

San Simeon Phase 1 Residents Association, Inc.
Minutes of the Special Membership Meeting
December 9, 2024

Establish a Quorum: James Ro, Property Manager called the meeting to order 6:15 PM - Board Members do not have to be present and James Ro has been requested to run the meeting. James advised that there was a quorum. 44 members are needed for a quorum including members that submitted a proxy for their vote. There were 98 votes/proxies received.

Treasurer - Eugene Marisa - Present
Director At Large - Donna Nardine - Present

There was a motion made by Eugene Marisa to accept the following volunteers to count the Membership Votes:

Russ Lawrie, Elaine Lawrie, Juliann McMillan and Craig Rucks

Motion seconded by Pat Welch, 4107 Cherrybrook Loop. All in favor. YES, None opposed.

James advised that all Sections of the Special Membership Vote received majority of votes and passed. A copy of the Counting Sheet with results and the signature page verifying the votes are attached as part of the permanent record of the HOA. James will maintain the proxy/votes.

James read the voting results and sent a copy of the final tally signed by Elaine Lawrie and Russ Lawrie. Thanks to everyone for their patience and time to submit their votes. The tally sheet is attached. Meeting adjourned by James: 7:30 PM

Respectfully submitted,
Donna Nardine, Dec. 9, 2024

Votes were tallied and attached are copies of the Counting Sheets

COUNTING SHEET

Section I – All Homeowners

1. **Transfer of Pool Interior Reserve Funds to Pool Decking Reserve**
 o I/We agree to the transfer of \$45,000 from the Pool Interior Reserve to the Pool Decking Reserve. This transfer is needed to correct an accounting error in which the 2022 pool resurfacing costs were incorrectly charged to the Pool Decking Reserve.
 YES ⁹⁰ 0 NO ⁰ Yes ¹⁵ 14 + 26 + 41 ¹⁵ No ⁰ 0 + 0 + 0 + 0

2. **Reallocation of Excess Reserve Funds**
 o I/We agree to the reallocation of excess reserve funds beyond the fully funded level, as outlined in the 2024 Budget Committee's Reserve Study, to the following areas: (1) Clubhouse AC Air Handlers, (2) Clubhouse AC Condenser, (3) Clubhouse Security (key card access for pool gate and gym), (4) Roofing for the Compactor Building, (5) Clubhouse Roofing, and (6) Gate Operator Barrier. This transfer is intended to address accounting and budget errors from previous years.
 YES ⁹¹ 3 NO ³ Yes ¹³ 14 + 24 + 40 ² No ² 0 + 0 + 1

3. **Discontinuation of Specific Reserves**
 o I/We agree to discontinue the following reserves: (1) Concrete Paving Allowance, (2) Pool & Spa Equipment, (3) Lake Fountain/Equipment, and (4) Entry Monument Signage. The funds from these reserves will be redistributed to other common area reserves currently below the fully funded level as per the 2024 Budget Committee's Reserve Study.
 YES ⁹⁰ 8 NO ⁹ Yes ¹² 13 + 23 + 38 ³ No ³ 1 + 1 + 3

4. **Creation of a Statutory Reserve for Irrigation Pumping Equipment**
 o I/We agree to establish a statutory reserve specifically for Irrigation Pumping Equipment.
 YES ⁹³ 1 NO ¹ Yes ¹⁴ 14 + 24 + 41 ⁰ No ⁰ 0 + 0 + 1 + 0

5. **Distribution of Unallocated Reserve Interest**
 o I/We agree to allocate \$80,000 of unallocated reserve interest to other common area reserves currently below the fully funded level as per the 2024 Budget Committee's Reserve Study. Any remaining balance will be distributed to Levitt and Horton reserves at a ratio of 59.818% for Levitt and 40.182% for Horton. This allocation will contribute to each reserve's funding strength.
 YES ⁹² 3 NO ³ Yes ¹⁵ 14 + 23 + 40 ¹ No ¹ 1 + 0 + 1 + 1

6. **Use of Reserve Funds for Insurance Premium Financing**
 o I/We agree to allow the use of reserve funds to finance the 2024/2025 community insurance premiums, with the full amount to be returned to the reserve by September 12, 2025.
 YES ⁹² 2 NO ² Yes ¹⁵ 14 + 23 + 40 ⁰ No ⁰ 0 + 0 + 1 + 1

Section II – Levitt Homeowners

1. **Transfer of Levitt Roof Cleaning Reserve Funds to Levitt Roof Reserve**
 o I/We agree to transfer \$24,000 from the Levitt Roof Cleaning Reserve to the Levitt Roof Reserve to fund the 2024 roof replacement.
 YES ⁶² 0 NO ⁶ Yes ¹⁵ 14 + 10 + 23 ⁰ No ⁰ 0 + 0 + 0 + 0

Section III – Horton Homeowners

1. **Transfer of Horton Roof Cleaning Reserve Funds to Horton Roof Reserve**

HORTON

o I/We agree to transfer \$18,000 from the Horton Roof Cleaning Reserve to the Horton Roof Reserve to fund the 2024 roof replacement.

YES ³⁸ 38 NO (1) 18 + 20 YES NO 0 + 1

2. **Transfer of Horton Roof Stucco Reserve Funds to Horton Paint Reserve**
o I/We agree to transfer \$70,000 from the Horton Roof Stucco Reserve to the Horton Paint Reserve to correct an omission in the 2024 budget.

YES ³⁸ 38 NO (1) 18 + 20 YES NO 0 + 1

COUNTED BY Elaine Laurie Date 12/9/24

SIGN *[Signature]*

COUNTED BY Russ Laurie Date 12/9/24

SIGN *[Signature]*