.

The Board elected Chuck as the Association and Board President in 2008. His term would have expired in March 2013. Chuck has been instrumental in leading the Board of Directors through many accomplishments and Vice President Judy Mackenzie acknowledged Chuck for his leadership in accomplishing the following projects: (1) Hurricane clips were replaced on all buildings, (2) Prior to re-painting the buildings - repairs of trellis and siding woodwork on all buildings, (3) Exterior painting of buildings, within budget, in a new, modern color scheme, (4) Electrical pedestal project completed under budget (*kudos also to former Resident Manager Rick Gray who worked hard under Chuck's guidance to bring this project in under budget*), (5) Led the way for a landscape makeover with Grounds Chairman Cal Lum including phasing out staff and replacing with contracted landscape services for an overall improvement in appearance and reduction in costs, (6) replacement of the undulating asphalt pavement in the center court walkway with new pavers that can easily be removed and replaced without undue costs if roots decide to upheave the sidewalk again (which created the trip hazard we used to have), (7) installation of a new security camera system, (8) Restated Declarations and By-Laws, (9) House Rules revised and updated, (10) recommendation to switch grape stake fencing to vinyl to reduce maintenance expenses, (saves money as compared to the cost of replacing current fencing with wood strips - labor and materials exceeding that of vinyl fencing), (11) assisted in hiring of new resident manager, and (12) introduced the idea of changing costly asphaltic concrete driveways and aprons to an aqua paver project to reduce long term maintenance expenses and correct flooding problems, (13) Paving addressed.

Resident Manager



Roland Merritt has been working for several months now as our Resident Manager and if you haven't

met him, please go to the office and introduce yourself. Roland has started a project to computerize the data in our office files, so that it is easily and readily retrievable when needed. The office phone remains 395-3355, and the emergency cell phone number has changed to 255-3660.

Happy Thanksgiving



The holiday is right around the corner, okay it is two days away and we hope you and your family have a great time. We can all give thanks for what we have and what we have accomplished this year.

PAVING, Asphalt, Aqua-pavers®, Roadways, Flooding



Thanks to the owners who voted and who chimed in on the project to improve our roadways. The Board of Directors put out a ballot to the owners, asking for a vote on a "material" change, that is, to change asphaltic concrete to a paver stone in our driveways and aprons off the main road. Let's back up – the Board changed the center court walkway from Asphaltic Concrete (aka blacktop) to Aqua-Pavers®. There were so many positive comments about this project that the Board decided to look at it as a possible replacement material for asphaltic concrete on our property. We asked the attorney and he opined that it is a "material" change. Whenever a material change is proposed, 67% of the owners must APPROVE. (67% of the owners at Koko Isle equals 84 owners, so 84 owners must vote yes to pavers in order for the Board to consider a project to replace Asphaltic Concrete with pavers). The Board sent out a ballot to ask the owners if they wanted to change from AC to pavers. This ballot prompted some interesting responses from owners, some who were clearly opposed to the change and some who didn't believe enough information was available to make an informed decision. Of course, the Board did not want to do a lot of work if the owners weren't interested in pursuing such a project, however, that fact was not clear. At least one owner felt that since the island is made of fill, allowing drainage through the island might have the adverse effect of taking away our soil.



Others felt that the numbers quoted by the Board as far as costs between AC and pavers were too high. The Board had wanted an opinion and got more than it bargained for, but the queries raised by owners are good ones. The ballot itself was flawed in the way it was worded, and the second issue on the ballot (removal of F6 of the Declaration) is actually amendment two of the nine amendments previously mailed to owners and currently being voted on. So the Board decided it could only terminate the vote since the ballot was flawed. However, if the Board decides to pursue this project in the future, it will use the great ideas of the dissenters to find out first if pavers would jeopardize the island by draining rainwater through it rather than over it. Of course, it would also create one specification, clearly stating the areas to be worked on so that all bidders are bidding the same "apples." At this point, the Board has tabled the paver project, and will look at a project to repair the neediest areas of deteriorating AC pavement.

2012 Budget

The Board approved a Cash Operating Budget for 2012 at the November meeting. The \$1,170,548 budget includes a maintenance fee increase of 9.42%. The dollar amount of that increase is \$94,449, 91% of that is attributable to the newly acquired and REQUIRED flood insurance under the National Flood Insurance Program (NFIP). If you are in the FEMA flood zone, the government requires you purchase flood insurance, thus the Board was required to purchase a flood insurance policy totaling \$100,957. The Budget committee went over the budget line by line and reduced every possible category it could. Here is a history of maintenance fee increases since 2001:

2001	0%	
2002	0%	
2003	9.92%	Reserves/Insurance
2004	7.11%	Roof Loan
2005	4.25%	Reserves
2006	9.5%	Reserves/Wages
2007	0%	
2007 revised	7.83%	Property Insurance
2008	0%	
2009	1.32%	Reserves
2010	10.02%	Wages/Grounds/Utilities
2011	4.31%	Every Category
2012	9.42%	Flood Insurance

The average increase per year is 5.3%. While this is slightly higher than the average inflation increase; the

cost of insurance, the addition of flood insurance, and the demand on reserves caused by the need to fund painting, electrical pedestals, hurricane clips and trellis repairs caused the increases in maintenance fees.

RESTATED DECLARATION AND BY-LAWS

The First Restatement of our Declaration and By-Laws was recorded in July 1993. Since that time, there have been "amendments" approved by owners and recorded in the Bureau of Conveyances. The Restated Declaration, Restated By-Laws and these amendments all make up the governing documents of Koko Isle. To review documents, you must review all of these different Declaration, By-Laws, and Amendments. The law allows that previously approved amendments can be restated into the Declaration and By-Laws upon approval of the Board of Directors and the Board asked the attorney to restate the Declaration and By-laws. Since there are nine outstanding amendments currently being voted on by owners, the Board originally felt it prudent to wait for the results of that voting before completing the restatement. Since the voting is coming in slowly, and since the documents had not been re-stated since 1993, the Board voted in November to get the second restatement out to owners at this time, so that should be mailed to you within the next month. The final is subject to close scrutiny by the Legal and Documents committee before the Managing Agent can mail the final documents to you.



CHRISTMAS BOAT PARADE

The Annual Festival of Lights Christmas Boat Parade will be held December 17th this year. This is always an opportunity for you to decorate your boat and jump in line. However, for those of you who would rather watch than float on by, the clubhouse will be open to one and all for a potluck get together. Mark your calendars.



Save-the-Date List

Boat Parade Pot Luck
Saturday, December 17, 2011

Next Board Meeting

Monday, January 16, 2012, 6:00 p.m.