

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.  
ANNUAL MEMBERSHIP MEETING  
MAIN CLUB HOUSE  
MARCH 1, 2014  
1:00 P.M.

The Annual Membership Meeting of the King Mountain Condominium Association was called to order in the Main Clubhouse by Bob Mecozzi, president, at 1:00 p.m. on Saturday, March 1, 2014.

The invocation was given by Barbara Witt after which all rose for the Pledge of Allegiance to our flag.

Presence of a quorum was established.

Isabel Pendleton, Annual Meeting Coordinator, marked on the chalk board the results of voting for three issues, as follows:

1. Vote to allow the Board of Directors to borrow from the Reserves for emergency Hurricane repairs: 290 in favor, 19 opposed.
2. Vote to allow the Board of Directors to borrow from the restricted Reserves to purchase 102 washers and 102 dryers: 281 in favor, 27 opposed.
3. Vote to amend the condominium documents, Article IV, Section 9, Nomination and Election of Directors: 294 in favor, 14 opposed.

The president stated that the Minutes for the 2013 Annual Meeting were posted in the glass-enclosed bulletin board located adjacent to the office and that if there were no objections by owners the secretary will indicate in the Minutes that the Minutes of the 2013 Annual Meeting have been approved.

President Mecozzi began by thanking the many volunteers who make things happen and estimated that ninety-five percent of those in attendance are actively involved at Monterey. He particularly thanked Mora and the Social Activities Committee for sponsoring the recent Wine and Cheese Party honoring members of the Board and thanked Joan Roehm for her service on the board. Various projects are currently in progress and all owners were encouraged to keep up with events by means of Channel 63, the Chip Shots, our bulletin boards, and the MYCC web site, which is currently undergoing re-modeling.

The list of delinquent owners is being reduced. To those who are delinquent, a certified letter is sent stating a fine of twenty-five dollars per month, along with reduced privileges, particularly the use of the golf course and the pool and denial of the right to rent the unit. Bob will continue to give special attention to reducing delinquency.

Members are encouraged to attend meetings of the Board of Directors. One meeting a month is devoted to discussion of issues, and one meeting is for regular business of the board. Dates of meetings

are posted in the glass case outside the office. The next workshop meeting will be held on Friday, March 7 at 1:30 p.m., and the regular board meeting is scheduled for Tuesday, March 18 at 1:00 p.m. The treasurer, Jim Hensel, presented his report, and a copy is attached to these minutes.

The agenda for any particular board meeting will be posted in the glass case outside the office at least two days prior to the meeting. As a reminder, anyone who wishes to speak at a board meeting must notify the board in writing prior to the scheduled starting time and will be limited to three minutes for each item.

A report on one of Monterey's active committees, the Property Advisory Committee, was given by Barbara Green, who described the help the committee members provide to owners who prefer to sell their units without the services of a realtor. In the year 2013, a total of thirty-nine units were sold and two have been sold so far in 2014. Today the committee has nine units for sale, and realtors have twenty-one units listed for sale. Barbara's complete report is attached to these minutes.

Larry Wicklander, head of Beautification, called attention to this very active committee, whose workers are scheduled to work every Monday, and everybody always shows up. They work under Chris's direction, mainly doing planting.

Lorraine DeNeill, chairman of Mora, was called upon and began by thanking her committee for support and help throughout the year. She also recognized and thanked all the nineteen committee chairpersons as well as individual event chairpersons who work under the Social Activities heading and offered special thanks to the Building Representatives for all they do. Lorraine will be holding a meeting on March 14 for setting up the Activities Calendar for the 2014-2015 season.

Owners comments followed, and a list of those participating is attached to these minutes.

Announcement and introduction of newly elected board members, Bob Pierson, Bob Mecozzi, and Jim Hensel, was made by Bob Mecozzi, and the new members were seated. It was announced that an organizational meeting of the new board would be held directly following.

The meeting was adjourned at 1:50 p.m.

Joan Roehm  
Secretary

## MEMBER COMMENTS

Alice Swiderski - The Second Time Around Sale was a huge success.

Mary Provenzano - Ladies bocce is going strong.

Ron Onorato - Frank Swiderski helps with bocce.

Charlie Thomas - the Boat Club is growing and now has 161 members.

Terri Hillner - Mary Schaefer and Pat Marshall cleaned and organized the Social Services supply room.

Frank Swiderski - tokens for washers and dryers use the coin slots and charges can be changed without cost. A token machine is involved.

Isabel Pendleton - ten counters and ten registrars as well as security people helped with the Annual Meeting.

Phyllis Frey - Ginger Bates takes care of First Aid kits and helps with blood pressures.

Pat Cleary - why can't we have washers that allow smaller loads that use less water?

Donna Litke - inquired about the use of tokens in place of quarters with the answer being that it helps with accountability.