

**KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
NOVEMBER 12, 2015  
1:00 PM  
MAIN CLUB HOUSE**

**MINUTES**

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

All stood for the pledge of allegiance.

Present were: Mecozzi, Hensel, Romano, Pierson, Brouse, DeNeill and Longo.

DeNeill moved to approve minutes of November 3, 2015 board meeting second by Brouse, vote all in favor.

**BOARD COMMENTS**

Mecozzi – thank you to budget committee, salary review and finance committee for their work on the budget. Chris’s contract ends at the end of December 2015, changes will be made, would like to vote on it at the December 8, 2015 board meeting and add it to the agenda.

Brouse – thank you to the volunteers that worked at the yacht club, it looks great!

Mecozzi – we rely on volunteers.

All others none at this time.

**CORRESPONDENCE** – none.

**MEMBERS WRITTEN REQUEST TO SPEAK ON AGENDA ITEMS** – none.

**TREASURER’S REPORT** - see attached. We are in good financial shape.

**MANAGER’S REPORT** – none at this time.

**NEW BUSINESS**

1. Hensel moved to approve proposed budget to send to unit owners second by Pierson also moved to approve by section second by Brouse. Hensel presented 2016 Proposed Budget by section:

Administration – no board comments.

Building Maintenance – no board comments.  
Golf Course – no board comments.  
Landscaping – no board comments.  
Outside contract expense – no board comments.

Mecozzi – we are not just hand stamping this there have been numerous committee meetings.

Non-operating expenses – no board comments.  
Income – no board comments.  
Misc. Income – no board comments.  
Budget increase - \$4.00 per unit .9% increase – no board comments.  
Reserves – no board comments.

Hensel moved including salary, reserve and operating budget to approve 2016 Proposed Budget to be sent out to unit owners second by Brouse. Vote all in favor.

2. Longo moved to table approving hiring an engineer firm to do survey and report for culvert replacement until January 2016 board meeting second by Brouse.

Longo read part of resolution on getting bids. Jim Wesson is interested.

Hensel – use what we have.

Romano – there is a ton of people that are out there, lots don't bid, use what we have.

Mecozzi – send letter to J. Wesson and two other companies for their estimates.

Vote – Romano – no, Mecozzi, yes, Hensel, yes, Pierson, yes, Brouse, yes, DeNeill, yes and Longo, yes.

3. Hensel moved to eliminate the housekeeping position and hire an outside janitorial contractor second by Brouse. Hensel explained the reasoning, vote was all in favor.

Brouse moved to adjourn meeting second by Longo.

Meeting adjourned at 1:50 pm.

