

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
MAIN CLUB HOUSE
MARCH 5, 2016
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 5, 2016.

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

The president proposed that the reading of the Minutes of the 2015 Annual Meeting be eliminated and that the Minutes be posted. There being no objections from any of the owners, the Minutes will be posted.

President Mecozzi thanked all the volunteers at Monterey, too many to mention by name. There are twenty-nine committees, and eighty-four owners are committee members, which does not begin to include all the people who make things happen here. Mecozzi particularly thanked the Social Activities Committee and MORA for the recent Wine and Cheese Party honoring the Board members. He thanked Bob Pierson for his service the past two years as well as Jim Hensel, who is not able to be here today, for his many years on the Board, having served at one time as president and for several years as treasurer.

Various projects are currently in progress or have been recently completed, and owners were urged to take advantage of Monterey's avenues of communication including Channel 63, Chip Shots, and bulletin boards located in the library, as well as the MYCC Website to keep abreast of all that is happening in our community.

The Board continues to pursue delinquent owners, a number that is now down to six. Of the six, four units are being rented, one is for sale, and one is involved in legal action with the owner's estate. As a result of non-payment, a letter is sent via certified mail stating that a fine of twenty-five dollars a month will be imposed, and that the use of the golf course, pool, and other privileges will be suspended until the money owed is paid in full. In addition, if the unit is currently rented, the renter would be required to vacate the premises until all due moneys are paid. Continued non-payment of fees leads to contact by our attorney.

There is a problem with illegal vehicles parked in our complex. Our manager Chris Malpiedi will be driving around on weekends and after working hours to tag or tow vehicles which are not permitted under our rules and regulations.

The schedule for the Board's workshop meetings and regular meetings will be determined by the new Board of Directors.

Ron Longo read a treasurer's report for the year 2015 on behalf of Jim Hensel, treasurer, in which the results of a review of Monterey's finances was presented, inasmuch as owners had granted permission to the Board for a review in place of an audit. The auditor found the financial statements in order and in conformity with accounting principles generally accepted in the United States of America. Copies of the review are available in the office for any owner who would like one. Jim's report is attached.

A report was given by Barbara Green on the work of the Property Advisory Committee, a group of residents who provide assistance to owners who prefer to sell their units without the services of a realtor. In the past year, a total of fifty-one units were sold. At the present time, the committee has six units for sale, and realtors have eight units listed. Barbara's complete report is attached.

Ed Morgioni, MORA chairman, reported on the owners' association activities, thanking Monterey's many volunteers and commenting on the large turnouts at Mora meetings during the year. Mora was established as a forum for Monterey owners to discuss issues of concern, some of which are later brought to the attention of the Board.

The extended canopy in the area adjacent to the club house now has two additional tables and is home to activities during the course of the season as well as summertime events. A diagram of a serving table proposed for purchase by Mora will be available for owners to see at the meeting on March 6. Mora will purchase a Veteran's Memorial Wreath to be displayed at the Main Clubhouse flag pole on Memorial Day, July 4, and Veterans Day.

Owners' comments were invited by Bob Mecozzi during an interval before completion of the counting of ballots for the election of board members. A partial listing of the remarks is attached to these minutes.

The count having been completed, announcement of results of voting on two issues was then made by Alice Swiderski, Annual Meeting Coordinator. The vote to allow the Board to borrow from the Reserves for emergency hurricane repairs was approved with 265 in favor and 17 opposed.

The vote to approve or disapprove a proposed amendment change to Section 11.11.1 - Leases, requiring a majority vote of the membership, with a vote of 250 approving and 37 not approving, did not received the required number of 256 votes for passage.

Results of the election of Board of Directors members were then made by Alice Swiderski. The three candidates elected are: Bob Mecozzi, Kay Mellard, and Wally Tietjen, and the new members were seated.

The meeting was adjourned at 2:03 p.m.

Joan Roehm
Recording Secretary

OWNERS' COMMENTS

Annual Meeting, March 5, 2016

Bill McIntyre - switch BOD meetings between a.m. and p.m. so we can also golf.

Kathy Mondello - Fun Day is coming March 19.

Gene Ferretti - green improvements

Frank Witt - tools signed out and not returned (Workshop)

Marilyn Schmidt - smoking at the pool. Should eliminate it. Ed - Mora chairman - came up with some good ideas.

Kathy Brouse - R and R book. Will have copies available at the office.

Ted - communications. Chip Shots - Carol. Chuck's website

Virginia Millard - people are re-cycling the wrong things.

Lorraine DeNeill - the first line is through MORA.

Ed Morgioni - for ideas and problems - use the Suggestion Box

New Work Order coming - three copies, white, yellow and pink.

Bob Mecozzi - believe half of what you see and none of what you hear.

Phyllis Frey - our rules are what makes the place great.

Dolores Romano - re-cycling rules need to be posted. People get a list at the interview.

Lorraine DeNeill - when you see someone re-cycling the wrong thing, talk to him so he learns. If a problem, Chris will send an infraction letter.

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
MAIN CLUB HOUSE
MARCH 5, 2016
2:15 P.M.

The organizational meeting of the newly assembled board of directors was called to order by Bob Mecozzi as the designated leader at 2:15 p.m. on March 5, 2016, following adjournment of the Annual Membership Meeting. Present were Mecozzi, Lorraine DeNeill, Kathy Brouse, Ron Longo, Joe Romano, Kay Mellard, and Wally Tietjen.

Bob Mecozzi asked for nominations for President. Joe Romano nominated Bob Mecozzi. There being no further nominations, Mecozzi was declared President.

Bob Mecozzi then asked for nominations for Vice President. Ron Longo nominated Kathy Brouse, and Lorraine DeNeill nominated Kay Mellard. An election by paper ballot was organized, the result being election by unanimous vote for Kay Mellard as Vice President.

Bob Mecozzi next asked for nominations for Treasurer. Kay Mellard nominated Lorraine DeNeill. There being no further nominations, Lorraine DeNeill was declared Treasurer.

Bob Mecozzi then asked for nominations for Secretary. Ron Longo nominated Kathy Brouse. There being no further nominations, Kathy Brouse was declared Secretary.

Bob Mecozzi called attention to Joan Roehm's serving as Recording Secretary.

Mecozzi briefly explained choices for times and weekdays as potential for meetings of the board. Tuesday is an appropriate choice of day inasmuch as there are fewer regularly scheduled activities on Tuesdays. Ten a.m. is a favorable time of day, leaving much of the day free for other matters following the meeting. Tuesday, the fifteenth of March was designated for the first meeting of the new board, a Workshop Meeting, at 10:00 a.m.

There being no further business before the meeting, the meeting was adjourned by President Bob Mecozzi at 2:22 p.m.

Joan Roehm,
Recording Secretary
March 5, 2016