

San Simeon Phase 1 Residents' Association, Inc.
Minutes of the Board of Directors' Special Meeting
Held on June 19, 2017 at the San Simeon Clubhouse

1. Roll Call/Establish a Quorum/Call to Order: at 7:00 p.m.

President	Eric Vincent	-	Present
Vice President	Barry Smith	-	Present by phone
Secretary	Elizabeth Diamond	-	Present
Treasurer	Arlene Creeden	-	Present by phone
Director	John Nychis	-	Present

Quorum present? Yes

Others Present:

Marie Hamling - CAM, Paradigm Real Estate Corp.

2. Trash Compactor Lease:

Motion: A motion was made by Eric Vincent to renew the compactor lease with Greenleaf for 60 months contingent on finding out what the lease break fee is. Seconded by Elizabeth Diamond. **Motion passed unanimously.**

3. Management Company

The management agreement with Paradigm Real Estate Corp. will end July 31, 2017. Members of the Board separately interviewed Sun Vast and Professional Realty Consultants as prospective new management companies. The Board discussed considerations of each company. Sun Vast has previously managed the Association and did a good job. Sun Vast management fees will be about \$5.00 per unit per month lower than Professional Realty Consultants.

Motion: A motion was made by Barry Smith to hire Sun Vast Realty. Seconded by Elizabeth Diamond. **Motion passed.** In favor: Arlene Creeden, Barry Smith, Eric Vincent, and Elizabeth Diamond. Opposed: John Nychis

4. Adjournment: 7:30pm

Respectfully submitted by:
Marie Hamling, CAM
Paradigm Real Estate Corp.