

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MAY 2, 2017
10:00 AM
MAIN CLUB HOUSE

MINUTES

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

All stood for pledge of allegiance.

Roll Call: Quinn, Mellard, Mecozzi, Tietjen, Longo and Brouse by phone, absent was DeNeill.

Mellard moved to accept minutes of the April 18, 2017 Special Assessment Meeting and April 18, 2017 Regular Board meeting second by Tietjen, vote all in favor.

BOARD COMMENTS

None at this time.

OWNERS WRITTEN REQUEST TO SPEAK ON AGENDA ITEMS.

K. Parker – 1-B.

CORRESPONDENCE

Mecozzi read a letter representing 7 unit owners only 2 of which reside in building 33 regarding Gloria Shepards' table and chairs under the stairs. Discussion by Board of directors and residents in the audience. Many pros and cons regarding what can be on common area. Rules say nothing can be on common area, must have written permission. There are numerous areas where residents have landscape related decorations, what can you have, where do you draw the line, someone stated it looked like a shrine.

The board and management were not being mean when things are brought up to the Board the Board must act on it. Only live shrubbery or plants should be allowed.

Tietjen moved that letters be sent to all owners that the association must enforce the rule that nothing can be on common area second by Longo. Further discussion followed on what could be allowed. This is the wrong time of the year to do this so many people have already left for the season.

Quinn moved to table the decision until the Board reconvenes in October second by Mecozzi

Again additional discussion followed. Mellard called for the vote, vote was all in favor to table, Board will decide what to do about personal property being on common area when they meet again in October. Mecozzi wanted on record that in his opinion he felt the letter was derogatory and was uncalled for being directed at all Board members and the manager for just trying to do their jobs.

OLD BUSINESS

Tietjen moved to open and review the proposals from five companies for Turf/Shrub/Tree fertilization and weed control, second by Mellard.

Mecozzi opened the bids and passed to Quinn to read prices.

1. Tru-Green - \$14,000 yearly - \$2,527.00 per application.
2. Bug Doctors - \$36,000.00 yearly - \$4,500.00 per application.
3. Huelett - \$7,592.00 yearly - \$1,923.00 per application.
4. Organic Solutions - \$7,064 yearly - \$1,966.00 per application.
5. Massey - \$16,220.00 yearly - \$4,270.00 per application.

Discussion followed:

Longo suggested we have Chris hire a company on a per application basis for the rest of the year (less than \$5,000) and then have the Board vote on a yearly contract for 2018. Everyone was in agreement we will try using Organic Solutions (our current lawn maintenance company). It was noted that the Bug Doctors has been doing it for a year and started with the property being in worse condition and drought conditions. Quinn agreed that is why we are adding irrigation.

OWNERS REQUEST TO SPEAK ON NON-AGENDA ITEMS

K. Quinn – 18-C – We had fountain/planter in the back that Chris and Tietjen said could stay if filled with additional rock and moved under the eve (as to not hold any standing water) couple of weeks later she received a letter saying it needed to be moved, why? Tietjen answered we thought it would be ok but the association continued to receive complaints. We made a mistake and should have told you to remove it in the first place.

Mecozzi – when the Board receives complaints we must act on them.

Longo – let's revisit all in October.

Mellard moved to adjourn second by Tietjen.

Meeting adjourned at 11:07 am

Chris Malpiedi, Property Manager