

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
APRIL 2, 2013
1:00 PM
MAIN CLUB HOUSE
MINUTES

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

All stood for the Pledge of Allegiance.

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

Hensel made a motion seconded by McIntyre, to approve and appoint an Expense Oversight Committee to oversee expenses and sign checks during the summer.

McIntyre nominated Jim Dean seconded by Hensel. Hensel nominated Fred Ambrosio seconded by McIntyre. Mecozzi nominated Bob Randall seconded by McIntyre. Vote was all in favor.

Mecozzi motioned seconded by Hensel to suspend the Rules and continue the meeting as discussion only. Vote was all in favor.

Items discussed:

1. McIntyre – firm believer in Rules & Regulations and State Statutes. Topics to investigate; Resolution book, Rules book.
2. Mellard – front pond what is the fountain going to be? A. Not sure yet, not done.
3. Roehm – parking at Yacht Club is a problem, is there a solution?
4. Dollar- front glass of guard shack – needs to be replaced.
5. Hensel – spoke with accountant about mortgaging Lease property, could be done, however, could be difficult and property not appraising as high.
6. Chris – omitted condominium documents in part of application will be added back in.
7. McIntyre – Committees – who is on all the committees and what are their jobs. A new list is being worked on.
8. Mellard – lights down the roadway out, when are rope lights supposed to be on or off, May 1st to November 1st lights are off they will be plugged back in.

9. Roehm – bicycle racks, Bruce Marshall looking into it.
 10. Hensel – reasons for foreclosures, 7 walk aways, 7 deaths, kids do not want the units that is also walk aways.
 11. Chris – foreclosed units and status.
 12. McIntyre – Committees – what are their duties and functions to explain to the actual committee members. Every committee has a resolution with guidelines.
 13. Do away with black book, have a small book with the duties of Board members, Committee members, etc.
 14. All resolutions on disc for board members?
 15. Hensel – reserve plan – building reserves has never actually got to the objective, will be \$47,000 short for year end and will have to be made up.
 16. Shed – for storage at deep well.
 17. McIntyre – could we have more discussion meetings? – yes
 18. Insurance claim – from resident at building 29.
 19. Pierson – gave report on washers and dryers replacement.

Recommends a resolution for purchasing washers and dryers for board to vote on it at the April 16, 2013 Board meeting. Is it ok to borrow from the reserves, Hensel, yes it is legal.
 20. Bob Pierson gave report on Window replacement.
 21. Hensel – change color of the buildings, he has color chips for reviewing building colors.
 22. Palm city road landscaping.
- Meeting adjourned at 2:50 pm.