

San Simeon Phase 1 Residents' Association, Inc.
Minutes of the Board Meeting
November 2, 2022, 6:00PM

1. Roll Call/Establish a Quorum: John called the meeting to order 6:01pm

President	John Nychis	-	Present
Vice President	Barry Smith	-	Present
Secretary	Val Leclerc	-	Present
Treasurer	Arlene Creeden	-	Present
Director	Eddie McMillen	-	Absent
Quorum present? Yes			

Sunvast Properties, Inc. James Ro

2. . Old Business:

Painting: Received 4 bids.

PRICE BREAKDOWN AS FOLLOWS.

1) Phase # 1--19 Buildings Painted	*252,000.00
2) Clubhouse Painted.....	**** 8,400.00
3) Dumpster Building.....	4,700.00
4) Phase #2 Painted.....	140,000.00
5) Fence Stucco Columns Only: Exclude Aluminum Fence	\$9,700

OPTIONS: Following pricing applies if completed in conjunction with base bid.

- 1) Lanai Walls and Ceiling home owner's responsibility \$140.00 EA
- 2) Replace Rotten wood fascia as needed, Prime, Caulk, and Finish \$22.00 Linear foot. **Fascia repair Is the owner's cost**

Barry made a motion to accept bid from Direct Painting. Arlene seconded and motion carried.

3. New Business

Hurricane clean up: Truscupe: \$18920+JP \$5025+ Lee \$5200 so far. Roof insurance claim has been submitted. Fence still needs to be repaired.

Insurance claim update: The board gave insurance claim updates

Mulch: Arlene made a motion to skip mulching in 2022. Seconded by Lec. Motion carried.

4. Adjournment

3. Adjournment: Alrene made a motion to adjourn the meeting and seconded by Barry. Meeting adjourned at 3:50pm