

San Simeon Phase 1 Residents' Association, Inc.
Minutes of the Board Meeting
Sept 11, 2023, 6:00PM

1. Roll Call/Establish a Quorum: John called the meeting to order 6:00pm

President	John Nychis	-	Present
Vice President	Val Leclerc	-	Present
Secretary	Chris Luizzi	-	Present
Treasurer	Deena Guillett	-	Present
Director	Eddie McMillen	-	Present
Quorum present?	Yes		

2. Insurance Approval: Johnny Dorning from PCI came and gave presentation

2. 2023 Board meeting June minutes:

- Deferred

4. Treasurers Report

- Deferred

6. New Business:

Insurance claim updates: Total money received was \$1.94M from Heritage insurance. Board gave updates about insurance claim .

Board approved new insurance for 2024. John Nychis made a motion to approve \$356,514 for 2024. Val seconded and motion carried.

Parking Policy Rule: Clubhouse parking rule: Clubhouse Parking space. John made a motion "Use of the parking lot will be limited to one car per residence for the duration of ten days upon request and approval from the management company. Total of 30 days per household in a calendar year. Owners are allowed to park overnight" Eddie seconded. Motion carried.

Gate Proposal: Received two bids. \$24K from Maingate vs \$28K from Action Gate. Eddie made a motion to approve MainGate to replace the gate at up to \$28K, Quote#45138-40. Seconded by Chris. Site Improvement: \$105K at the end of August. Chris and Eddie are in favor. Deena, Val and John are opposed. Motion failed. Will discuss after budget has been completed.

Deena made a motion to adjourn and seconded by Chris. Motion carried.
Meeting adjourned at 8:05pm.

Respectfully submitted by:
James Ro and San Simeon Board Secretary