

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
MARCH 7, 2014  
1:30 P.M.  
MAIN CLUB HOUSE

The meeting was called to order at 1:30 p.m. by Bob Mecozzi, president.

All stood for the Pledge of Allegiance to our flag.

Roll call showed board members present: Mellard, Hensel, Dollar, Mecozzi, McIntyre, and Pierson. It was noted that Romano would arrive a few minutes late.

Mecozzi moved that Board Committee appointments be tabled until the arrival of Romano. Vote all in favor. Mecozzi moved to waive *Roberts Rules of Order* and go to the discussion-only part of the meeting until arrival of Romano. Vote all in favor.

McIntyre was seated in the first chair and began the discussion by raising questions about the condition of two units. The first is 47J, which is said to have mold. Chris has been in the unit without being aware of any mold but will make a repeat visit to check. The unit is being foreclosed by the bank in April. The second unit in question is 29F, which has a visible broken blind on the patio. Agreement was granted to go in and secure or remove the broken blind.

Mellard posed the question as to when the fountain at the entrance will be done. She will be leaving at the end of the season and would like to see the fountain completed by then. Chris provided information that Tropical Landscape has sprayed preliminary to starting the landscaping, and he will text Francesca for specific information about timing. The fountain will not have a stronger projection than at present because there is not enough force, and Francesca has done all that is possible.

Hensel commented that now that the owners have voted to borrow money for washers and dryers, he will be adding three account line items to the budget in order to show how much the Operating budget owes the Reserve budget.

Dollar focused on Finance and Long Range becoming two separate committees and felt that the individuals who had shown interest following a notice on Channel 63 should be a good core for a newly formed Long Range Planning Committee. Pierson feels the new committee should have seven members and that the washers and dryers issue as well as the picnic area topic would both be appropriate for the Long Range Planning Committee to handle. Mecozzi pointed out that the resolution forming the Long Range Planning Committee required that it be reformed each year. Pierson also agreed that the two, Finance and Long Range, should run as separate committees.

Chris explained the discussion with Mixed Golf taking over the golf carts. MYCC will retain maintenance with emphasis on taking in enough money to cover. The cost of tickets will go up to five dollars. It had been suggested by Flederbach of Mixed Golf that the golf carts' use be limited to golf and not shared

with use by other committees. A good used cart costs as much as \$2500. This topic will be added to the agenda of the March 18 meeting.

Hensel moved to begin making committee appointments. All in favor. The board took from the table the list of committees to make board appointments. Merle Gamm requested to speak on the replacement of Finance Committee members. The Finance Committee had voted on having June Buchanan fill Bob Pierson's place on the committee for the coming two years, since Bob is now a member of the board. The Finance Committee has recommended two others to continue as members: Fred Ambrosio and Bruce Marshall, who have stated they would like to continue. Romano moved that Buchanan, Ambrosio, and Marshall be appointed to the Finance Committee, and Pierson stated a request that the board accept the committee's recommendation. The vote was all in favor.

Board recommendations for committee assignments are attached. Each board member is to serve on three committees. Joan Roehm, recording secretary, will be added to the Expense Oversight Committee as a check signer. Pierson moved to accept all committee appointments, and all voted in favor.

Mecozzi read correspondence from residents Roper, Emr, Flederbach, and Slicis. All of these will be listed on the agenda for the meeting of March 18.

Carol Flederbach and Lorraine DeNeill have inquired about holding a duck float, and the reply was that this is not an issue that requires board approval but comes under the heading of Social Activities.

At this point the meeting returned to the discussion agenda. Hensel explained the resolutions that will be on the March 18 meeting for approval, namely Salary Review, Hearing, Interview, and Yacht Club Usage, all of which elicited discussion, particularly requests for exclusive use of the Yacht Club by private groups.

The meeting was adjourned at 3:45 p.m.

Submitted by

Joan Roehm  
Corresponding Secretary