

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
TUESDAY, APRIL 7, 2015
10:00 AM
MINUTES

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

All stood for the pledge of allegiance.

Roll call: Hensel, DeNeill, Brouse, Longo, Pierson, Romano and Mecozzi were present.

DeNeill moved to accept minutes of March 23, 2015 board meeting as posted second by Romano, vote was all in favor.

BOARD COMMENTS:

Brouse – season almost over, safe trip and healthy summer to all.

Pierson – questioned reserve funding and seminar with Kevin Payne (see attached.)

Hensel – accountant has seen our accounts thru audits, etc., can we make appointment with our attorney to get ruling.

Mecozzi – I agree let's set up meeting with attorney.

All other members no comment at this time.

CORRESPONDENCE – none.

OWNERS WRITTEN REQUEST TO SPEAK ON AGENDA ITEMS – none.

TREASURER'S REPORT – see attached.

Pierson – no mixed golf meeting but there will be a luncheon on Thursday for John Gagliardi's 100th birthday.

Chris spoke with Dave Thomas, president of Mixed Golf, they are not opposed to allowing spouses of handicap players riding in the cart with them as long as the also pay the \$5.00.

OLD BUSINESS

1. Brouse moved to rescind the purchase of a second Magic box second by Longo. Kathy explained what the magic box representative told us regarding he could expedite and technology advancements, etc.. Vote was all in favor.
2. Mecozzi moved to finalize committee appointments second by DeNeill.
Budget – Hensel moved to appoint J. Kuzloski as finance committee member and Kay Mellard as owner at large second by Brouse.
DeNeill moved to appoint F. Ambrosio as owner at large second by Pierson.
Board voted by secret ballot for owner at large, Mellard 5 votes, Ambrosio 2 votes, Mecozzi moved the original motion, vote all in favor.
Mecozzi – since there is no competition on any of the other appointments I would like to do all at one time.

NEW APPOINTMENTS WILL BE:

Golf Course Maint. – Erc Labadia and Sue Sawyer.
Interview - Kay Mellard, Stephanie D’Agostino, Gene Ferretti.
Fines – John Clements.

Mecozzi moved to accept all second by Hensel, vote all in favor.

3. Hensel moved to approve Resolution& Personnel Policy committee’s, he read the new resolution forming the committee second by Brouse.
Mecozzi – clarified that the new committee will be called Resolutions and Documents.
Does not feel owners should be on Personnel Policy part of, board agrees, Jim moved to change resolution stating only the three board members on the committee will act as Personnel Policy Committee when needed second by Longo, vote on amended statement, all in favor. Vote on original motion, all in favor.
4. DeNeill moved to accept 2015-2016 revised Activity Calendar as given to board members second by Pierson. March 17th function changed to March 5th, vote all in favor.

NEW BUSINESS

1. Hensel moved to approve the 2015 Special Assessment for delinquent units in the amount of \$50,000.00 or A,E,F,J - \$108.00; B,D,G,I - \$96.00 and C & H \$84.00. Due on or before September 1, 2015 second by Brouse, vote all in favor.
2. Kathy Mondello (Social Activities chairman) moved to paint the interior of Yacht Club and to remove and replace material on sound boards, she presented two options of colors second by Pierson, vote was 4 to 3 to use option number one. Vote to do the work was all in favor.

All work will be paid for Social Activities and done by volunteers but not until October when everyone returns for next season.

3. K. Mondello moved to discuss changes to the main clubhouse second by Hensel. Mondello moves painting the west wall a lighter beige and updating the existing material valences (using the same material) second by DeNeill. Romano – go ahead and paint entire clubhouse, board agreed. Vote was all in favor.

OWNERS REQUEST TO SPEAK ON NON-AGENDA ITEMS:

G. Schlager – pool closing at dusk? A – It has always had a close at dusk.
P. Luciano – If committees never raised money would the board be responsible for paying for things that need to be done? A- Yes Monterey would be responsible.
M. Mecozzi – a lot of things committees raise money for doesn't Bocce raise money that can be used?
Pierson – Bocce has become very big and should be paid for.
Houlihan – everybody uses bocce can't all committees chip in.
K. Mondello – we should all look for ways to raise money so maintenance does not go up.
DeNeill – other committees should help if committee can't come up with funds, Board should make up the difference.
Sunseri – 8-A – I think you are missing the point is MYCC responsible or not, not how to come up with funding?
C. Flederbach – clarify, spoke at MORA about giving email notifications like chipshots and channel 63 announcements, not legal stuff and others cannot see your emails. MORA is going to look into it.
E. Morgioni – MORA suggestion box complaints of people smoking under the canopy and on pool deck. MORA will be discussing and bring to board liaison to bring to board for October meeting.
T. Hilner – smoking getting out of hand would like designated smoking area.
Plamandon – even with fans on at pool you can smell the smoke.
S. Mondello – can't we put up signs at canopy?
F. Ambrosio – can understand under the canopy because you eat there.
K. Brouse – smoking is a big issue, a lot of our residents have had medical issues and second hand smoke is just as bad as smoking.
Mecozzi – I was surprised no one brought this up at MORA last night.
L. DeNeill – if it is the same people that are the culprits and they do not stop when asked then it needs to be reported to Chris. Agreed at this time to get some signs for pool area. Smokers please be considerate of non-smokers.
W. Tietjen – just be considerate if you are a smoker.
Mecozzi – there will be a new sign at pool stating rope must be attached .
Romano moved to adjourn.

Meeting adjourned at 11:30 am.

**Respectfully submitted
Chris Malpiedi, Manager**

_____, Kathy Brouse, Secretary