

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JANUARY 27, 2017
FRIDAY
10:00 AM
MAIN CLUB HOUSE
MINUTES

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

All stood for the pledge of allegiance.

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

Mellard moved to accept the minutes of December 6, 2016 second by Brouse all in favor.
Brouse moved to accept the minutes of January 17, 2017 second by Mellard, all in favor.

CORRESPONDENCE: Letter thanking new owners and renters, very nice.

BOARD COMMENTS: Mecozzi – bike racks, all others none at this time.

BOARD COMMITTEE REPORTS:

Budget – DeNeill – only \$2.00 increase to budget, no negative feedback.

Finance – Meeting on Wednesday, February 1, 2017. – Longo.

Planning – Tietjen – car parking cover, approach Bachelor? Discuss at workshop

MORA – Mellard – nothing at this time.

Salary Review – Mellard – within budget.

Golf course – Tietjen will be proposing golf net and repair at hole #2 bulkhead.

Mixed Golf – Tietjen – golf net.

Rules & Regs – Mellard – meeting next month, going over resolutions. Joan Roehm working on many.

Annual Mtg. – Brouse – we will have an election and will meet once all paper work is done.

Search – Mecozzi – posted on 63 and chipshots if anyone interested.

Property Advisory – Brouse met last month regarding open houses.

Interview – Mellard – Bennie and committee very good and work hard.

Fining – Romano – no fines pending at this time.

Mecozzi – one parking spot per unit owner, you must park in your assigned spot.

OWNER WRITTEN REQUEST TO SPEAK ON AGENDA

Ken Parker – all agenda items.

Treasurers Report – (see attached)

Managers Report – (see attached)

NEW BUSINESS

Updated condo docs were explained:

1. Brouse – moved to approve the updated condominium documents to be sent to unit owners second by Longo. Vote all in favor.
2. Longo – moved to approve ASAP Screen Company for the replacement of patio screens second by Brouse. Vote all in favor.
3. Mellard – moved to approve Seal Tech paint company to paint the stairways and landings second by Tietjen, vote all in favor. Color – Terra cotta – Tietjen, Brouse, Longo, Mellard and DeNeill. Same color – Romano and Mecozzi, 5 to 2 vote in favor of changing lower landing to terra cotta, Mecozzi, move sprinklers.
4. DeNeill moved to approve All County Paving Company to seal golf cart paths second by Brouse. Vote all in favor.
5. Chris presented the proposal for sealing the pool deck. Mellard moved to approve Sundek to seal the pool deck second by Tietjen, vote all in favor. Consensus of Board Mojave Sand, all in favor.
6. Longo moved to table this second by Brouse. Longo, yes, Brouse – yes, Mecozzi, DeNeill, Tietjen, Romano, Mellard, no, motion to table failed. Tietjen moved to increase the managers spending limit from \$3,000 to \$5,000 with the understanding that the manager gets three estimates before awarding the work, discussion followed on amounts, estimates, bids, etc., by all board members, second by Romano, vote yes, Romano, DeNeill, Tietjen, Mellard, Mecozzi, no, Longo and Brouse. Motion passed.
7. Deneill moved to approve the telephone emergency contact company, CALLEMALL second by Mellard, vote all in favor.
8. Longo moved to officially cancel the installation of soda machine second by Mellard. Vote all in favor.
9. Tietjen moved to approve the permanent use of the golf practice net second by DeNeill. Mecozzi – sign, no regular golf balls, will be bring to Mixed golf, vote all in favor.
10. Mecozzi moved to approve the Social Activity date changes for Dancing under the stars and Italian Night second by Longo. Vote all in favor.
11. Tietjen moved to go forward with the outside bathroom renovations and to ask Sam Mondello to work in conjunction with the House Committee second by Mellard. * Bring to board proposal for renovation, vote all in favor.

12. Culvert: Longo, table until next meeting or before second by Tietjen. Discussion followed on estimates, etc., vote all in favor.

OWNERS REQUEST TO SPEAK ON NON-AGENDA ITEMS.

1. Ed Morgioni – defibrators, Longo moved to add defibrators to the agenda second by Mellard, vote all in favor.

Romano – move as to insurance recommendation not to purchase defibrators because of liability reason second by Longo. Vote all in favor.

Next workshop meeting will be February 7, 2017 at 10 am and regular board meeting on February 24, 2017 at 10 am.

Ken Parker – pond #5 meeting Monday at 10:30 am.

Stand pipe replacement

Cabinets

Mellard motion to adjourn the meeting at 11:35 am second by Longo.

Meeting adjourned.

Managers Report

Lawn maintenance bids – after the workshop meeting I had 5 board members come to discuss with me and the consensus was not to pursue the full service concept at this time.

Bike racks – board members and I went to 3 of the parking areas where bike racks could not be installed. We came up with solutions and I will be installing the new racks and creating the new bike areas.

Yacht Club – acoustic tiles – I have heard from more people than not that the acoustic ceiling tiles need to be reinstalled. The House committee is working on this with me.

Sold unit 31-A, unit 20-C is going to foreclosure sale on February 7, 2017, two more units coming off our delinquent lists.

Year End Financial Review was done in early January of 2017, we will post on 63 and put in next chip shots when it will be available.

We received 5 intents to run so we will be forced to have an election. We will be working on the Annual Meeting packet next week to get it out asap.

Chris Malpiedi
Property Manager