

San Simeon Homeowners Association
Organization Board Meeting
March 26, 2013

Meeting called to order at 7:00 by Roberto Diaz, quorum declared.

Minutes of the previous meeting was motioned by Don and seconded by Elizabeth for approval – passed unanimously.

Treasurer's Report

February Operating	\$270,349.83
Reserves	96,289.99
Total	\$366,639.82

Fees owed to community based on delinquent accounts total \$202,326.06

Joan moved and Don seconded to approve the minutes – passed unanimously

Manager's Report

- 10/2012 - \$50,000 was collected for delinquent accounts
Over the last 3 months, \$27,000 has been collected due to the board's aggressive pursuit
- New signs for pool and dumpster have been ordered and will be installed
- Repair and replaced 24 water meter covers – damaged due to people driving over, became a safety concern has pedestrian was injured (Truscupe repairs)
- Minutes of meetings are posted on website once the minutes have been approved at the following meeting
- Satellite dish issues
 - Vacant units – therefore we are removing the dishes
 - Two units are receiving fines
 - ARC establishing guidelines

Committee Report

- ARC – measured lanai's all units are within limits, submitted recommendation to the board. This revised document included on website for all residents

Rear Patio Extension Guidelines (the following are guidelines that the architectural committee will follow unless special circumstances apply that may affect the approval or disapproval of the request):

DR Horton Homes

Pavers may be approved up to 10' beyond an existing patio as long as the following conditions apply:

- Pavers may not extend beyond a homeowners property line.
- Pavers may not encroach into any public areas.
- Pavers may not encroach into any recorded easements.
- Pavers may not be constructed if it would detrimentally affect any existing trees.

- If shrubs or other plants are affected the homeowner would be responsible for the replacement and/or replanting of said landscaping.
- The irrigation piping and fittings must be relocated by the landscaping company contracted by the HOA at the owner's expense.

Pavers may be approved up to 12' beyond rear entrance if there is no existing patio.

New screened patios may be approved if they are to be constructed in a manner consistent with other screened patios already approved and constructed on DR Horton homes.

Levitt Homes

Pavers may be approved up to 4' beyond the privacy wall with or without a screened patio extension as long as the following conditions apply:

- Pavers may not extend beyond a homeowners property line.
- Pavers may not encroach into any public areas.
- Pavers may not encroach into any recorded easements.
- Pavers may not be constructed if it would detrimentally affect any existing trees.
- If shrubs or other plants are affected the homeowner would be responsible for the replacement and/or replanting of said landscaping.
- The irrigation piping and fittings must be relocated by the landscaping company contracted by the HOA at the owner's expense.

Screened patio extensions may be approved if they are to be constructed in a manner consistent with other screened patios already approved and constructed on Levitt homes.

Screened patio extensions may not extend beyond the privacy wall.

- Policy on satellite dishes – must be on a pole behind the unit

Motion made by Don and seconded by Elizabeth to accept ARC's recommendations and to add that underground plumbing and removal or adding of pavers is at the expense of resident – must call Truscupe) – passed unanimously

- Landscape Committee – walked with James Lamb – recommending 7 palm and 2 ash trees needed for replacement as well as 2 pallets of sod – total \$3,034 (Bob Johnson to join committee). Elizabeth motioned seconded by Joan to accept the proposal of purchase, passed unanimously
- Fining Committee – discussed parking concerns. It was decided to begin a committee designated on parking and discussed having attorney advise based on towing policies and signage.
- New Parking Committee: Don McLoughlin, Bob Johnson, Therese Deutsch, and Sheri Campanale

Old Business

Mailbox has been installed for association to use regarding concerns. In addition, sansimeonhoa.com and info@sunvast provide two additional resources

New Business

Appointment of Eric Vincent as a replacement board member, motioned by Elizabeth and seconded by Joan passed unanimously.

Eric introduced himself, he currently works Chicos budgeting a \$250M as a Senior Manager of the Store. He also holds a BA in Finance and Entrepreneurship

Homeowners' Concern:

- Sewer drains: who cleans and cares for them, 3978 in back floods as well as in front of the last building near pad by sidewalk
- Locks on pool can they come off due to key card
- Gate damaged at last meeting – cost \$800 and James is working with Hurricane Shutter's insurance company
- Motioned made by Don and seconded by Eric to change pool rules so that the pool remains open to 9:00
 - Discussion ensued and Don asked that Joan research the issue
 - Joan made motion which was seconded by Elizabeth to table the vote on the pool times to the next meeting after research is submitted, passed 3 to 2 by Joan, Elizabeth and Roberto
- Garbage – request for a large dumpster, one homeowner would like to see on 4/6. Joan will investigate

Motion for adjournment by Don and seconded by Eric, passed unanimously

Meeting adjourned at 8:25 pm.