

San Simeon Homeowners Association
Organization Board Meeting
September 6, 2012

Meeting called to order at 6:05 by Roberto Diaz

Quorum of board – Dave Langout, Elizabeth Diamond, Roberto Diaz, Don McLoughlin, Joan Starr comprised the board. Also in attendance Richard Moses and James Ro

Minutes:

Correction to the previous meetings minutes, changing date from August 18 to August 16
Don made a motion to approved as corrected, Joan seconded, passed unanimously

Treasures: As of 8/31/2012

\$135,290.59 in money market

\$61,280.90 in interest bearing reserve

Working account \$402,983.79

Overpayment of clubhouse rental of about \$5000

HOA balances 35-40 people in areas. \$20,252 represents the highest, several over \$10,000. After 3 months, notices go out, (Possibility that owners with dry wall are not paying dues – maybe feasible to investigate). Suggested to generate a list of delinquencies from highest to lowest and investigate who is living in the unit or if bank is in process of foreclosing. Don moved and Elizabeth second to approve Treasures report as read. Passed unanimously

Owner's Concern:

Don made a motion to limit public comment to 5 minutes, Joan seconded. Passed unanimously

1. Owners of unit 3972 raised a concern regarding the replaced garage vents. The concern is about the painting of the vents, James Ro clarified that vents were not part of the painting contract. James Ro will contact roofing company to confirm that they will paint the vents.
2. Joe brought up that lawyer can commence foreclosing on unpaid fees, and San Simeon can rent out. Board recommended that we conduct the investigation raised during treasurer's report and keep this point in mind.

New Business:

1. Insurance Proposal – asking James to investigate breakdown of clubhouse items and the \$2500 deductible, also to see if what the cost would be having a Hurricane Deductible less that 5%. Elizabeth motioned to accept insurance proposal submitted by Park Associates, Don seconded with an amendment that James find answers within a reasonable time prior to renewal of policy of 9/12, amendment seconded by Elizabeth both amendment and proposal to accept insurance passed unanimously
2. Motion made to accept bid from TruScape for mulching by Don and seconded by Elizabeth. Motion carried unanimously. Mid October-November timeframe for mulching.

Motion to adjourn meeting by Don and seconded by Joan – meeting ended at 6:51 pm

Next meeting scheduled for Thursday, November 11 at 6pm.