

BOARD OF DIRECTORS OF KMCA
WORKSHOP MEETING
TUESDAY, FEBRUARY 11, 2014
1:00 P.M.
MINUTES

The meeting was called to order at 1:00 p.m. by the president, Bob Mecozzi. Present were Mecozzi, Romano, Roehm, Dollar, McIntyre, Hensel, and Mellard, who was seated at 1:05 p.m. Romano left the meeting at 1:20 p.m. and returned at approximately 2:15.

Inasmuch as the purpose of the meeting was discussion only, it was moved by McIntyre, seconded by Dollar, to waive Robert's Rules. All were in favor.

Board members introduced topics in rotation, and each topic was discussed. Dollar began with comments about noise and odors coming from Kanner Highway affecting residents of Buildings 30 and 31. Chris will alert the Beautification Committee to do some plantings. Roehm pointed out more and more residents are painting porches different colors like bright yellow and pastel blue, which are not approved and are a definite departure from neutral colors as required. The solution is in educating residents on what changes are permitted and not permitted in units by means of Chip Shots and other communications. It was also noted that any changes must first have approval by the association.

Hensel discussed several Resolutions establishing committees and introduced a new opening paragraph to replace the original one. These replacement paragraphs for five resolutions establishing Board committees will be voted on at the next meeting of the board.

Mellard posed the question as to who is responsible for the exercise room. A letter from Jack Emr discussed the condition of the equipment and use of equipment by individuals who do not know how they work. Jack offered to instruct potential users on proper use. Jack stated the treadmill is in bad condition and needs to be replaced. Lorraine DeNeill, president of Mora was asked if there is any owner who might chair a gym committee. It was noted that we need a better understanding of how many use the equipment and whether to consider closing the room. A notice in Chip Shots could ask for interest on the part of owners. Previously there was a sign-in sheet that would state names of persons using the equipment.

McIntyre called attention to rumors that Mixed Golf is in favor of getting rid of the golf carts. We now have four carts supported by money raised by committees. The Association collects the money and maintains the carts. Chris will go to the next meeting of Mixed Golf and explain the board stand on golf carts.

Chris stated that the CPA, Kevin Payne, would like to set up a meeting with the Board to go over the financial review, with several dates as possibilities. Final choice of date to be announced. A requirement about turning off water in units was mentioned. Chris will post the rule on laundry room bulletin boards

about residents being required to turn off water in the unit if planning to be gone for more than three days.

Chris stated the approximate cost of converting the picnic table area to a Tiki Hut will be approximately \$22,000, with \$8000 currently available. The base will be expanded by eight feet longer and six feet wider and will be a solid cement base. The Finance Committee is to enter the cost into the budget. Examples of the design are very attractive and can be seen along Central Parkway.

Pete Luciano has asked for monies for maintenance of the bocce court in the amount of \$1500 yearly. A drawing of a concrete pad for the bocce court will be furnished to the board by Pete. This will be added to the next board agenda. The safety factor of individuals stepping over a board to enter the bocce court was discussed. Mecozzi stated the date for Las Vegas Night will be moved from February 22 to February 27.

Mecozzi called attention to the delinquent owners list and is working to make the list shorter. Owners in arrears will have limited use of the facilities and will be denied the privilege of voting. Chris stated the police will soon be on the property giving tickets. We now have installed new STOP signs throughout the property. They are sixty-four inches tall. In reference to unit 2-B, the bank has foreclosed, and the unit is for sale. Roehm called attention to progress in getting a supply of cement bike racks and wants the board to furnish guidelines and restrictions as to their locations on the property before any of the racks are in place. The board will establish a small committee to make recommendations, and will then state where racks should and should not be placed.

Hensel gave all board members zip drives containing all the documents and resolutions. Each year the material will be updated.

Mellard wants a reminder column in each edition of Chip Shots, and she will compose and submit the material. McIntyre would like rule reminders as well.

Mecozzi stated that a definition of a permanent resident should be an agenda item. A permanent resident is one who is here 80 percent of the time the unit is occupied. The board will vote and send the item to owners as a proposed amendment change.

Chris discussed the fountain and plantings as proposed for the entry. He also provided information as to the building painting project. Painting is done every ten years and was last done in 2005. An owner, Donna Litke, stated she does not like the concept of using three different building colors. In response to a question about discussion following the color presentation at a Mora meeting, the chairman, Lorraine DeNeill, stated that feedback was in general more positive than negative.

Roehm called attention to the Personnel Policy Manual as reviewed and updated by the board committee. Board members posed questions and comments concerning hours and holidays.

Mecozzi pointed out a serious problem in usage of the Yacht Club by private groups with reservations. A copy of the Clubhouse Reservation Sheet was given to each board member for private study, and the matter will be discussed at the forthcoming meeting of the board.

The meeting was adjourned at 3:03 p.m.

Submitted by Joan Roehm,
Secretary