

**KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**MARCH 19, 2013**  
**1:00 PM**  
**MAIN CLUB HOUSE**

Meeting called to order at 1:00 pm by President Mecozzi.

All stood for the Pledge of Allegiance.

Roll Call: Mellard, Hensel, Dollar, Mecozzi, Romano, McIntyre, Roehm all present.

Board minutes of February 19, 2013 and March 5 accepted as posted, moved by Roehm seconded by Dollar.

**BOARD COMMENTS:**

Mecozzi – thank you for electing me president, welcome Bill and Joe to the Board.  
Dollar stated to please be observant when driving, we have a lot of guests. All others have no comments.

**NO CORRESPONDENCE**  
**NO WRITTEN REQUESTS TO SPEAK ON AGENDA ITEMS.**  
**TREASURER’S REPORT – SEE ATTACHED.**  
**FINANCE REPORT – NONE.**  
**MANAGER’S REPORT – SEE ATTACHED.**

**OLD BUSINESS:**

Mellard motioned to approve new application and Reliable Background as presented at Discussion meeting, second by Dollar, vote all in favor.

**NEW BUSINESS**

1. Mellard motioned to approve Hearing, Property Advisory, Expense Oversight/Budget Resolutions as presented at the discussion meeting, second by Hensel, vote all in favor.

2. Hensel motion, seconded by Mellard to approve the Directors choices for committees, the new Budget committee members; Bob Pierson and Noreen Cerino. Finance Committee: Bob Pierson, Ed Schaefer, Fred Ambrosio, Hearing Committee. Nicki Craig, Bob Nichols, Carol Grube, Helen Beachler, Joe Cerino; Interview Committee – Bob Randall, Marion Mecozzi, Phyllis Dollar, Joan Quinney, Noreen Cerino. Vote all in favor.

3. Manager Malpiedi made a motion, seconded by Mellard to approve enrollment in C-DARS through BBT for investment of insurance escrow account to be FDIC insured, vote was all in favor.

4. Manager Malpiedi made a motion, seconded by Mellard to start selling of unit 15I at \$35,000, give Chris capability to negotiate, no lower than MYCC purchase price, vote in favor, Hensel, Mecozzi, Mellard, Dollar, McIntyre, Roehm, against, Romano, motion passed 6 to 1.

5. Manager Malpiedi made a motion, seconded by Hensel for the Board to approve \$6,500 for renovations to pond #1 to include rip rap and plantings. Mellard asked if there was a problem with the pond or just for aesthetics, answer was just aesthetics. Vote in favor, Romano, Hensel, Roehm, McIntyre, Mecozzi, Dollar, against Mellard. Motion passed 6-1.

6. Hensel made a motion, seconded by Mellard to eliminate ticket book sales for golf cart and guest passes to now be sold individually and approve new ticket log format. After discussion, Jim rescinded his original motion and made a new motion, seconded by McIntyre to change the format of the ticket log and require Mixed Golf to identify ticket use, vote was unanimous.

#### **OWNERS REQUEST TO SPEAK ON NON-AGENDA ITEMS.**

1. Phyllis Dollar – 20-J, defibulator.
2. Joan Quinney – 63 – Termites.
3. Terri Hillner – 35G – rumor – money down, will hurt sales.

**MEETING ADJOURNED AT 1:48 PM.**

## **Managers Report**

1. Front entrance pond area coming along, hope to be complete by next Friday.
2. Started planting again, 50 or 60 plants on back of buildings and 10 queen palms. We will be continuing with palms for next couple of weeks.
3. Irrigation meters will be recalibrated next week.
4. Francesca is working on landscape designs for Palm City wall.
5. We will be foreclosing on 12-D on March 28, 2013 and will have temporary ownership and will be able to rent.