

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
NOVEMBER 11, 2016
10:00 AM
MAIN CLUB HOUSE

Meeting called to order at 10:03 am by president Mecozzi.

All stood for the pledge of allegiance.

Roll Call: all present; DeNeill, Romano, Tietjen, Mellard, Longo, Mecozzi & Brouse.

DeNeill moved to accept the minutes of November 1, 2016 meeting second by Mellard, vote all in favor.

BOARD COMMENTS:

Mecozzi – attended crime seminar, reiterate to lock car doors and house doors.
Emergency – call 911, someone suspicious, if you call 911 from cell phone it will go to local 911.

All others no comments at this time.

NEW BUSINESS

1. DeNeill moved to accept the 2017 Proposed Budget as recommended by committee to be sent to unit owners second by Brouse. Discussion none. Vote all in favor.

2. Canopy – Ed Morgioni, MORA received bill for canopy to be put back after the hurricane. Who should be responsible for repair and replacement, price \$475.00 to reinstall. DeNeill moved, should be MYCC responsibility second by Longo.

Discussion:

DeNeill – MYCC should be responsible.

Romano – MORA should be responsible.

Tietjen – MORA should be responsible.

Mellard – Did Board approve it being put up? Yes.

What has practice been – MYCC responsible, Longo – MYCC responsible, Brouse – MYCC responsible, Mecozzi – MYCC responsible, Mellard, MYCC responsible. Vote yes, MYCC responsible; DeNeill, Longo, Mellard, Brouse, Tietjen, Mecozzi. Against: Romano. Vote passed 6 to 1.

3. DeNeill moved to restrict \$100,000 of Seacoast operating money for Yacht Club culvert replacement second by Longo. Vote all in favor.
4. DeNeill moved second by Longo to move \$21,000 from Seacoast operating accounting to the Unit purchase reserve. Vote all in favor.
5. DeNeill moved second by Longo to transfer \$14,000 from Seacoast operating account to Outside Infrastructure Account for stand pipe replacement at pond #5. Vote all in favor.
6. Tietjen – Yacht Club Reservation form & Resolution, moved to accept the Yacht Club Reservation and Resolution Amendments second by Longo. * If majority of people are non-residents there will be a \$100.00 non-refundable fee and always a \$500.00 deposit no matter who is renting. Can only rent one event at a time when guests as defined as in documents. There will not be the \$100 charge. Vote all in favor.
7. Application for private party, 6 residents and 50 non-residents, Mecozzi motion to charge the \$100.00 fee and \$500.00 deposit. Basically ok if you go by the new Yacht Club Resolution second by Tietjen. Vote all in favor.
8. Soda machine – Longo moved and explained details , found a soda vending machine at no cost to MYCC. We would get 30% of the profits and a one year contract. 12 ounce cans, waters, all plastic and cans. Where would the machine go? Next to water fountain at outside bathrooms, second by Mellard. Vote all in favor.

Tietjen gave golf course maintenance committee report. Waiting until Monday to determine whether we will be over seeding. Moving of yellow line at hole 3 until after January and will take up again.

Sue Sawyer wants residents to repair divots and ball marks. Hole #7 slows down play, would like to add a new tee box. Sod around greens need replacement. The golf cart paths need to be sealed, minor repairs, etc..

Mecozzi – will the Rules and Regulations Committee please update resolution book etc.

OWNERS REQUEST TO SEPAK ON NON-AGENDA ITEMS.

1. Frank Swiderski – 48-B, hurricane, our workers went home, Chris needs to be able to hire outside laborers for cleanup and prep.
2. Landscape – should not pull out until new plants are ready to go in. Chris explained the new details of planting.
3. 24-B – Millie Chambers – thank you for the French drain at the back of the building to stop flooding. MYCC will pay for from now on.
4. 14-B – Sam Mondello, we need more volunteers to help do plantings.

5. 18-C – Quinn – was hoping agenda would include the full service lawn contract. Waiting for irrigation in backs, submit the bids for full service contract for Board to review. Same idea landscape committee paying extra for plants, do you agree?
6. Swiderski – our sprinkler system works good at my building.
7. 1-B – Ken Parker – 911 systems, test it quarterly. Trisha from Martin county Sheriffs department we are testing the 911 service phone.

Longo motion to adjourn second by Mellard, meeting adjourned at 10:55 am.

Kathy Brouse, Secretary

Managers Report

1. I was out Tuesday with Tree company the last trimming will be done next week.
2. Bocce court post was replaced and curb lowered for easier access. Pete working with Vaspoli to get the lighting worked out once and for all.
3. At least 6 benches have had all new wood replaced. Ed Morgioni will be treating the benches that were done last year.
4. Six pallets of sod being installed on common area and three pallets on golf course.
5. Walk at building 9 painted terra cotta, disregard the sand we will have the ratio worked out, just the color.
6. Fence damage scheduled for repairs next week then we will be planting areca palms.