

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JANUARY 19, 2016
10:00 AM
MINUTES

Meeting was called to order at 10:02 am by president Mecozzi.

All stood for the pledge of allegiance.

Roll call: Brouse, Longo, Romano, Pierson, DeNeill, Mecozzi, absent was Hensel.

DeNeill moved to approve the Board minutes from meeting of December 8, 2015 and January 17, 2016 as posted second by Pierson, vote all in favor.

BOARD COMMENTS

Mecozzi – called Chris on Sunday for emergency, thanks for coming out. Thanks to all our volunteers. Vic Brouse chairman of Finance please add Finance Report to all agendas. All the rest none at this time.

CORRESPONDENCE – none.

OWNERS WRITTEN REQUEST TO SPEAK ON AGENDA ITEMS.

Fred Ambrosio – item #2 on New Business.

Jim Kuzlowski – item #2 on Old and New Business.

TREASURER’S REPORT – see attached.

Given by Longo accepted as given, all in favor.

MANAGERS’ REPORT – see attached.

OLD BUSINESS

1. Mecozzi asked for board committee reports.

Budget – Hensel – done.

Finance – Longo – done.

Long Range – Pierson – met, has pool proposal.

MORA – DeNeill – all planned out for the year.

Salary Review – DeNeill – done.

Golf Course Maintenance – Labadia – walking around today.

Mixed Golf – Pierson – meeting on the 1st Tuesday of the month instead of Mondays.

New Rangers - Golf carts being put away.

Rules & Regulations – Brouse rescinding some today/committee working on Rule book.

Property Advisory – Brouse – meeting today at 2:00 pm.
Annual Meeting – Brouse – will be working with Alice Swiderski.
Search – Mecozzi – Letter of Intent due on January 25, 2016.
Hearing – Romano – nothing to report.

2. Mecozzi – opened the culvert engineer bids. J. W. Engineering and Velcon Group Southern Engineer was not interested in bidding. Copies will be made and given to Board members.

3. Longo moved to rescind resolution **01-04** and approve New Resolution with changes as given out second by Brouse, vote all in favor.

NEW BUSINESS

1. Brouse moved to **Rescind Resolutions: 5-76, 5-79, 8-79, 5-80, 6-80, 2-83, 3-83, 6-85, and 1-87** second by Longo, vote all in favor.

Brouse moved to rescind and approve New Resolution 9-84 second by Longo, vote all in favor.

Brouse moved to rescind 8-80 and approve New Resolution, second by Longo, all in favor.

All plants need to go through Chris, vote all in favor.

2. DeNeill moved the board to approve the Finance Committee to do a comprehensive study of all retention basins, ponds, culverts, etc. including hiring of professionals, second by Pierson.

Owner – Ambrosio – let Finance Committee hire an engineering firm to give a professional opinion.

Owner – Kuzlowski – study done by April, probably could not be done by then.

Finance – prepare a draft of what study may need to be done and have Board approve then engineering firm.

DeNeill – hold yacht club culvert until complete study is done.

Longo & Romano – no, do not wait.

Pierson – yacht club culvert can possibly wait. Romano, Longo, Brouse feel culvert should be done fairly immediately.

Kuzlowski – I don't think yacht club culvert should be delayed, wait for engineers report. Vote all in favor.

3. DeNeill moved the board approve the finance committee do a comprehensive study on the replacement of patio screens. DeNeill stated that the really bad ones need to be replaced this year and flip second floor screens so it can be done from outside, second by Pierson.

Longo – expensive to flip then need scaffolding to replace. Install better screening so that golf balls do not break the screens. (as approved at building 1 & 30.) All of this should be looked into by the finance committee. Vote all in favor.

4. McIntyre – email proposal.

Mecozzi – what prevent any hacking?

B. McIntyre – explained the email proposal, a lot of people are asking to do more over email. Approximately 170 emailers have said they are willing to get email notifications. I have worked with Gailsie, the program we have can be worked so the office can begin sending emails. We are not worried about breaches at this time, just asking for permission to work with Gailsie to start this process.

DeNeill moved to accept this email proposal second by Longo. Vote all in favor.

OWNERS REQUEST TO SPEAK ON NON-AGENDA ITEMS.

Ambrosio – emergency contact system like getting everyone to look at 63 at the same time, some kind of warning system? Per building or thru phones?

K. Burger -8-A – there are programs available.

D. Wehr - 17-J – when is the next finance meeting? How often do they meet?

K. Burger - 8-A – email – email to a specific person (like McIntyre) program also called constant contact.

Next meeting Workshop is on February 19th at 10:00 am and regular Board meeting on March 1st at 10:00 am. Annual Meeting is on March 5th, Saturday at 1:00 pm.

Mecozzi moved to adjourn meeting at 11:00 am second by Brouse.