

**SAN SIMEON PHASE 1 RESIDENT'S ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**

Date: June 4, 2014

Location: San Simeon Clubhouse Fort Myers, FL

Board Members Present: Don Mcloughlin, Joan Starr and Eric Vincent

Board Members Absent

Management Rep: Scott LoVecchio, Jason Glasson and Sherry Walton, Associa Gulf Coast

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**Call to Order:** The meeting was called to order by the Board President at 6:30 PM. Quorum was verified.

**Minutes:** By proper motion by Eric Vincent, seconded by Joan Starr it was unanimous to approve the meeting minutes from the March 11, 2014 Board of Directors Meeting. Motion passed unanimously.

**Associa On-Call** David Leger spoke to the homeowners on the advantages of using Associa On-call and what services they offer to homeowners.

**Treasurer Report** Eric Vincent Treasurer reported on the transition of SunVast monies to banks not to exceed \$250,000 and that collections have significantly improved. By proper motion by Joan Starr, seconded by Don Mcloughlin to accept the Treasurers report as give. Motion passed unanimously.

**Manager Report** Manager spoke of contracts, financials, Board and Homeowner website access. Also, Jason Glasson gave a weekly report on the progress of Associa.

**Election of Replacement Board Members**

Don Mcloughlin, Joan Starr and Eric Vincent agreed to appoint 2 new Board Members to the Board with the first nominee to a term ending 9/30/2015 and the second nominee to 9/30/2014. By proper voting, Trish Lassiter was appointed to the term ending 9/30/2015 and Barry Smith to the term ending 9/30/2014. By proper motion by Joan Starr and seconded by Eric Vincent. Motion passed unanimously.

**Final Sunvast Audit**

By proper motion by Eric Vincent, seconded by Joan Starr to extend the Audit to include January thru April 2014. Motion passed unanimously.

**Clubhouse Rental** By proper motion by Joan Starr seconded by Don Mcloughlin to remove the \$75.00 clubhouse rental fee and have only a \$200.00 deposit fee for use of the clubhouse rental. Motion passed unanimously.

**Oak Tree Replacement** By proper motion by Don Mcloughlin and seconded by Eric Vincent to allow owners with ARC submittal to remove Oak trees and replace with 25 gal Christmas Palms at owners expense and any damage to piping, driveways, or sidewalks would be at the expense of the homeowner. Motion passed unanimously.

**Pool Lock** By proper motion by Trish Lassiter and seconded by Eric Vincent the item was tabled. Motion passed unanimously.

**Pool Surround Accent Lights** By proper motion by Don Mcloughlin and seconded by Trish Lassiter to amend the motion of replacing the accent lights around the pool from five (5) 36 watt and two (2) 38 watt LED lights for \$1,190.00 to replacing all seven (7) lights with 38 watt LED lights not to exceed \$1,300.00. Motion passed unanimously.

**Comcast TV Meeting Room** Board discussed the possibility of removing the cable in the Meeting Room. At this time the Board Tabled discussion until the next meeting.

**Gate Codes** Eric Vincent spoke of eliminating the codes and go to 10 codes total changing every six months. The Board Tabled discussion until the next meeting.

**Sprinkler Reduced Frequency** By proper motion by Joan Starr and seconded by Eric Vincent to reduce the sprinkler frequency by 25% during the rainy season. Motion passed unanimously.

**Parking Rules** By proper motion by Joan Starr and seconded by Trish Lassiter adopted Parking Rules as amended to the hours of 10:00 PM to 6:00 AM. Motion passed unanimously.

**Adjournment:** There being no further business to discuss, without objection the meeting was adjourned at 7:50 PM.

*Submitted:* *These minutes have been respectfully submitted to the Board of Directors for review by Scott LoVecchio, Community Association Manager and Jason Glasson, Community Association Manager.*