

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
MAIN CLUB HOUSE
MARCH 7, 2015
1:00 P.M.

The Annual Membership Meeting of the King Mountain Condominium Association was called to order in the Main Club House by Bob Mecozzi, president, at 1:00 p.m. on Saturday, March 7, 2015.

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.

The President stated that the Minutes for the 2014 Annual Membership Meeting have been posted in the glass enclosed bulletin board located adjacent to the office. Therefore, there being no objections, the Secretary will indicate in the Minutes that the 2014 Annual Membership Meeting minutes have been accepted.

In brief remarks, President Mecozzi thanked the many individuals who volunteer at Monterey and estimated that ninety-five percent of the residents participate in community activities. He also thanked the members of the Board of Directors for their work in the previous year, and stated that the board does a lot more than vote. There are fifteen Board committees, in which seventy owners participate along with board members. Mecozzi also pointed out the various means of communication at Monterey, which include bulletin boards, the web, Chip Shots and Channel 63 and regrets the time involved in unexpected problems with Channel 63 over which we have no control.

Mecozzi displayed a very short list of eight "delinquent owners" not involved with legal procedures. For four of those units, we have temporary titles allowing Monterey to produce income by renting the units.

Mecozzi thanked MORA and the Social Activities Committee for the recent Wine and Cheese Party honoring the Board of Directors. He called upon retiring board member Fyfe Dollar to come forward to accept a token of appreciation from his fellow board members in recognition of his many years of service during which he has held the positions of president, vice president, secretary, and treasurer, a unique contribution.

Members are encouraged to attend board meetings and "workshop" discussion meetings to keep in touch with matters of concern to our community. The next one on the calendar is a workshop scheduled for Monday, March 16, at one p.m., and a board business meeting will be held on March 23 at ten a.m.

The treasurer's report by Jim Hensel was next on the agenda. Jim explained the board's request that the Financial Audit be waived in favor of a Review for the years 2015 and 2016, since a full audit was done for the fiscal year 2014. This procedure meets requirements of our documents as well as the Florida

statutes. The auditors' comparison of actual expenditures with the 2014 Budget showed we had underspent our \$2.5 million Budget by fifteen thousand dollars. Any owner can pick up a copy at the Office. The complete Treasurer's report is attached to these minutes.

Lorraine DeNeill, chairman of MORA was called upon and began by thanking her fellow officers for their help during the year. There are at present many new owners at Monterey, and the purpose of MORA is to allow owners to express what they want here. Lorraine called special attention to those who become Building Reps and make themselves available to hear concerns of owners, to distribute Chip Shots and flyers, and to post notices on laundry room bulletin boards. She also read names of all Membership Committees and their Chairmen and concluded by introducing Ed Morgioni as the new MORA Chairman.

A report of one of Monterey's active committees, the Property Advisory Committee, was given by Barbara Green. The work of the committee is to assist owners in the sale of their units. The committee does not advertise, negotiate, nor price any "for sale" unit, but its members show units to interested buyers. At present they have ten units listed with the committee along with three pending.

Larry Wicklander spoke for the Beautification Committee. They gather and work on Mondays and have been responsible for much of the planting that has been done throughout the complex.

The tabulation of votes for two matters requiring membership approval being complete, the results were reported by Alice Swiderski, chairman: For Question One, to allow the Board of Directors to borrow from the Reserves for emergency hurricane repairs, 273 votes were in favor and 40 votes opposed. For Question Two, to waive the Financial Audit in lieu of a review for the years 2015 and 2016, 259 votes were in favor and 63 votes opposed.

Counting of the votes for four candidates to fill vacancies on the Board of Director not being complete, the chairman conducted a session of questions and comments from among the members in the audience to await the announcement of a final count.

Upon announcement by the chairman that a final count was ready, she denoted the winning candidates on a poster previously displayed on an easel at the front of the room. The four with the highest numbers of votes, listed in alphabetical order, are: Kathy Brouse, Lorraine DeNeill, Ron Longo, and Joe Romano. These candidates will be seated after the Annual Meeting when the new Board of Directors assembles for organizational purposes.

The Annual Membership Meeting was then adjourned.

Submitted by,

Joan Roehm
Recording Secretary