

**San Simeon Phase 1 Residents' Association, Inc.**  
**Minutes of the Organizational Meeting of the Board of Directors**  
**Held on January 19, 2017 at the San Simeon Clubhouse**

**1. Certifying Quorum/Call to Order:** at 7:47 p.m.

Eric Vincent	-	Absent	Barry Smith	-	Present
Elizabeth Diamond	-	Present	Arlene Creeden	-	Present
John Nychis	-	Present			

Quorum present? Yes

Others Present: Marie Hamling ó CAM and Dave Munro ó CAM, Paradigm Real Estate Corp.

**2. Proof of Notice of Meeting**

Affidavit of Mailing, Hand Delivering or Electronic Transmission of Notice to Lot Owners signed and notarized.

**3. New Business:**

A. Elect Officers

President ó Eric Vincent  
Vice President ó Barry Smith  
Secretary ó Elizabeth Diamond  
Treasurer ó Arlene Creeden  
Director ó John Nychis

By proper motions, the Election of Directors passed unanimously.

B. Adopt Board Resolution Authorizing Electronic Voting and Participation for Association Meetings and Elections

**Motion:** John Nychis moved to pass the resolution to enable online voting. Seconded by Arlene Creeden. **Motion passed unanimously.**

C. Fine and/or suspension on an owner for non-compliance

- Owner account number 1039 ó failure to remove political sign from window

**Motion:** Barry Smith moved to levy a fine of \$10.00 per day for each day the violation continues. Seconded by John Nychis. **Motion passed.** In favor: Barry Smith, Elizabeth Diamond, John Nychis. Opposed: Arlene Creeden

- Owner account number 1091 ó failure to remove commercial vehicle from driveway

**Motion:** Elizabeth Diamond moved to levy a fine of \$10.00 per day for each day the violation continues. Seconded by Arlene Creeden. **Motion passed.** In favor: Barry Smith, Elizabeth Diamond, Arlene Creeden. Opposed: John Nychis.

- Owner account number 1045 ó failure of tenants to remove pets

**Motion:** Barry Smith moved to levy a fine of \$10.00 per day for each day the violation continues. Seconded by Arlene Creeden. **Motion passed unanimously.**

- D. Discussion of bids for pool heater

**Motion:** Arlene Creeden moved to purchase the HI Gulf Stream heater for \$4,000. Seconded by Elizabeth Diamond. **Motion passed unanimously.**

- E. Request to waive late fee/interest

**Motion:** Arlene Creeden moved to deny the request from owner account 1191 to waive late fee and interest. Seconded by Barry Smith. **Motion passed unanimously.**

- F. Air conditioner drain lines

**Motion:** Barry Smith moved to replace the copper drain lines for air conditioner units with pvc lines for \$200.00 as proposed by Aries Refrigeration. Seconded by Elizabeth Diamond. **Motion passed unanimously.**

- G. Fountain cleaning contract

**Motion:** Arlene Creeden moved to not have the contract auto-renew on March 1. Seconded by Elizabeth Diamond. **Motion passed unanimously.**

- H. Registered Agent Resolution

**Motion:** Elizabeth Diamond moved to change the registered agent from Paradigm Real Estate of SW Florida Corp. to Becker & Poliakoff, P.A. by Board Resolution. Seconded by Arlene Creeden. **Motion passed unanimously.**

- I. Non-approved renters

**Motion:** Arlene Creeden moved to send a notice to owner account number 1121 regarding unapproved tenants and requirement to pay landscape repair caused by tenants. Seconded by Elizabeth Diamond. **Motion passed unanimously.**

- J. Fining Committee ó Joan Starr was appointed to fill the vacancy on the fining committee.

4. **Adjournment:** 8:47pm

**Motion:** Arlene Creeden moved to adjourn the meeting at 8:47pm. Seconded by John Nychis. **Motion passed unanimously.**

Respectfully submitted by:  
Marie Hamling, CAM  
Paradigm Real Estate Corp.