

SAN SIMEON PHASE 1 RESIDENTS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, March 16, 2016

7:00PM

San Simeon Clubhouse

Fort Myers, FL 33966

The meeting was called to order at 7:17 by Vice Chairman, Barry Smith. Board members in attendance were Barry Smith, John Nychis and Arlene Creeden. Members excused were Joan Star and Eric Vincent.

The Management Company was discussed and an explanation about the two finalists for management companies was presented. After some discussion there was a motion as follows:

Arlene Creeden moved that we hire Marie Hamling, of Paradigm Real Estate Corp. as our new management company to be effective May 1, 2016. (Seconded by John Nychis) Vote: 3 in favor/0 opposed Motion passed!

Old Business:

1. Landscape replacement:

The question of landscape replacement was presented. After some discussion the following motion was made:

Arlene Creeden moved that we do landscape replacement up to the amount that is budgeted in the budget if needed. (Seconded by John Nychis) Vote: 3 in favor/0 opposed Motion passed!

John Nychis and Barry Smith will walk the property and assess what needs planting or replacement.

2. Pit Bull dogs

There seems to be some misunderstanding on what Pit Bull means in our documents so the following motion was made:

Arlene Creeden moved that per Section 9 of Article XI entitled "Animals and Pets" that "pit bull" be defined as all types of dogs that are considered pit bull breeds, dogs with characteristics of those breeds, and any percentages whether 1% or 100%. Those types of dogs are not allowed by owners or renters. (Seconded by John Nychis) Vote: 3 in favor/0 opposed Motion passed!

3. Renters and owners with pit bulls

Discussion was had about renters requesting dogs and types of dogs in the condos and the following motion was made:

Arlene Creeden moved that the renter and owner with pit bulls must remove the dogs. (Seconded by John Nychis) Vote: 3 in favor/0 opposed Motion passed!

Associa will notify the owners.

4. Basketball hoops still on the property

The problem of basketball hoops remaining on the property was discussed. The following motion was made:

Arlene Creeden moved to fine the current owners with basketball hoops on their property \$100 per day for 10 days and if they remain on the property after that time the basketball hoops may be removed at the owners expense by the association. (Seconded by Barry Smith) Vote: 3 in favor/0 opposed Motion passed!

Associa will notify the owners and send the fining letter.

5. Gate tags

Discussion was had about the new front gate system. The new tags will needed for this new system. It was also explained that until there has been time to distribute the new tags the old car stickers and codes will work. There was a motion made as follows:

Arlene Creeden moved we issue up to 2 free gate tags per condo address with car and license information and that additional gate tags may be purchased for \$25 per tag for a car registered to an address and all association fees must be up to date to receive the free tags. (Seconded by Barry Smith) Vote: 3 in favor/0 opposed Motion passed!

Barry Smith and Arlene Creeden will handle the distribution of the tags for now.

New Business:

1. LED lights for clubhouse building

Discussion was had about the cost savings of converting to LED lights. The following motion was made:

Arlene Creeden moved we authorize Barry Smith to purchase LED lights to replace the light bulbs throughout the clubhouse building. (Seconded by John Nychis) Vote: 3 in favor/0 opposed Motion passed!

Barry Smith, Eric Vincent and John Nychis will do the replacement of these bulbs.

2. Pool filter cartridge replacement

The pool is due for their yearly pool filter replacement and the following motion was made after some discussion:

Arlene Creeden moved to remove the auto fill line item for 99.36 plus tax from the proposal and approve the remaining part of the proposal for pool filter cartridge

replacement only. (Seconded by Barry Smith) Vote: 3 in favor/0 opposed Motion passed!

Barry Smith will sign the contract after talking with Eric Vincent and give the information to Associa.

3. Clubhouse rental deposits

Discussion was had about renters of the clubhouse room leaving trash in the clubhouse after their rental time and Arlene Creeden having to remove the bags. The renters did return the next day to clean up the clubhouse. There needs to be a clearer use policy. The following motion was made:

Arlene Creeden moved that the deposit for the clubhouse rental in February that did not remove trash and items of food from the clubhouse by the end of their rental time be returned. (Seconded by Barry Smith) Motion passed! In favor: Barry Smith, John Nychis. Opposed: Arlene Creeden

Arlene Creeden will notify Associa and will look at creating a new clubhouse rental applications spelling out more clearly what is required and what the cost of not following the contract will have on the renters and the deposit.

4. Lake fountain maintenance

Discussion was had about the Lake Fountain maintenance contract and cost we just spent on a new motor. After much discussion the following motion was made:

Arlene Creeden moved to approve the Lake Fountain Service contract for \$140 per quarter (\$560 per year) for quarterly maintenance and approve the purchase of 4 colored light covers to be installed during special holidays over the lights. (Seconded by Barry Smith) Vote: 3 in favor/ 0 opposed Motion passed!

Barry Smith will sign the contract after talking to Eric Vincent and notify Associa.

5. Webmaster services

The board was informed that the current webmaster was no longer going to do our web site after the end of march. The following motion was made after some discussion:

Arlene Creeden moved we approve Kevin McIntosh at Castaway Web Design as our new webmaster for the San Simeon HOA website for the same services and price we are currently paying for this website. (Seconded by Barry Smith) Vote: 3 in favor/ 0 opposed Motion passed!

Arlene Creeden will notify Associa to get a new contract with Kevin McIntosh that is the same as we now have.

The meeting was adjourned at 7:52

Respectfully Submitted

Arlene Creeden