

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
DECEMBER 4, 2012
1:00 PM
MAIN CLUB HOUSE
MINUTES

Meeting was called to order at 1:00 pm by president Hensel.

All stood for the pledge of allegiance.

ROLL CALL: Ambrosio, Hensel, Mellard, Dollar, Labadia, Mecozzi and Roehm.

Minutes of November 13, 2012 meeting were approved as posted.

Treasurer Report: None at this time.

Manager Report: None at this time.

CORRESPONDENCE: None

BOARD COMMENTS:

Dollar: Merry Christmas to all.

Mecozzi: explained some amendments from MORA meeting last night.

All others had no comment.

OWNERS REQUEST TO SPEAK ON AGENDA ITEMS: None

NEW BUSINESS:

1. Labadia made a motion seconded by Ambrosio to approve the 2013 Proposed Budget as distributed to unit owners. Dollar amended the motion seconded by Labadia to have the \$5.00 monthly maintenance assessment added to the Special Assessment for delinquencies.

After much discussion, Chris read the Florida statute definition of a Special Assessment. Hensel called the amended motion out of order because it does not follow the law.

Dollar called for a vote to over rule Hensel the vote was yes to follow the Statutes or NO to add to Special Assessment.

Yes; Hensel, Mecozzi, Roehm, Ambrosio, Labadia, no; Dollar and Mellard. Vote was called for approval of budget; yes, Labadia, Ambrosio, Hensel, Roehm, Mecozzi; NO – Dollar and Mellard.

2. Roehm made a motion seconded by Dollar to approve a new resolution regarding sound barrier installation when installing hard flooring. Mecozzi asked what the thickness should be and is there a

standard? After discussion Mellard motioned to table seconded by Dollar, Chris to find out what is the standard thickness.

3. Mecozzi made a motion seconded by Dollar to send out Amendment change regarding the definition of a single family (see attached) to unit owners for their approval.

Hensel stated entire Board is recommending this amendment.

Mecozzi stated we need 256 yes votes, please return your vote.

Vote was all in favor.

4. Labadia made a motion seconded by Ambrosio to add the Termite proposals to the agenda, vote was all in favor.

5. Chris then explained the Termite Inspections, proposal, treatments and guarantees.

Chris motioned seconded by Labadia to hire Terminix Pest Control to do the drywood termite treatment, including tenting and renewal fees. For initial cost of \$100,242.00, \$8,000 Renewal Fee for years 1-3, No Fee for the 4th year then \$8,500 then out.

Numerous questions from the Board were answered, vote was unanimous.

OWNERS REQUEST TO SPEAK ON NON-AGENDA ITEMS:

All questions and comments had to do with the termites.

Phyllis Frey asked which buildings were being done, Chris replied that buildings 3, 4, 5, 6, 7, 8, 14, 19.

Angie Plamadon suggested we put the information in our Chip Shots newsletter.

Sandy Hixon asked what chemicals are used, not like it used to be.

Terry Hilner asked will they treat doors? Yes.

Meeting adjourned at 1:40 pm.