

KING MOUNTAIN CONDOMINIUM ASSOC. INC.
BOARD OF DIRECTORS MEETING
MONDAY
APRIL 25, 2011
MAIN CLUB HOUSE
1:00 PM

MINUTES

Meeting called to order at 1:02 pm by President Dollar.

All stood for Pledge of Allegiance

Roll Call: Ambrosio, Labadia, Hillner, Mecozzi, Hensel, Mellard, and Dollar, all present.

Dollar asked for approval of April 12th Minutes with the noted correction on item #6 Resolution (2-04) not 2-06) waived reading, seconded by Ambrosio, vote, all in favor.

BOARD COMMENTS

Labadia – draft letter to banks regarding possible purchase of foreclosure units.

All others had no comments.

CORRESPONDENCE – None.

MEMBERS WRITTEN REQUEST TO SPEAK ON AGENDA ITEMS – none.

TREASURER’S REPORT – none.

MANAGER’S REPORT

We were supposed to paint the wall in house but we have too many summertime projects, I would like to have Garret Painting do the wall for \$11,000 if Bryan pressure cleans; Board was ok with it.

NEW AGENDA ITEMS:

1. Motion by Mecozzi, seconded by Mellard as Chairperson of the Salary Review Committee I make a motion to add the following item #2 of Resolution 2-04 (Salary Review Committee).

Determine maximum range for each position, a monetary lump sum, a percent increase to be distributed by the Manager at KMCA for the following calendar year. No discussion, vote all in favor.

2. Motion by Ambrosio, seconded by Mecozzi to change Long Range Planning Resolution regarding terms should have been 1 to 3 year staggered terms as determined by the committee, no discussion, vote all in favor.

3. Motion by Mellard seconded by Hensel to approve manager, secretary and Board members to do interviews when a committee member is not available, no discussion, vote all in favor.

4. Reserve Plan:

First motion Hensel made a motion seconded by Mecozzi to approve increasing the buildings objective to \$100,000 and decreasing the equipment objective to \$25,000.

Second motion Hensel made a motion seconded by Ambrosio to approve the form and format to the reserve plan to be presented to the board by the Finance Committee each year by April 1st and October 1st.

Hensel explained the Reserve format and reason for changing the objectives. (see attached) Much discussion followed by all board members, vote called for, all in favor on both motions.

5. Motion by Hensel seconded by Ambrosio to approve the employees' use of the golf course after working hours anytime year round when there are no owners signed up and waiting to play, vote all in favor.

6. Meeting continued as a workshop.

Items discussed:

1. Rules and Regulations book needs to be done over and updated where needed.
2. Pool rule sign changes to be given to the board at October meeting.
3. Confusion about guests at pool, guest only required to check in with Gale at the office.
4. Update on status of three units 50-F, 12-D and 24-H.
5. New owner survey.
6. Labadia asked the manager to give a run down of summer time projects.
7. Members request to speak.

P. Dollar – what is planned for Palm City Road, answer – planting with color.

J. Gagliardi – Mixed Golf should have been asked about employees playing golf.

MEETING ADJOURNED AT 2:00 PM.