

**KING MOUNTAIN CONDOMINIUM ASSOC. INC.**  
**BOARD OF DIRECTORS MEETING**  
**TUESDAY**  
**APRIL 22, 2014**  
**MAIN CLUB HOUSE**  
**1:00 PM**

**MINUTES**

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

All stood for Pledge of Allegiance

Roll Call: Dollar, Hensel, McIntyre, Mellard, Pierson, Mecozzi and Romano.

Minutes of the April 8, 2014 meeting were accepted as posted second by Mellard, all in favor.

**BOARD COMMENTS**

McIntyre – fountain together look nice – good job.

Mecozzi – laundry room back up, Tom the maintenance guy here, Tom went right away to take care of, also called Chris about problem at unit on Friday @ 6pm, took care of.

Hensel – Rules and Regulations committee met, we will review all the resolutions that have not been updated, we will list all and bring to Board. All others no comments.

**NO CORRESPONDENCE**

**NO WRITTEN REQUEST TO SPEAK ON AGENDA ITEMS.**

**TREASURER’S REPORT – (SEE ATTACHED)**

**MANAGER’S REPORT – (SEE ATTACHED)**

Chris answered additional questions.

Finance Committee Report – Merle Gamm gave Finance Committee report with 2015 Reserve plan (see attached), total request is \$261,300.00

Mecozzi – commented finance meetings are posted can be attended by any member.

McIntyre – keeping projects to zero because obviously it getting more and more expensive and they are working to keep maintenance assessment in line.

Gamm – made a motion to accept Finance Committee report for 2015 budget second by Hensel.

Hensel – restricted funds \$110,000 not asking for additional funds for projects we can draw down the objective funds.

Gamm – answered questions regarding funding, projects, approve items, remaining items.

Hensel – look fine – good report.

Vote – all in favor.

1. Bob Pierson moved the Board to appoint Jack Houlihan and Jim Kuzloski, Ed Sampson, John McGee and Eric Labadia to the Long Range Planning Committee second by Dollar. Vote all in favor.

2. Joe Romano moved the Board to appoint Barb and Lyle Green, Isabel Pendelton, Brenda Bennie, Joan Quinney and Edith McLellan to the Property Advisory Committee second by Mellard, vote all in favor.

3. Joe Romano moved the Board to appoint Carol Grube, Jim Eddy, Jim Mitchell and Walter Tietjan to the Fine/Hearing Committee second by Mellard, vote all in favor.

4. Chris moved the Board to approve a moisture survey test to be done on four roofs by Turnkey Roof Consulting Inc. at a cost of \$550.00 per roof for a total of \$2,200.00 to be paid from the Roof Reserve, second by Hensel, Hensel, are we having other inspections, Chris, yes, approximate 20 buildings. Vote all in favor.

5. Yacht Club Resolution – Bob Mecozzi commented he would like to move this to the end of the agenda, all agreed.

6. C. Malpiedi made a motion for the Board to approve the 2014 Delinquent Owners Special Assessment in the amount of \$70,000.00, (\$60,000 in delinquencies and \$10,000 in attorneys fees) to be due September 1, 2014. The amount of assessment breaks down to:

A, E, F & J = \$150.00; B, D, G, & I = \$135.00 and C & H = \$120.00.

Payment must be made by check we will not do automatic withdrawal, second by Hensel.

McIntyre – next year I want to talk about setting up a reserve for bad debt.

Mecozzi – what do we do with 13 delinquent?

Chris explained we do not collect about \$1,800.00 would be an additional \$5.00 per unit. After discussion it was decided to not charge the additional amount.

Mecozzi – if not paid on time a \$25.00 late fee will be charged, vote all in favor.

7. It is the recommendation of the Finance, specifically the Painting Committee to use Sealtech Painting and Waterproofing. Chris moved for the Board to approve hiring Sealtech Painting and Waterproofing at a cost of \$207,435.00 to paint all buildings and wall per the handed out specification sheet using Sherwin Williams paint with a 10 year labor and material warranty. Funds to come from the Paint Reserve, color change to buildings to be done as per paint committee recommendation, perimeter wall to be painted Jasper Cane color with morocco red cap, second by Mellard, vote all in favor.

8. Terminix contract for subterranean termites, after explanation from Chris, regarding Bug Doctors and Terminix it was agreed to continue with Bug Doctors at a reduced rate of \$7,096.00 per year.

9. Lorraine DeNeill mad a motion that the Board of Directors approve the expansion of the picnic area by 2-16" blocks in width and 4-16" blocks in length bringing the square footage to approximately 30' x18' to be paid for by the House Committee. Also approve the construction of an aluminum frame/vinyl awning by C&C Canvas and Awning Co. at a cost of \$8,850.00 to be paid for by MORA. Color to be determined by Board with the recommendation color to be ivory coast, sand or almond, second by McIntyre.

Mecozzi – seating for approximately 48 people/ six tables.

Fyfe – can we go blue?

Joe – you don't want dark color.

Jim – smaller good – good idea.

Kay – no problem with expansion but problem with the covering, keep tables we have with umbrellas, vote in favor Mecozzi, Hensel, Romano, Pierson, Hensel, Dollar, McIntyre, against was Mellard.

DeNeill motion further to have the awning done in almond second by McIntyre, vote all, Mecozzi, Hensel, Dollar, McIntyre, Pierson, Romano in favor except Mellard.

10. Pierson moved to approve a \$2.00 increase to Golf Cart rental bringing the new fee to \$5.00 effective immediately. Funds collected to be used for maintenance of the golf carts, second by McIntyre. Bill any problems with additional taxes? Bob Mecozzi – money will be used for maintenance of golf carts, vote all in favor.

11. Board returned to item #5 Yacht Club Resolution. Mecozzi explained that he, Chris, John McGee & Ted Mellard had met and made changes and suggestions. Hensel moved to approve the Resolution. Mecozzi then suggested that because there were changes that the Board take home and we will re visit this at the April 29, 2014 meeting at 10 am. Hensel then moved to table it until then, all in favor.

## MANAGER'S REPORT

1. Repair to roadway at drain going toward building 46, \$9,980.00 Paving Reserve.
2. Washer & Dryer replacement to begin end of May beginning June, should only take about two weeks we will post on Channel 63.
3. Painting – once you approve the contract, would like to start around May 15<sup>th</sup>, pressure cleaning and prep work first, looking at end of October finish date.
4. May 1, course will be closed for verticutting. May 8<sup>th</sup> closed for Nematode treatment of greens.
5. We needed to purchase a mower \$5,000 and a roller for \$5,000.00
6. Weir – had Steve from Links look at he is getting prices for replacement.
7. Changing to Kaufs towing they do Circle Bay.
8. FPL – two lines being re done with transformers.

