

**KING MOUNTAIN CONDOMINIUM ASSOC. INC.
BOARD OF DIRECTORS MEETING
THURSDAY
NOVEMBER 13, 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, Mecozzi and Romano, absent was Pierson.

Mellard moved to accept the minutes of November 4, 2014 and November 10, 2014 meetings as posted second by Hensel, vote unanimous.

BOARD COMMENTS

Mellard – Christmas lights when are they allowed, upstairs or down where they can be placed.

Mecozzi – Pierson not here because of medical reason, should be down Sunday night.
Mellard – guests parking at building overnight or in clubhouse lot does not say in the Rules and Regulations book. Do case by case (all else no comment.)

CORRESPONDENCE – none.

MEMBERS REQUEST TO SPEAK ON AGENDA ITEMS

Cathy Mondello – on the front countain.
Phyllis Dollar – front fountain.

TREASURER’S REPORT – see attached. Motion to accept, second by Mellard, vote unanimous.

MANAGER’S REPORT – see attached.

NEW BUSINESS

1. Hensel moved second by Dollar for the board to accept the proposed 2015 Budget to be mailed to unit owners for board approval on December 9, 2014.
Mecozzi – read members names of Budget and Finance Committees that worked on and unanimously approved and recommend proposed budget.

Hensel motion second by McIntyre to suspend the rules to discuss the budget by category only, all in favor.

Income – Annual Reserve

\$134,000 for required, \$110,000 for restricted.

McIntyre – we have got to build up the reserve this place is getting older and older.

Hensel – no board projects funded with the \$244,000.

Dollar – finance originally had more they want funded this is the compromised funding.

Mecozzi – expense went up 4% but increase in assessments only went up 3%.

Administration – no change.

Buildings – up about \$16,000.00.

Golf course – down.

Landscape – about the same.

Outside Contract Expense including about \$20,000.

Mellard – how does percentage break down by square footage, vote was unanimous.

2. Mellard move to discuss the pond/fountain at front entrance second by McIntyre.

Mellard - would like to see fountain.

McIntyre – a real fountain is too much.

Hensel – when fountain was working I think it looked good.

Romano – fill it in and landscape.

McIntyre – can we keep just the pond, no more money.

Dollar – a good fountain .

Mecozzi – I think we would all love to see a fountain however, the landscape looks good.

Do we want to spend \$10,000 or just landscape?

Cathy Mondello – would like to request that the board form a committee that she will chair, to get fountain and have volunteers to do the work.

Mecozzi – what would be time frame? Good idea by the end of February at the latest.

Phyllis Dollar – agree with Cathys would like to see fountain back in.

Romano – give Cathy Mondello the opportunity to research and come to board.

Mellard – table her motion second by Hensel.

Mecozzi – board will let Cathy M. take up and report in February, vote unanimous.

3. McIntyre moved Long Range Planning Committee add to 2016 agenda for Wi-fi second by Hensel.

Discussion:

McIntyre – one modem per building, etc.

Mecozzi – not finance committee, long range – yes.

Dollar – At&T for internet, vote unanimous.

4. Chris motion to allot up to \$4,000 to purchase a 12 X 16 storage shed to be paid back by the House Committee second by Mellard. House committee says MORA could help out. Chris, amend motion to allot \$5,000 and purchase biggest shed we can get, second by McIntyre, all in favor.

5. Mecozzi – move discussion and action on replacing pond fountains second by Mellard, vote unanimous. Mecozzi said any fountain we had should be replaced. Pond 2 and pond at building #25.

6. Mellard move to replace building lighting, second by McIntyre. Chris showed available fixtures and prices.

Mellard motion to use test fixture from building 21 as the replacement fixture, second by McIntyre. Funds to come from Paint and Building Reserve. Vote – Hensel, McIntyre, Mecozzi, Dollar, Mellard, yes, Romano – no.

Labadia complimented Jim Hensel on presentation of Budget.

Meeting adjourned at 2:13 pm.

MANAGER'S REPORT

- Pool Heaters - both needed control panels and service \$1,300 and are 7 years old.
- Automatic door – needed new sensors and service \$550.00.
- Lock for Yacht Club – ACABA lever action – uses 4 AA batteries has 3,000 code capability, auto trail up to 30,000 events lock, interface, program, installation \$2,200.
- Hot water back on in women's room.
- Cameras hooked up and working in guard shack, still have to learn exactly how to use.
- A.C. is installed .
- Volunteers will be installing the cameras at the Yacht Club on Monday.
- Sink hole at building 48.
- Cut out, camera, sleeve, grout, weir, drain basin, asphalt repair, sod \$70,000, not feasible, will have to remove and replace instead.