

**KING MOUNTAIN CONDOMINIUM ASSOC. INC.
BOARD OF DIRECTORS MEETING
THURSDY
NOVEMBER 14, 2013
MAIN CLUB HOUSE
2:00 PM**

MINUTES

Meeting called to order at 2:00 pm by President Mecozzi.

All stood for Pledge of Allegiance

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

Board minutes of April 16, 2013 were accepted as posted.

Mecozzi – agenda item #2 – the budget will be the last item of discussion.

BOARD COMMENTS – none at this time.

CORRESPONDENCE

Mecozzi read two correspondence letters one regarding stop signs and speed bumps, this will be discussed at the next Board workshop meeting.

Mellard – try cleaning, replace if needed.

Second correspondence – suggestion for WIFI for individual buildings.

MEMBERS WRITTEN REQUEST TO SPEAK ON AGENDA ITEMS.

Fred Ambrosio - #2 budget, Frank Swiderski – all.

Treasurer’s report – Hensel gave report see attached.

Manager’s Report – none at this time.

Dollar – I make a motion that the Board approve the payment for the air conditioner replacement in the man clubhouse for \$10,500 to be paid from the “other “ Reserve account and this ac to be added as another item in the “other” account and removed from furniture and fixtures.

seconded by Hensel, roll call, all in favor .

Item #3, Hensel moved to amend documents, seconded by Roehm, roll call, Mellard, any cost. In favor Dollar, Hensel, Roehm, Romano, Mecozzi, against Mellard. Motion passed 5-1.

Elections – Hensel, seconded by Dollar, roll call, all in favor.

Mellard – I make a motion that the Board approve the tax payoffs for unit 31A for \$2,792.74 and 12D for \$2,210.52 to be paid from the unit foreclosure account, seconded by Mecozzi. Chris explained the tax lien. Frank – one year or all 3 years, answer – all three. Roll call, all in favor.

Item #5- Roehm – move to replace the bridge at putting green and building #46, seconded by Hensel. Hensel said to table until January meeting. Have Sam get report, seconded by Mellard, all in favor.

Item #2 – Budget – Hensel- move to divide the question, seconded by Dollar, roll call, all in favor.

1. Salary review – Dollar – Chairman, Hensel and Mecozzi.

Motion – Dollar read Salary Review report, seconded by Hensel, all in favor.

2. Reserve Committee report given by Merle Gamm, move to recommend \$190,000, seconded by Hensel. Hensel moved to table until after Operating Budget presentation, seconded by Mecozzi, all in favor, Hensel then presents Operation Budget Administration, ok by Hensel, Romano, why not all at once, no other discussion. Building Maintenance, ok by Hensel, no discussion, Golf ok, no discussion, Landscape ok, no discussion, Outside Contract: Hensel explained insurance increase, we need to have money for increases for next year. Ok, Mecozzi - \$1,138.500 that we have no control over, no other discussions.

Hensel motion – Budget 13 – 11, 10 including \$190,000 in Reserves, seconded by Mecozzi, vote all yes but Dollar, no.

Budget approval meeting will be Tuesday, December 10, 2013 at 1:00 pm.

OWNER’S REQUEST TO SPEAK ON NON-AGENDA ITEMS.

Fred Ambrosia read a newspaper article regarding Board financing correctly. Mecozzi said that anyone who would like to serve on any committee, please volunteer. Swiderski is there still going to be an assessment for dead beats? Yes.

Motion to adjourn at 3:50 pm by Mellard.

