

And we had similar flooding problems on every parking apron. Asphalt isn't porous. It doesn't let water drain through, so during every rain, we get to learn

more about the topography of our island and how every single depression can turn into a water catchment system. In addition, the asphalt separates from its gravel base and becomes increasingly unstable, turning into a gritty effluent that further plugs the drainage system.

The Central Park Walkway has become a liability. There are over 60 breaks in the asphalt, each of which is a potential hazard, so we're going to replace it with a new walkway of interlocking pavers. This will allow our maintenance crew to level it when there is root or water damage. It will be safer. It will look a whole lot nicer. And it will have a useful life of more than 40 years.

Landscaping. I've been on the Board for four years and throughout that time I've heard a series of complaints about the quality or the professionalism of our in-house landscaping team. We're going to try outsource our landscaping responsibilities and we can do it within the framework of our current budget.

A recommendation on which contractor will be coming from the Landscaping Committee in the next month, but the approach appears to make financial sense. We can only give it a fair trial to see if it gives us a better product.

Let me repeat, it's a trial at this point. Our current staff will remain and be dedicated to maintenance and special projects.

Website. Our web site is back up: www.kokoisle.net. We have started loading it with back copies of 'Board Shorts' and blank forms that you otherwise would have to get from the office. Check it out and if you

have any suggestions of how to make it better, send your suggestions to Deborah Deshais at deshaisd@gmail.com.

CHALLENGES FOR THE FUTURE

We've really been blessed with a hard-working, responsible and capable group of volunteers on the Board. In late December Loren Pippin voluntarily resigned due to commitments at work in 2011.

Loren Pippin was a tremendous asset when it came to managing a project like ours, both in terms of human resources and in management strategies for day-to-day operations. In late December Craig Powers announced that he would be leaving Koko Isle and will continue to serve on the Board until the sale of his unit. **Craig Powers** is a simply brilliant financial guy who always seemed to have our Reserve Study committed to memory.

I think I can speak for the Board in saying that we were all impacted with the loss of Loren's input and the same will be true when Craig departs. We greatly appreciated the part both Loren and Craig played in balancing our budget and giving us solid financial and HR advice.

We need more people of this caliber, with this kind of expertise, on the Board. If you have a background with numbers or contracting, this would be a good time to volunteer for service on the Board. We can use the help.

IF YOU WANT TO PUT YOUR NAME ON THE BALLOT FOR THE NEXT ELECTION, SEND IT TO CHUCK PAINTER at chuck@form-ideas.com.

The one legal proviso is that, to serve on the Board, your name has to be on the deed for the property. Unfortunately, "married to the owner, the son of the owner," or "beneficiary of the trust that owns the property" do not count.