

KING MOUNTAIN CONDOMINIUM ASSOC. INC.
BOARD OF DIRECTORS MEETING
MONDAY
FEBRUARY 16, 2015
MAIN CLUB HOUSE
10:00 AM

MINUTES

Meeting called to order at 10:00 am by President Mecozzi.

All stood for Pledge of Allegiance

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

Mellard moved to accept minutes of January 20, 2015 and February 10, 2015, seconded by Dollar, vote was all in favor.

BOARD COMMENTS

None at this time.

NO CORRESPONDENCE

MEMBER'S WRITTEN REQUEST TO SPEAK ON AGENDA ITEMS.

Phyllis Dollar – heaters, Longo, Brouse, Mondello on all agenda items.

TREASURER'S REPORT – (see attached). Mellard moved to accept , Pierson seconded, all in favor.

MANAGER'S REPORT – audit will be available on Wednesday. Complaint of golfers not playing into the box at hole #3, will add to chip shots. Channel #63 still down we have a problem with the Magic Box, tech repair has been called.

OLD BUSINESS

Dollar moved that we replace both heaters at the same time, second by Hensel.

OWNER'S REQUEST TO SPEAK ON THIS AGENDA ITEM.

Phyllis Dollar – urge the Board to install the second heater.

S. Mondello – should replace.

R. Longe – should replace.

C. Brouse - should replace.

Board – Pierson – agree, we should do both heaters they are built as ordered.

McIntyre – how long to get them installed?

Hensel – how quick for second one?

Vote was all in favor.

NEW BUSINESS

1. Dollar moved to approve Reserve Resolution, second by Mellard, vote was all in favor.
2. Mellard moved to approve Boat Docking Resolution, second by Dollar, vote all in favor.
3. Mellard moved to approve Towing Resolution second by Dollar, vote all in favor.
4. Hensel moved to approve the Workshop Resolution, second by Mellard, vote all in favor.
5. Hensel moved to approve the Maintenance, Tools and Equipment Resolution, second by Pierson, vote all in favor.
6. Hensel moved to approve Display of American Flag Resolution, second by Mellard. Mecozzi said he thinks we should not have flags hanging from the back doors on the golf course side.
Hensel moved to set a size of flag at 3' X 5', second by Pierson, vote all in favor.
Hensel moved that flags can only be flown from second floor rail second by Mellard, vote all in favor. Vote on Resolution, all in favor.
7. Lorraine DeNeill – MORA board voted unanimously to rescind advertising in the Chip Shots Newsletter.
Lorraine DeNeill moved to have board rescind advertising in Chip Shots second by Pierson, vote all in favor.
8. Hensel moved for board to approve and send to unit owners Amendment to Documents the Board of Directors Annual organizational Meeting to be held one week after the Annual owners meeting. Amend the past president, VP or any other director can conduct the business.
Amendment will be sent to attorney then reviewed again by board before being sent to owners for approval, vote all in favor.
9. McIntyre moved to postpone Section 6 until a later date second by Mellard, vote all in favor.
10. Mellard moved to rescind laundry rule “NO WASHING ON SUNDAYS”. Times to wash is from 8 am to 8 pm, second by McIntyre, rewrite in Rules book and new resident hand out, vote all in favor.
11. Culvert – Chris read the engineers’ report comparing 36” – 30” and 24” culvert flow. Discussion followed on many ideas, questions, etc.
Comments – Mecozzi – I must vote along with the engineers report.

Pierson moved to install 24" culvert sleeve second by Romano, vote Hensel, McIntyre, Mellard, Pierson, Dollar, Romano – Yes, Mecozzi, No and I will not sign the contract for the 24" I will give that to VP for approval. Motion passed 6 to 1.

OWNERS' REQUEST TO SPEAK ON NON-AGENDA ITEMS:

Frank Swiderski has questions about votes being cast wrong can they re-vote?

Mecozzi – this question is under our attorneys' advisement.

McIntyre – How did this come about?

Marilyn Paul – my whole building voted wrong.

Meeting adjourned at 11:31 am. Mellard all in favor.